

ROVEY FARM ESTATES HOMEOWNERS ASSOCIATION DESIGN GUIDELINES FOR LANDSCAPING

Architectural and landscape improvements are under the purview of the Design Review Committee, as specified in the CC&R's, page 11, Section 3.11 Design Review Committee. These Design Guidelines for Landscaping (hereafter referred to as Landscape Guidelines) are in addition to the CC&R's and the Design Guidelines for Architectural Improvements and are binding on all owners. These Landscape Guidelines may be amended from time to time by the Design Review Committee, as it deems appropriate. It is the responsibility of each owner to obtain and adhere to the requirements in the most recent Landscape Guidelines.

Initial Landscaping Installation

Owners of Lots with open view panel fencing in the rear yard must submit rear-yard landscaping plans within 90 days of close of escrow and must complete rear yard landscaping on any Lot with open view panel fencing within six (6) months of close of escrow.

If any Owner installs or modifies any landscaping in violation of the Landscape Guidelines, the Association shall have all rights and remedies at law or in equity and as provided in the Declaration against the Owner to bring such landscaping into compliance with these Landscape Guidelines.

Submittal Requirements/Process

All landscape designs and improvements for front yards (and side yard of all corner Lots) must be approved by the Design Review Committee. This includes the installation of all trees, shrubs, ground covers (including turf) and hardscape materials. This review and approval is required prior to beginning the construction. A refundable \$100 fee is required to be submitted with the request. The fee will be refunded upon completion of the construction and inspection by the property manager. If the construction has begun prior to the approval, the fee will not be refunded. Due to their visibility, Lots with open view fence panels in the rear yard must submit landscape designs and improvements for the rear yard.

Landscaping in a rear yard that is fully enclosed with a solid block wall does not need to be submitted.

However, nothing from the Prohibited Plants and Trees List may be installed. Rear yard structures, such as swing sets, gazebos, and all other structures that are taller than the fence line must be reviewed and approved by the Architectural Committee prior to construction or installation. In all cases, the installation must comply with City of Glendale drainage and grading requirements.

All landscape designs and improvements, including any future additions or changes to the original landscaping must be submitted to the Association at:

Rovey Farm Estates HOA

c/o Vision Community Management

16625 S Desert Foothills Pkwy • Phoenix, AZ 85048

Phone: (480) 759-4945 • Fax: (480) 759-8683

roveyfarmestates@wearevision.com

Website: www.wearevision.com, www.roveyfarmhoa.com

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What To Submit

1. Application Form – One completed and signed copy of the submittal form. (Available at the management office or the webpage).
2. Plot Plan - One copy of the plans and specifications for the landscaping. All plans must be drawn to scale. Plans must be legible (blue prints or photocopies are acceptable).
3. Specifications -
 - The dimensions of the Lot, the existing dwelling in relation to the Lot, and the proposed improvements in relation to the existing dwelling and property lines (setbacks).
 - All plants with species and size labeled.
 - All trees with species and size labeled.
 - All turf areas and type of turf.
 - All granite areas with granite size and color.
 - All headers and borders with the material and colors labeled.
 - Wall locations and elevations with construction details.
 - Lot number and address clearly marked.
 - All hardscape elements and lighting.
4. Any request for installation of artificial turf must include a minimum of (1) square foot boxed sample including the infill, of the exact finished turf product to be installed. Along with the manufactures product specifications.

Design Review Committee Meetings

The Design Review Committee will review submittals during their regular meetings or at other times as they deem appropriate. The Committee will respond in writing no later than forty-five (45) days after submittal of the complete landscape design and any supporting information and specifications requested by the Committee.

Tree-Lined Area Guidelines

Tree-Lined Area: Concurrently with the installation of the front yard landscaping for each Lot, the Declarant or Owner shall install one or more trees and ground cover in the area adjacent to the Lot located between the edge of the sidewalk and the back of the curb of the public street adjacent to the Lot (the “Tree-Lined Area”). This installation shall be in accordance with the schedule shown below. The irrigation system for the trees and ground cover within the Tree-Lined Area adjacent to each Lot shall be served by the irrigation system for the Lot’s front yard landscaping and shall be metered from the same water meter providing water service to the Lot. The HOA is responsible for fertilizing and pruning the trees in the Tree-Lined Area (no more than once per calendar year). Each lot owner is responsible for all other maintenance and care of the Tree-Lined Area. Please refer to the CC&R’s, page 35, Article 8.7 Installation and Maintenance of Tree-Lined Area for additional information.

