

GUIDELINES FOR COMMUNITY LIVING

Residential Design & Landscape Design Guidelines 2015



COMMUNITY ASSOCIATION

31910 N. NORTH FOOTHILLS DRIVE
PHOENIX, ARIZONA 85086
TELEPHONE 623-869-6644

TABLE OF CONTENTS

Residential Design Guidelines

I.	INTRODUCTION	1
II.	DESIGN REVIEW COMMITTEE DEFINITION	1
III.	RESIDENTIAL DESIGN GUIDELINES	1
	A. Architectural Character	1
	B. Site Contouring/Drainage	2
	Prohibited and Restricted Structures	3
IV.	MODIFICATION SPECIFICATIONS AND RESTRICTIONS	3
	Ancillary Equipment	3
	Antennas/Satellite Dishes	4
	Balconies/Patios/Front Door Areas	4
	Barbecues/Firepits and Fireplaces	4
	Basketball Goals/Hoops	5
	Driveways	5
	Concrete/Paver Walkways	5
	Flag Display	5
	Decorative or Seasonal Flags	6
	Gates	6
	Holiday Decorations	6
	Lighting	7
	Landscape Lighting	7
	Pools/Water Features	7
	Rain Gutters	8
	Ramadas, Gazebos, and Pergolas	8
	Ramadas	8
	Arbors, Gazebos and Pergolas	9
	Screening, Shade Devices	9
	Storage Sheds	10
	Sun Sails	10
	Security and Screen Doors	10
	Signage	11
	Solar Panels	12
	Swing Sets/Play Structures	12
	Trampolines	12
	Trash and Recycle Containers	12
	Walls, Fences, Courtyards and Patios	13
	Front Yard Art/Ornaments/Features	14
V.	NON-LIABILITY FOR APPROVAL OF PLANS	15
VI.	CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES	16
	APPENDIX A: Application and Approval Requirements	A1

A. General	A1
B. Committee Structure	A1
C. Submittal Procedure	A2
D. Review Procedures	A6
E. Implementation of Approved Plans	A6
F. Appeal of “Not Approved” and “Approved as Noted” Decisions	A7
G. Building Permits	A7
H. Fees	A7
I. Enforcement	A8
 APPENDIX B: Sonoran Foothills Architectural Submittal Form	 B1

LANDSCAPE DESIGN GUIDELINES

Sonoran Foothills Landscape Design Guidelines	1
The Benefits of Natural Landscaping	2
Front Yard Landscape Requirements	3
Landscape	4
1. Theme trees, accent trees, shrubs	4
2. Front Yard plant material	4
3. Turf Areas	4
4. Decomposed Granite	4
5. Landscape Installation	4
6. Grading	4
7. Berming	4
8. Assumed Liability	4
9. Construction	4
10. Site Review	4
11. Trees & Shrubs on garage side of house	4
12. Shrub and Groundcover	4
13. Plant location	4
14. Boulders into landscape design	5
15. River Rock prohibited	5
16. Polyethylene film prohibited	5
17. Landscape Lighting	5
18. Special Design Features	5
19. Seasonal Annual Color	5
 Rear Yard Landscape Requirements	 5
1. Minimum tree requirement	5
2. Shrubs or Groundcover	6
3. Drainage	6
4. Pools or Water Features backwash	6
5. Mounding	6
6. Assumed Liability	6
7. Construction	6
8. Decomposed Granite	6
9. Plant pallet	6
10. Turf	6
11. Site Lighting	6

12. Rear Yard Accessibility	6
13. Irrigation Equipment	6
14. Irrigation Design	6
15. Maintenance responsibility	6
16. Pool Construction	7
17. Access Gates	7
Irrigation Requirements	7
NON-LIABILITY FOR APPROVAL OF PLANS	7
CHANGES AND AMENDMENTS TO THE LANDSCAP DESIGN GUIDELINES	8
<u>Sonoran Foothills Front Yard Approved Plant List</u>	1
Introduction	1
II. Philosophy Underlying Landscape and Design Guidelines	1
A. Introduction	1
B. Landscaping	1
C. Contouring and Site Drainage	2
D. Landscape Zones	2
Flowers (Annuals and Perennials)	3
Flowers (Annuals and Perennials) – continued	4
Groundcovers	5
Ornamental Grass	6
Succulents	6
Succulents – continued	7
Vines	8
Trees	8
Trees – continued	9
Shrubs	9
Shrubs – continued	10
Shrubs – continued	11
Streetscape	11
Prohibited/Invasive Plant List	12

**Sonoran Foothills Community Association
Residential Design Guidelines
(Revised August 2015)**

I. INTRODUCTION

ALL PROPOSED CHANGES MUST BE SUBMITTED TO THE DESIGN REVIEW COMMITTEE FOR APPROVAL AND NO WORK MAY BEGIN WITHOUT THE APPROVAL OF THE DESIGN REVIEW COMMITTEE.

THE DESIGN REVIEW COMMITTEE MAKES NO WARRANTY, EXPRESSED OR IMPLIED, THAT ANY PLAN SUBMITTED AND APPROVED IS IN ACCORDANCE WITH ALL STATE, COUNTY, OR LOCAL BUILDING CODES. EACH HOMEOWNER IS REQUIRED TO CHECK AND RECEIVE, AS APPROPRIATE, ALL REGULATORY APPROVALS FOR ANY AND ALL CHANGES MADE TO ANY HOME OR LOT.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in the Sonoran Foothills Community Association Rules or the Declaration, the government standards shall prevail. To the extent that any local government standard is less restrictive than the Rules or the Declaration, the Declaration and Rules (in that order) shall prevail.

II. DESIGN REVIEW COMMITTEE

The Design Review Committee is appointed by the Board of Directors of the Association, which serves as the final authority on all Architectural and Landscape Design issues as set forth in Article Eleven (11) of the Declaration. The Committee is responsible for reviewing all proposed changes, modifications or alterations to the exterior structure of each home and the landscaping. All proposed changes must be submitted to the Committee for approval and no work may begin without the approval of the Committee. Procedures for submitting proposed changes to the committee are spelled out in Appendix A.

III. RESIDENTIAL DESIGN GUIDELINES

A. Architectural Character: Modifications to, Additions to and Maintenance of Existing Homes.

1. The architectural design of any and all additions, alterations or renovations to the exterior of an existing home shall strictly conform to the design of the original home in style, detailing, materials and color.
2. The height of any addition to an existing home shall be no higher than the original roofline.

3. All additions to an existing home shall be built within the setback lines originally established for Sonoran Foothills Community Association, regardless of more lenient requirements of any governmental authority.
4. All materials used in the maintenance, repair, addition to and alterations of an existing home shall be consistent with those materials used in the original construction of the home as to color, composition, type and method of attachment. The Design Review Committee may allow substitute materials if such materials are deemed by such committee to be compatible with the theme of the community.
5. When additions, alterations or renovations are performed to an existing home, the established lot drainage shall not be altered. All new or altered roofs shall drain to the ground solely within the deeded lot area. No roof may drain directly or indirectly onto a neighboring property.
6. Mirrored or reflective surfaces and all treatments, which change ordinary glass into a mirrored or reflective surface, are prohibited. Non-mirrored window tinting is permitted, subject to submittal and approval.
7. Bright untarnished copper and metallic surfaces shall be treated to reduce reflections.

All maintenance and repairs of existing homes shall be consistent with the requirements set forth in the Governing Documents for Sonoran Foothills Community Association.

B. Site Contouring/Drainage

Contour front yards to create visual interest in the landscape and produce soft, gentle transitions between the existing grade of the home and the adjacent street. Utilize contours to create microclimates for planting. Use depressed areas to collect natural run-off for plants that benefit from additional water and mounded areas for drought tolerant plants. Contouring should transition into grades on both sides of the lot to create a flowing, continuous streetscape. All front yard landscape improvements must include contouring plans.

1. Contouring yards may not result in major changes to drainage patterns on the lot.
2. Water may not be directed toward the building foundation or toward any neighboring property.
3. Drainage may not be altered to create any condition that could lead to offsite soil erosion on open spaces.
4. If necessary, the drainage area must be appropriately covered with 3"-5" angular riprap.

Prohibited and Restricted Structures

For Ramadas, Gazebos, and Pergolas see the sections in this document that pertain to these structures.

The following structures shall be **prohibited** in Sonoran Foothills:

- Clothes lines or clothes poles
- Detached garages (other than those constructed by Homebuilder which have previously been approved by the Design Review Committee)
- Detached structures enclosed on all sides
- Detached living quarter structures
- Tents of a permanent nature
- Temporary shade structures (except by permit)

The following structures shall be restricted in Sonoran Foothills

- Storage buildings sheds, or accessory buildings may not exceed the height of any party wall or side return wall. All buildings must be screened from view from the common area and must be placed at least five feet (5') from any party or return wall, unless the structure is one foot (1') lower than the wall and must not exceed 100 sq ft.

IV. MODIFICATION: SPECIFICATIONS AND RESTRICTIONS

The following items must be submitted for approval prior to beginning any modifications:

Ancillary Equipment.

1. All ground-mounted equipment for a pool, spa and water feature shall be adequately screened from street view and from the view of neighboring property, including lots, common area and any arroyo corridor, by a wall at least one foot (1') higher than the equipment to be screened and at least one foot (1') below any party wall. Such screening structures shall be considered an integral part of the architecture and shall match as closely as possible the design, color and exterior texture of the home. Screening structures shall be set back from the equipment according to manufacturer's recommendations or, if no recommendations are available, allow for adequate air circulation around the equipment, but may not trespass on a neighboring lot. If the setback requirements for a lot would prohibit the construction of a screening structure as provided herein, the Design Review Committee may approve a landscape buffer as an alternative.
2. All air-conditioning units must be ground mounted. The top of any unit may not exceed thirty-six inches (36") from finished floor grade.

All plans must be submitted to the Design Review Committee for approval.

Antennas and Satellite Dishes

The Federal Communication Committee Rule prohibits Associations from restricting the use of antennas intended to receive direct broadcast satellite service that are eighteen inches (18") or less in diameter. However, the Association may impose reasonable restrictions on the safety and other specific parameters allowed by the FCC Rule.