Vegetation Within The Tree-Lined Area: Vegetation within the Tree-Lined Area shall be limited to the varieties identified in the following table consistent with the lot’s “Grove”:

<u>Grove</u>	<u>Tree-Lined Area Tree</u>	<u>Size</u>	<u>Tree-Lined Area Ground Cover **</u>
The Olive Grove	Swan Hill Olive	24” Box	Nashville Deer Grass
The Sycamore Grove	Arizona Sycamore or Fantex Ash or Arizona Ash	24” Box	Dwarf Pyracantha
The Ash Grove	Fantex Ash or Arizona Ash	24” Box	Yellow Trailing Lantana
The Oak Grove	Heritage Live Oak	24” Box	Yellow Dot
The Pepper Grove	Brazillian Pepper or Chinese Pistache	24” Box	Trailing Yellow Gazania
The Pistache Grove	Chinese Pistache	24” Box	Dwarf Rosemary
The Evergreen Grove	Evergreen Elm	24” Box	Dwarf Pyracantha

**For various reasons it has been recommended by the Landscape Architect that all ground cover in the tree line areas throughout Rovey Farms, listed in this table be replaced with yellow lantana. **

Dutchman’s Gold, Walker Gold, or Madison Gold Granite (1/2” screened) shall be used in all tree-lined street areas in all parcels.

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Front Yard Landscape Guidelines:

Themes: Either xeriscape or turf.

Trees: For all non-turf areas, a minimum of one (1) 15-gallon tree per 500sf of landscapable area is required.

A list of recommended trees is included in the Recommended Tree List attached as Exhibit A

Plants: For all non-turf areas, a minimum of one (1) 5-gallon plant per 100sf of landscapable area and one (1) 1-gallon plant or groundcover per 100sf. A list of recommended plants is included in the Approved Plant List attached as Exhibit B. Plants must be installed on both sides of driveway.

Granite: If decomposed granite or other landscape rock is used, it must be from the Approved Granite List attached as Exhibit C. Lava rock and/or cinder rock and wood chips are prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Planting underliner is prohibited. River rock shall be 3"-6" in size and be used in accent locations only.

Irrigation: All landscaping is to be irrigated by means of an underground irrigation system. A drip system for trees and plants is encouraged for water conservation. Pop-up sprinkler heads are encouraged for use in the turf areas. If the system is automatic, valves are to be installed underground and covered with a valve box.

Mounding: Mounding and other proposed grade changes will be closely scrutinized by the Design Review Committee to assure mounding appears natural. Mounds should be a maximum of 24" in height and have natural looking shapes. Berms must not divert drainage in any way.

Boulders: The use of accent boulders is encouraged. The boulders shall all be surface select in color and be a minimum of 250 pounds in weight. All boulders are to be buried 1/3 in the ground.

Border material: The community encourages the sharing of common granite colors between neighbors to limit the use of border material along property lines. Brick, concrete and flagstone borders are approved border materials for containing sod and granite areas. Metal or plastic edging is prohibited.

Hardscape: Additional concrete or paved surfaces will be considered for approval provided the combined width of all concrete and/or paved surfaces in the front yard excluding the front walkway shall not exceed 50% of the total width of the front yard. All side yard access with concrete needs to be S-shaped or angled to the driveway and screened with landscaping so that there is no more than 30' of driveway approaching the front curb. Please consult the Design Guidelines for Architectural Improvements for further information on what must be submitted.

Lighting: Landscape accent lighting is encouraged. Lighting shall be shielded such that the light shines primarily on the Lot and should be shielded with plants or walls when possible. Colored lights are prohibited. Please consult the Design Guidelines for Architectural Improvements for additional requirements regarding Lighting.

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Decorative Walls: Masonry planter and decorative walls in the front yard must be no taller than 30" in height. Any wall not made from stone shall be painted and stuccoed to match the house.

Artifacts: Wagons, wagon wheels, barrels, bridges, wishing wells etc. will not be permitted.

Water Features: All front yard water features will need the approval of the Design Review Committee before installation. Details are to include pond depth, materials including color, heights and widths and plumbing specifications. Please consult the Design Guidelines for Architectural Improvements for additional requirements regarding Water Features.

Non-Uniformity: Different Lots may have different landscape design criteria. The Design Review Committee shall not be required to approve any landscaping design simply because another similar or exact design has previously been approved. The Design Review Committee may in extenuating circumstances grant variances from the restrictions set forth in these Landscape Guidelines if the Design Review Committee determines that a restriction would create an unreasonable burden on an Owner and when the modified restriction permitted under a variance would not have a substantial adverse effect on other owners or the project and is consistent with the high standards intended within the project.

Turf: The use of natural or artificial turf is encouraged. Front yard turf areas are required to be contained by continuous walkways, driveways, headers, borders, decorative walls or boulders. Artificial turf and natural turf are not allowed in the same front yard. There shall be a minimum of 24" separation between artificial turf and natural turf areas in neighboring yards.