1. The Association must be notified of the installation of a satellite dish, antenna and Internet access equipment.
2. Antenna or satellite dishes must be properly installed per industry standards.
3. Antenna or satellite should be located to reduce its visibility.

Antennas:

1. Antennas may not be located on a freestanding tower or platform so as to be visible from common areas or any neighbor's yard.
2. Roof mounted antenna should be mounted so as not to be seen from the street.

These location, installation and screening requirements are based on aesthetics, non-interference with reception by neighbors, preservation of property values and safety, including avoidance of injury or property damage from improperly installed or otherwise dangerous antennas or dishes.

If it becomes necessary to mount the satellite dish or antenna to the home, the association may require the wires or pole to be painted to match the home.

Balconies/Patios/Front Door Areas

These areas may not be used for storage of any items and must be maintained in good condition at all times. Items permitted are outdoor furniture pieces and plants.

Barbecues/ Fire Pits and Fireplaces

Built-in barbecue units, fire pits and/or fireplaces must be contained within the rear yard patio or courtyard and must be designed to match the color and texture of the exterior finish of the home. No wood burning fireplaces, fire pits or barbecues are allowed. Site chimney elements may not exceed a height of seven feet. The chimney element on fireplaces must be setback a minimum of ten feet (10') from any view fence panel and five feet (5') from any other wall.

All plans must be submitted to the Design Review Committee for approval.

Basketball Goals/Hoops

Basketball goals located in front of homes shall be permanently installed on the inside edge of owner's driveway, and may not be located closer than ten feet (10') from the inner edge of the sidewalk or from any property walls. The pole/post shall be black or dark green. Basketball goals or backboards may not be mounted to the garage. Portable basketball goals are not permitted in front of owners home. Basketball goals may not be lighted and must be clear or neutral in color. The logo on the backboard may not exceed 15% of the backboard. Basketball goals/hoops are not allowed on any driveway that is shared by more than one (1) residential unit. Basketball hoops in swimming pools are allowed provided they are no taller than five feet (5') measured from the pool deck to the top of the backboard. Backboard colors and logos must conform to the description above.

All plans must be submitted to the Design Review Committee for approval.

Driveways

Driveway staining is permitted. Driveway extensions and staining are not allowed on any driveway that is shared by more than one (1) residential unit. Driveway extensions must not exceed width of garage. Parking on property beyond the driveway is not permitted.

All plans must be submitted to the Design Review Committee for approval.

Concrete/Paver Walkways

A single walkway from the side of the driveway to the side yard gate will be permitted provided that the walkway is no wider than 42". Walkway must be tied into the 50% of the driveway closest to the home.

All plans must be submitted to the Design Review Committee for approval.

Flag Display

No flagpole or flag shall be installed without prior written approval from the Design Review Committee. Only one free standing flagpole shall be permitted per lot. The height of the flagpole from grade level of the lot shall not exceed the height of the rooftop of the home. Flagpoles may only display the following flags; the American flag, U.S. Military flags, the POW/MIA flag, the Arizona State flag, Gadsden flag or an Arizona Indian Nations flag. No more than two flags may be displayed at once. The size of the flag shall not exceed four (4) feet by six (6) feet in dimension. Lines,

lanyards and metal clips are not permitted to disturb the peace of the neighborhood and shall be fixed in a manner to eliminate noise caused by being windblown. Plans for lighting the flag and flag pole must be submitted for approval (which can be done at the same time). When lighting is installed, all due care must be taken to use a fixture and bulb wattage that will not cause a nuisance to neighboring lots.

All flags and flagpoles shall be maintained in good condition in accordance with community standards and the American, Arizona State or Military flag must be flown in accordance with the Federal Flag Code.

In addition, residents may use brackets mounted on the house or garage for the display of the American flag and one of the above additional flags. Flags displayed from such mounts shall be no larger than three (3) feet by five (5) feet in dimension.

Flags do not include a depiction or emblem of the flag that is made of balloons, flora, lights, paint, paving materials, roofing, siding or any other similar building, decorative or landscaping component or materials.

All plans must be submitted to the Design Review Committee for approval.

Decorative or Seasonal Flags

Seasonal flags which are house mounted below the roofline do not require approval. Seasonal flags may be displayed 30 days before the holiday and must be removed within 15 days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags that are torn, ripped, faded, etc. constitute grounds for removal. Flags shall not be offensive to the Association.

All plans must be submitted to the Design Review Committee for approval.

Gates

No access gates to the common areas shall be permitted. Side yard access gates must be designed, constructed and finished in a manner consistent with gates on lots within the Neighborhood in which the lot is located. Consideration should be given to heavy-duty steel jambs and gate frames. If yard contains a pool, the gate must conform to all pool codes.

All plans must be submitted to the Design Review Committee for approval.

Holiday Decorations

Given the wide range of ethnic and religious backgrounds of the membership of Sonoran Foothills, the Association will not regulate the types of decorations to be displayed. However, the Committee has determined to regulate the period of time decorations can be displayed. Therefore, seasonal decorations may be put up after November 15 and must be removed by January 15. For other seasonal holidays, decorations may be put up one week before the holiday and must be removed within one week after the holiday.