- If natural turf (such as mid-iron) is selected, all areas designated as turf are to be sodded.
- If artificial turf is selected, the following requirements apply:
 - Appearance and Material Specifications
 1. Must have the appearance of "real rye grass" or "real bermuda grass" including but not limited to color, color variation, reflectivity, texture, coarseness, size of artificial blades, and dressing materials
 2. Must include a significant amount of "brown thatch" in order to have a more natural appearance.
 3. Must be made of at least two different sized and shaped grass blade fiber strands in order to have a more natural appearance.
 4. Only turf requiring infill installation will be allowed. The color of the infill shall be consistent with natural turf.
 5. Must have a minimum "face weight" of sixty ounces as defined by industry standards.
 6. Pile height shall be a minimum of 1 ½" and a maximum of 2 ¼".
 7. Artificial turf used for putting greens will not be allowed in the front yard and no chipping or putting surfaces will be allowed in the front yard.
 8. Must come with a minimum of seven years warranty from the manufacturer.
 9. If there are seams or there is more than one turf area, the "grain" or directionality of the fibers" shall be place in the same orientation.

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10. The smallest sized area of artificial turf is fifty square feet. No single dimension of the artificial turf area may be less than five feet.
 11. No more than two two areas of artificial may be installed on a single lot.
 12. Must be installed over an even plane. No mounding, berming or contouring of the grade below the artificial turf is allowed.
 13. If the artificial turf meets a neighbor's natural turf, there shall be a minimum of 24" separation between the two turf areas.
 14. Trees are not allowed in artificial turf areas.
- Installation
 1. Must be professionally installed by professional, qualified, and experienced licensed contractor.
 2. A 3" minimum sub base of compacted aggregate material, using at least 1/4" minus which is an industry standard.
 3. Infill material installation shall be according to the turf manufacturer specifications or based on industry standards. Minimum infill of two pounds per square feet.
 4. Seams must be connected with the grain facing the same direction. Seam cloth and adhesive shall run the entire length of the seam, no gaps.
 5. Anchors shall be used every six to eight inches along the perimeter, and not along seams in the body of the turf

Special Considerations:

Tree Placement: Caution must be used when placing trees near the dwelling, sidewalks and neighboring property lines to allow adequate space for their growth. Various resources are available which will provide information on the size of a tree at maturity. The City of Glendale may also supply publications to new owners.

Water: Here are concerns, which the homeowner must keep in mind:

- The water source for plants and shrubbery should not be placed close to or directed toward the foundation of the home. This could create problems with the foundation and could invite termites. It is recommended that plants and shrubs and any water source be placed a minimum of 24 inches from the stem wall. Planters should not be installed where dirt is placed against the foundation of the home for the same reason.
- Planters should not be installed where dirt is placed against the builder-installed perimeter fence wall or boundary wall. These walls are not retaining walls and cannot support dirt placed against them or handle the additional moisture that would be absorbed by the fence without causing damage to the fence. A retaining wall would have to be constructed in front of the perimeter wall or boundary wall and sealed to ensure the boundary wall or perimeter wall is properly protected. Bear in mind that these fences are boundary walls with your neighbors, and you may incur liability if you do something on your property, which causes damage to the shared fence wall. Consult page 34, Section 8.5, of the CC&R's for further information.
- As owner you are responsible to ensure that proposed improvements do not interfere with the established drainage patterns and do not direct drainage toward the foundation of the home. You are responsible to make sure your contractor allows for expansion and contraction between additions and existing structures or surfaces. It is also your responsibility to confine runoff from your irrigation system to your own lot.

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These Design Guidelines for Landscaping may be amended by the Design Review Committee from time to time by a majority vote of the Design Review Committee.

Record of Revisions

Adopted August 2003

Revised October 2003

Revised November 2003

Revised October 2005

Recommends all Tree-Lined Area ground covers be changed to yellow lantana.

Revised November 2013

Added Fantex Ash or Arizona Ash as acceptable Tree-Lined Area Trees for The Sycamore Grove.

Added Arizona Ash as acceptable Tree-Lined Area Tree for The Ash Grove.

Added Chinese Pistache as an acceptable Tree-Lined Area Tree for the Pepper Grove.

Added Walker Gold and Madison Gold Granite as an acceptable material for use in the Tree-Lined Areas.

Added high quality commercially installed Artificial Turf as an acceptable alternative to Natural Turf.

Changed some of the recommended trees.