Lighting

1. All lighting should be low level and recessed to shield the source of light.
2. The maximum height of any outdoor lighting source shall be twelve feet (12') above finished grade.
3. Spotlights and floodlights are prohibited in front yards. If spotlights and floodlights are installed in the backyard, it may not be directed at or shine on a neighbor's yard or on the common area and should be integrated into the architecture of the home.
4. Design light fixture enclosures to conceal the fixture and direct the light downward.
5. No post lights will be permitted.
6. Colored lamps/bulbs are not allowed
7. All lighting fixtures must not exceed 65 lumens in intensity.

Landscape Lighting

Landscape lighting can be highly effective as an accent statement accenting landscape features, sidewalks, or driveways. Where accent or access lighting is desired; low voltage lighting is preferred because of its ability to produce dramatic lighting effects using extremely low wattage lamps.

1. Shrubs shall be used to conceal landscape lighting fixtures. Junction boxes must be placed below grade to minimize daytime visibility of the hardware.
2. All lighting fixtures must not exceed 65 lumens in intensity.
3. Colored lamps/bulbs are not allowed.

4. Lighting design should consider the impact to the nighttime sky. Use lighting in moderation as needed to produce reasonable and safe visibility for access or accent.

All plans must be submitted to the Design Review Committee for approval.

Pools/Water Features

1. All swimming pools and pool/spas shall be of the in-ground type, except that above ground spas may be permitted if the spa will be screened from street view and from the common area.
2. Pool, spa and water feature equipment shall be screened from street view and the view from neighboring property, including lots and common areas (Also see requirements under Ancillary Equipment.)
3. All swimming pools and pool/spas shall be enclosed as required by applicable law.
4. Pools and spas should be drained into the public sewer system if permitted by applicable ordinance. No pools may be drained or backwashed onto streets, open space, common area or onto any other property.
5. Pool construction equipment may not be placed on the common area or be brought to the site across the common area. No access site will be granted through common area tracts.
6. Any water features incorporated into the pool area shall:
 - a. Not exceed the height of any party wall.
 - b. Have all sides of the water feature finished.
 - c. Be no closer than five feet (5') to any party wall.

All plans must be submitted to the Design Review Committee for approval.

Rain Gutters

Rain gutters may be added to residences to prevent erosion of landscaped areas. All gutter installations must have appropriate configuration for proper drainage. In addition, they must be painted to match the home. Faux copper patina is also permitted.

All plans must be submitted to the Design Review Committee for approval.

Ramadas, Gazebos, and Pergolas

The cumulative size of all structures (including ramadas, gazebos, pergolas and sun sails) shall not exceed 10% of the total back yard square footage. (Note – this does not include the side yards. Irregular shaped yards will be considered on a case by case basis)

Ramadas:

1. All ramadas must be detached from the existing home.
2. The height of any ramada shall not exceed twelve feet (12') above the floor level of the existing home unless otherwise approved by the Design Review Committee.
3. The ramada must be designed to match the Elevation of the home including the pitch of the roof and constructed of the same materials used on the home.
4. All structures must be set back ten feet (10') from all walls or five feet (5') with approval from all adjacent neighbors.
5. To ensure an open, airy appearance, no side of any ramada, may exceed 25% residential construction materials. In other words, at least 75% of each side must be open.
6. All ramadas shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color and materials of the existing home.

Arbors, Gazebos and Pergolas:

1. Pergolas may be attached to the back of the home.
2. The height of any gazebo or pergola shall not exceed ten feet (10') above the floor level of the existing home unless otherwise approved by the Design Review Committee.
3. All structures must be set back ten feet (10') from all walls or five feet (5') with approval from all adjacent neighbors.
4. To ensure an open, airy appearance, no side of any gazebo or pergola may exceed 25% residential construction materials. In other words, at least 75% of each side must be open.

5. All arbors, gazebos and pergolas shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color and materials of the existing home.

All plans must be submitted to the Design Review Committee for approval.

Screening Shade Devices/Awnings

Man-made screens and shade devices must appear as an integral part of the building elevation even though they may be installed after the building is completed or occupied. Materials must complement the architecture of the home and the Neighborhood in which the home is located. Window screening is permitted; however, screen fabric must be dark brown, black or a neutral color with the frame painted to match color of the home. Sheets, paper, foil or other reflective material are not permitted. Window decals of any sort are not permitted, excluding small security decal. Non-reflective window tint is permitted. Sensor controlled (to minimize wind damage) retractable awnings are permitted as long as they are made of sun resistant fabric to match the home body color or trim. Outdoor draperies are allowed in muted earth tones and the curtain rods must be mounted out of sight from neighbors or common areas.

All plans must be submitted to the Design Review Committee for approval.

Storage Sheds or Accessory Buildings

Storage buildings sheds, or accessory buildings may not exceed the height of any party wall or side return wall. All buildings must be screened from view from the common area and must be placed at least five feet (5') from any party or return wall, unless the structure is one foot (1') lower than the wall and must not exceed 100 sq. ft.

All plans must be submitted to the Design Review Committee for approval.

Sun Sails

1. To ensure an open airy appearance, the height of any sun sail shall not exceed ten feet (10'), and must have a minimum height of six feet (6') above the floor level of the existing home unless otherwise approved by the Design Review Committee.
2. The cumulative size of all structures (including ramadas, gazebos, pergolas and sun sails) shall not exceed 10% of the total back yard square footage. Note – this does not include the side yards. Irregular shaped yards will be considered on a case by case basis.

3. All structures must be set back ten feet (10') from all walls or five feet (5') with approval from all adjacent neighbors.
4. All sun sails must be made of sun resistant fabric to reduce fading.

All plans must be submitted to the Design Review Committee for approval.

Security and Screen Doors

A hummingbird is the only depiction allowed. Security and screen doorframes must be painted to be consistent with the architecture of the home. Metal bars should not exceed 25% of the total screen door area. Screen fabric must be dark brown, black or a neutral color. "Invisible" roll screen doors with black or dark brown screens are approvable for doors visible from street elevations. Metal roll down security shades are permitted as long as the color matches the color of the home.

All plans must be submitted to the Design Review Committee for approval.

Signage

"For Sale", "For Lease", "For Rent", "Open House" and "Political" signs may be allowed on residential lots so long as they meet the Sonoran Foothills Community Association Rules and Regulations Policy and/or state statutes.

Advertising signage is not permitted.

Identification signs (Street numbers) shall not exceed seventy two (72) square inches.

One "security" sign may be installed in the front yard of a home. The sign must be no greater than one hundred (100) square inches, no higher than eighteen inches (18") tall and placed no more than two feet (2') from the foundation of the home.

Temporary signs such as "Garage Sale" or "Open House" signs can only be put out the day of the event and must be removed the same day immediately after.

Regulations regarding the display of temporary "Open House" signs within the Community are as follows:

1. Temporary signs can only be displayed between the hours of 8am and 6 pm and must be removed each night, even if the event is to reconvene the following day.
2. Temporary signs are restricted to one per event; in front of the home where the event is being held. Whenever there is an "Open House" sign displayed, there shall be a real estate agent present on the property at all times.

3. Directional signs may not be placed at Neighborhood entrances or within the neighborhood.
4. Temporary signs may not be hung on any walls or fences.
5. Temporary signs may not exceed a height of four feet (4') or width of three feet (3') and must be in good repair and well maintained.

Political Signs

Shall conform to state statute/city ordinance regarding size, type, number and time of display. The political sign must be displayed within the member's property. No political signs shall be placed in the common areas or attached to the Association walls. Political signs cannot be placed at Community or Neighborhood entrances. A political sign is a sign that attempts to influence the election of a public officer or attempts to influence a public measure such as a ballot measure, a proposition or the recall of a public officer.

Signs that do not comply with the Declaration and rules may be removed by the Association and/or its agents without any prior notification. Should any cost be incurred by the Association for such removal, it shall be charged to the Owner, as a Special Assessment, of the Lot displaying the sign. Any such signs removed will be retained by the Association and/or its agents for a period of ten (10) days and then discarded. To recover signs removed, contact the Association office.

Solar Panels

Solar proposed approach must be approved by the Design Review Committee prior to installation and shall be in compliance with current state guidelines. All wires and conduit leading from the panel down the side of the home must be painted to match the corresponding structure.

All plans must be submitted to the Design Review Committee for approval.

Swing Sets/Play Structures

All equipment shall be a minimum of ten feet (10') feet from the property wall. All equipment shall be well maintained and in good repair. No set or any portion of the set shall be approved that is greater than ten feet (10') in total height. The maximum platform height cannot exceed eight feet (8'). Any equipment that is greater than six feet (6') in height must be submitted for approval to the Design Review Committee. Any colored canopy, cover, or any other portion of the set that exceeds six feet (6') feet in height is subject to Design Review Committee approval.

The Committee will consider blue, green, or neutral colors for any portion that exceeds the six feet (6') limitation.

All plans must be submitted to the Design Review Committee for approval.

Trampolines

All trampoline equipment shall be a minimum of ten feet (10') from any party walls including Community shared or neighboring. All trampoline equipment shall be well maintained and in good repair. No trampoline or any portion of the trampoline (including safety nets or other such devices) shall be approved that is greater than ten feet (10') in height. Safety nets including the top and side railings, if any, must be brown, black, or a neutral color.

All plans must be submitted to the Design Review Committee for approval.