ROVEY FARM ESTATES HOMEOWNERS ASSOCIATION
Recommended Plant List
Exhibit B

<u>Common Name (Botanical Name)</u>	<u>Size</u>
Trees:	(minimum 15 gal.)
Rosewood (<i>Dahlbergia sissoo</i>)	
Fantex Ash (<i>Fraxinus velutina</i> 'Rio Grand')	
'Swan Hill' Olive (<i>Olea Europea</i> 'Swan Hill')	
Mondel Pine (<i>Pinus eldarica</i>)	
Chinese Pistache (<i>Pistacia chinensis</i>)	
Arizona Sycamore (<i>Plantanus wrightii</i>)	
Heritage Live Oak (<i>Quercus virginiana</i> 'Heritage')	
Date Palm (<i>Phoenix dactylifera</i>)	
Brazillian Pepper (<i>Schinus terebinthifolius</i>)	
Evergreen Elm (<i>Ulmus parviflora</i>)	
California Fan Palm (<i>Washington filifera</i>)	
Red Push Pistahe	
Arizona Ash	
Southern Live Oak	
Jacaranda	
Lysiloma	
Texas Mountain Laurel	
Thevitia	

ROVEY FARM ESTATES HOMEOWNERS ASSOCIATION
Recommended Plant List
Exhibit B

Common Name (Botanical Name)

Shrubs:

Red Bird of Paradise (Caesalpinia pulcherrima)
Red Baja Fairy Duster (alliandra californica)
Silver Cassia (Cassia Phyllodenia)
Valentine (Eremophila sp. 'Valentine')
Thunder Cloud Sage (Leucophyllum c. 'Thunder Cloud')
Regal Mist Deer Grass (Muhlenbergia c. 'Regal Mist')
El Toro Deer Grass (Muhlenbergia e. 'El Toro' tm)
Autumn Glow Deer Grass (Muhlenbergia l. 'Autumn Glow')
Nashville Deer Grass (Muhlenbergia ridgida 'Nashville')
Petite Pink Oleander (Nerium oleander 'Petite Pink')
Purple Fountain Grass (Pennisetum setaceum 'Cupreum')
British Ruellia (Ruellia brittoniana)
Mexican Yellow Bird
Arizona Yellow Bells
Cape Honeysuckle
All Leucephyllum Species
Hibiscus
Bougainvillea Bush
Natal Palm
Youpon Holly
Nandina
Photinia
All Ruellia Species
Little John Bottle Brush

Ground Cover:

Shrubby Bulbine (Bulbine frutescens 'Yellow')
Damianita (Chrysactinia Mexicana)
Bush Morning Glory (Convolvulus cneorum)
Euphorbia Rigida (Euphorbia biglanddulsula)
Trailing Sun Gold Gazania (Gazania rigens 'Sun Gold')
Angelita Daisy (Hymenoxys acaulis)
Yellow Trailing Lantana (Lantana m. 'Spreading Sunshine')

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Recommended Plant List

Exhibit B

Mexican Evening Primrose (*Oenothera berlandieri*)

Dwarf Pyracantha (*Pyracantha coccinea* 'Lowboy')

Purple Heart (*Setcreasea pallida* 'Purple Heart')

Rock Verbena (*Verbena Pulchella*)

Sand Verbena (*Verbena Ridgida*)

Yellow Dot (*Wedelia trilobata*)

Boxwood Beauty Natal Plum

Green Carpet Natal Plum

All Lantana Species

Myoporum

Rosemary

Accents:

Twin-flowered Agave (*Agave geminiflora*)

Hemp Plant (*Agave sisalana*)

Octopus Agave (*Agave Vilmoriniana*)

Aloe Vera (*Aloe barbadensis*)

Peruvian Tree Cactus (*Cereus Peruvianus*)

Mediterranean Fan Palm (*Chamaerops humilis*)

Toothless Desert Spoon (*Dasyilirion longissimum*)

Horsetail Reed (*Equisetum hyemale*)

Red Yucca (*Hesperaloe Parviflora*)

Agave Desmenthiana

Foxtail Fern

All Cereus Species

Pygmy Date Palms

Queen Ann Palms

Vines:

Bush Bougainvillea (*Bougainvillea b.* 'La Jolla')

Carolina Jasmine (*Gelsemium sempervirens*)

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Prohibited Plant and Tree List

<u>BOTANICAL/SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
Olea Europaea	Olive Trees (Swan Hill allowed)
Pennisetum Setaceum	Fountain Grass (other than Purple Fountain Grass)
Cortaderia Selloana	Pampas Grass
Parkinsonia Aculeata	Mexican Palo Verde
Mulberry Trees	Mulberry Trees
Citrus (Not allowed in front)	Citrus (Not allowed in front)
Eucalyptus (all varieties)	Eucalyptus (all varieties)

ROVEY FARM ESTATES HOMEOWNERS ASSOCIATION

Approved Granite List

Exhibit C

Front Yard Granite

Acceptable Material

Madison Gold

Desert Brown

Desert Gold Red Mountain Mine

Coral AKA Pink Coral

Mirage

Yavapai Coral

Palomino Gold

Spanish Red

Saddle Back Brown

Allowed in (if available):

1/2" Minus

1/2" Screened

3/4" Minus

3/4" Screened

Tree-Lined Area Granite

Acceptable Material

Madison Gold

Walker Gold

Dutchman's Gold

Allowed in (if available):

1/2" Screened