Trash and Recycle Containers

No garbage or trash shall be stored in a yard except in city issued trash and recycle containers. Trash and recycling containers may not be stored in the front yard of any home and shall be removed from the trash pick-up area on the same day that trash pick-up service is provided. Containers must not be visible while stored. ***Rules for trash and collection are contained in Article IV Section 4.2 of the CC&R's.***

Walls, Fences, Courtyards and Patios

1. Walls shall not be constructed within arroyo corridors or arroyo corridor easements.
2. No alterations, changes or additions shall be allowed to walls constructed by the Builder or Declarant for or adjacent to any lot without the prior written approval of the Design Review Committee.
3. No front courtyard wall (wall attached in the front yard to home) shall be greater than five feet (5') above finished garage floor elevation, and must remain within the building envelope.
4. Decorative wall (free-standing walls in the front yard) shall not exceed two feet, six inches (2'6") in height and must be setback a minimum of ten feet (10') from the edge of the sidewalk or if no sidewalk is located on the lot, a minimum of fifteen feet (15') from the back of the curb. Height is measured from the finish grade along the exterior side (street side) of the enclosure.
5. Rear yard, side yard and patio wall surfaces that exceed two feet, six inches (2'6") shall be masonry, stucco or wrought iron. Acceptable wall materials are

described below. Wall materials shall be selected to reflect the character of the home and Neighborhood in which the lot is located.

5.1 Masonry must match the existing masonry used by the Builder for constructing walls within the Neighborhood in which such lot is located or shall be stuccoed and/or painted to match the home on the interior sides and the common community wall on the exterior sides.

5.2 Stucco shall be applied to exterior wall surfaces to completely cover all masonry joints and CMU block. A minimum of a two-coat application is required. Walls must be painted to match the house if they are visible from the common area.

5.3 Wrought iron must match existing wrought iron both in style and color used by the Builder or Declarant. If no wrought iron exists, design of new wrought iron shall be consistent with existing architecture of surrounding structure.

6. If a wall is to be built on a common property line, letters from neighboring homeowners must be obtained stating their agreement to the construction or modification of the wall. Neighboring homes can include homes immediately adjacent to home requesting the modification, across the street or behind the home, depending on the circumstances. Such letters shall be obtained prior to and enclosed with the submittal of a Design Review Request to the committee for an owner-constructed wall or any addition or alteration to Declarant-constructed wall located on common property lines.
7. No chain link or similar material shall be used as fence material on lots in Sonoran Foothills. The Builder or Declarant may utilize any temporary fencing material it deems necessary to protect its construction sites and maintenance yards.
8. Unless otherwise specified, maximum height of walls shall be measured from the finished ground elevation on the highest side of the submitted wall.
9. Cut or fill slopes along the exterior of the wall shall be smooth and taper gradually to match existing grades.
10. Retaining walls, which are partially below the finished grade or walls used as planters, shall be properly moisture-proofed to avoid unsightly water staining.
11. Walls used to retain floodwaters shall be constructed to a minimum of one foot (1') above the water level of a 100-year storm.
12. No extension of side yard fences is allowed.

All plans must be submitted to the Design Review Committee for approval.

Front Yard Art/Ornaments/Features/Fountains

Yard art is a very personal preference for individual homeowners. For that reason, here are some parameters on what will be permitted. It must appear as an integral part of the building. Water features must remain clean and in good working order.

1. Each front yard may contain up to five pieces of non-living objects consistent with the landscape. These items may include certain types of fountains, flowerpots, decorative trellis, small statues, etc. Items such as animal skulls, deer, flamingos or trolls will not be permitted.
2. Up to two large items may be permitted per home, example: fountains, patio swings or benches.
3. All objects must be painted muted earth-tone colors that will blend into the landscape plan and not become the focal point.
4. Fountains and flowerpots may vary in size and must be approved. All other items must be twenty-four inches (24") or smaller. The widest part of the fountain must not exceed four feet (4').
5. Wall mounted items also need to be limited. No more than two items per home, including door wreaths. Items must be conducive to the surrounding neighborhood and correspond with house and landscape architecture.
6. Windowsill boxes cannot be planted with artificial looking foliage.
7. Back yards with fences that are open to common areas shall contain art consistent with the landscape.

All plans must be submitted to the Design Review Committee for approval.

V. NON-LIABILITY FOR APPROVAL OF PLANS

Article Eleven (11) of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an owner. PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE DECLARANT OR DESIGN REVIEW COMMITTEE TO EXPLAIN IT TO YOU.

THE DESIGN REVIEW COMMITTEE MAKES NO WARRANTY, EXPRESSED OR IMPLIED THAT ANY PLAN SUBMITTED AND APPROVED IS IN ACCORDANCE WITH ALL STATE, COUNTY, OR LOCAL BUILDING CODES. EACH HOMEOWNER IS REQUIRED TO CHECK AND RECEIVE, AS APPROPRIATE, ALL REGULATORY APPROVALS FOR ANY AND ALL CHANGES MADE TO ANY HOME OR LOT.

VI. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

The Design Guidelines may be amended as follows:

The Design Review Committee or the Board of Directors of the Association may propose changes to these Design Guidelines. Additionally, any owner may submit to the Design Review Committee proposed changes to these Design Guidelines for review and consideration.


Such amendment shall be promptly posted in a prominent place within the Properties. All amendments shall become effective upon adoption by the Board of Directors. Such amendments shall not be retroactive to previous work or approved work in progress.

In no way shall any amendment to these Design Guidelines change, alter or modify any provisions of the Declaration, any supplemental Declaration or the Articles or By-Laws of the Association.

Capitalized terms that are not defined in these Design Guidelines shall have the same meaning as set forth in the Declaration.

These Design Guidelines have been prepared by the Design Review Committee for use at Sonoran Foothills Community Association.

The Board of Directors of Sonoran Foothills Community Association has adopted these Design Guidelines on this 26th day of August, 2015.

By:  _____

Name: John Finnan
Title: President

The Design Review Committee of Sonoran Foothills Community Association has adopted these Design Guidelines on this 26th day of August, 2015.

By:  _____

Name: Tim Holt
Title: Chairperson

APPENDIX A

I. **APPLICATION AND APPROVAL REQUIREMENTS**

A. **General**

Pursuant to Article 11 of the Declaration, any owner wishing to

- construct improvements
- modify or add to existing improvements (including painting)
- install a pool, spa, or other water features
- construct, modify or install walls, fences, or hard, permanent materials such as paving, brick, masonry, railroad ties, wood trim, concrete, rocks, flagstone, outdoor barbecues, fireplaces, or other inert material (“hardscape”)
- landscape
- alter grading or drainage
- place any object (i.e., lighting, statues, fountains, or other yard decorations) on his or her lot

is required to submit an application and such other materials as set forth in Section C to the Design Review Committee, as described below, and receive approval of such committee prior to proceeding. There are no exceptions or automatic approvals. It is required that all exterior painting must be approved by the Design Review Committee.

It shall be the responsibility of all owners to comply with all standards and procedures within the Landscape Design Guideline and Residential Design Guidelines, as well as all requirements of the Declaration and any applicable Supplemental Declaration.

B. **Committee Structure**

Architectural and design review and control for Sonoran Foothills is handled by the Design Review Committee established by the Board of the Sonoran Foothills Community Association, Inc. (“The Association”). The Design Review Committee has been established to monitor, review and control the changes and improvements to the development of Sonoran Foothills Community Association.

1. **Design Review Committee** The Design Review Committee reviews plans and specifications on behalf of the Board of Directors in accordance with the Residential Design Guidelines and Landscape Design Guidelines and may promulgate additional design standards and review procedures. The Design Review Committee has exclusive jurisdiction over original construction, initial landscape installation, modifications, additions and alterations made to lots, to structures and landscaping on lots. After a lot and its structures and landscaping have been completed according to approved plans, the Design Review Committee must review all proposed changes to the exterior of the structure and the lot. The Board of Directors appoints members of the Design Review Committee. The Design Review Committee is an advisory committee to the board and reports to the board. A Design Review Committee decision may be appealed to the Board (see Section F).

C. Submittal Procedures

The following procedures shall apply to owners when submitting review requests to the Design Review Committee.

1. An application (form attached as Appendix B) requesting review by the committee is required for all Review Requests. The application shall include the following information:
 - a) Owner's name, mailing address and telephone number.
 - b) The Neighborhood and street address of the lot.
 - c) The Builder's original plan number and/or model name of home.
 - d) The nature of the request. Such request shall be limited to:
 - i. Review and approval of final plans, this includes changes to previously approved plans.
 - ii. Appeal of a "not approved" Review Request or any notation of an "approved as noted" Review Request.
 - iii. Review and consideration of exceptions to or deviations from the Residential Design Guidelines and Landscape Design Guidelines.
 - iv. Review and consideration for a change to provisions of the Residential Design Guidelines and Landscape Design Guidelines.

- e) A brief description of the proposed construction or modification.
 - f) Planned completion date for the construction or modification proposed in the Review Request.
 - g) An acknowledgment that the owner is responsible for scheduling all work in a timely manner and for complying with any approval issued by the Design Review Committee.
 - h) The name, address and telephone numbers of the owner's agent, or representative or subcontractor (if applicable).
2. In addition to the application, owner shall submit plans for the proposed construction or modification as follows:
- a) For landscape, contouring, irrigation or lighting plan approval, or amendments to approved plans, owner shall submit a copy of the landscape, contouring, irrigation and lighting plans for the front yard and a separate copy for the rear yard of the lot. The two plans do not have to be submitted simultaneously. Plans must be to scale (i.e. 1" = 10 feet or 1" = 20 feet) and scale must be clearly indicated on the copy. The applicant should understand that the copy submitted will be retained for permanent record.
 - i. Identify the location of all existing or proposed plants including trees, shrubs, accent plants and groundcover. Draw proposed and existing plants at their mature size using symbols or call outs that correspond to the plant legend. If the Review Request is for an amendment to a previously approved landscape plan, the existing trees, plants and shrubs shall be marked on the landscape plan with a circle marked with a dashed line and a cross in the center indicating their location, and with the proposed additions marked on the landscape plan with a circle marked with a solid line and a dot in the center. All landscape materials proposed to be removed shall be described and current location marked as part of the Review Request.
 - ii. The plant legend must identify the botanical and common name, installation size, size of plant at maturity (should be same size as drawn on the plan), and quantities. A plant legend must be a part of the landscape plan submittal. Incomplete submittals WILL NOT be accepted for review.
 - iii. Identify areas to receive any hardscape treatments. Clearly mark the hardscape treatments on the landscape plan and the legend so that the Design Review Committee can easily

determine the location, type and color of the material. Be prepared to submit material and color samples if requested by the committee.

- iv. Identify areas to receive softscape. The plan shall clearly indicate the location and type of treatment proposed, i.e., grass areas, areas of decomposed granite, native rock applications, or boulders. Legend should indicate proposed quantities, size of material and color.
- v. Prepare a contouring plan using minimum one-foot (1) contour intervals. Indicate proposed slope ratios along the face of each contoured area (3:1, 4:1, etc.). Contouring must occur on all front yards or any side yard located outside the fence to provide visual interest to the streetscape and to help provide smooth, seamless transitions between proposed and existing grades. Contouring should not result in a lumpy appearance.

Lots have been designed and graded to provide positive drainage from the lot to the street or to a retention area. The contouring plan must address the proposed direction of flow across the site. The Owner shall hold harmless the Association, the Design Review Committee and the Declarant for any damage caused by the alteration of the grade by the owner in connection with the design or installation of owner's landscaping, including damage to owner's house.

- vi. Provide on a separate plan, the major components of the irrigation system, if proposed, including: the location of the timer boxes, the valves and mainlines. Provide in note form the equipment specifications. If turf areas are proposed in the rear yard, a complete irrigation plan of such turf areas must be submitted and the location of each head must be included.
 - vii. Identify location of proposed landscape lights, transformers or electrical equipment and method of screening. Provide construction details on the plans and equipment specifications in the legend including type of fixture, color and finish of light fixture, voltage and bulb wattage requirements. The Design Review Committee may require field-testing of fixture locations at night prior to final installation or request the Owner to provide an on-site demonstration of proposed site lighting techniques.
- b) For changes to or additions to the home, the owner, or builder for the owner, shall submit two sets of floor plans for the site,

including the plot plan and a copy of the floor plan for the model elevation. On such plans, owner shall provide a drawing of the proposed changes or additions to the exterior elevation. If owner has a photograph of another house or a picture from a magazine that will assist the Design Review Committee in its review, such photo should be submitted. The application should contain a description of the materials owner plans to use in such changes or additions. If the change or addition affects the roof or roofline, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition. The Design Review Committee may require that an architect or engineer certify the plans depending upon the nature of the request.

- c) For all other improvements, changes or additions to the lot or the home, including, but not limited to, construction, installation, or modifications of walls and fences, ancillary equipment, pools, signage, play equipment, grading, drainage and irrigation systems, the owner shall submit a site plan drawn to scale showing the location, height and dimension of the proposed improvement, change, or addition, the property line of the lot, the setback requirements, any easements, the footprint of the home and driveway, sidewalks, decks, patio, walls and existing landscape. The owner shall also submit a detailed description of the proposed improvement, change or addition, the purpose of the proposed improvement, change or addition, construction specifications, material and color samples, if appropriate, and any additional information or clarification requested by the Design Review Committee. Copies of all necessary prints and applications shall also be submitted. All town and city permitting is the owners responsibility to obtain and comply with.
3. The Design Review Committee may request additional information and clarification of the information given if deemed appropriate by the committee. For example, the committee may request that large color samples be painted on key exterior walls prior to completing a project. The panel samples can be observed by the committee at various times during the day to ensure their trueness of color under different levels of sunlight. Until all requested information is provided to the committee, the Review Request shall be deemed incomplete.
4. All review requests should be addressed to Sonoran Foothills Community Association office or other address as designated by the Board in written notice to the owners.
5. The Modification Application signature page shall be submitted in duplicate.

D. Review Procedures

1. The Design Review Committee shall review all requests without hearings and based solely on the information contained within the Review request. The Design Review Committee their committee members and authorized agents may at any time request additional information or inspect a lot for compliance with the Declaration, these Design Guidelines and any approved plans for construction or modification.
2. The Design Review Committee will reference these Design Guidelines in reviewing requests. Although these Guidelines address a broad range of exterior building and site conditions, they are not intended to be all-inclusive. A committee only in accordance with Section 11.1 of the Declaration may permit variances to the Design Guidelines.
3. Within 45 days of receipt of a complete Review Request, the Committee shall respond to the owner. The committee’s decision shall be rendered in one of the following three forms:
 - a) “Approved” – The entire document is approved in total.
 - b) “Approved As Noted” – The document submitted is partially approved. The owner must resubmit the application incorporating the committee’s conditions and receive approval prior to commencing the construction or alteration.
 - c) “Not Approved” – The entire document submitted is not approved and no work may commence.

E. Implementation of Approved Plans

1. All work must conform to approved plans. If it is determined by a committee that work completed or in progress on any lot is not in compliance with the Design Guidelines or any approval issued by a committee, such committee shall notify the Board. The Board shall notify the owner in writing of such noncompliance within 30 days of inspection, specifying in reasonable detail the particulars of noncompliance and shall require the owner to remedy the same. If the owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance, then such noncompliance shall be deemed to be in violation of the Declaration and these Design Guidelines.
2. If construction does not commence on a project for which plans have been approved within 120 days of such approval, such approval shall

be deemed withdrawn, and it shall be necessary for the owner to resubmit the plans to the appropriate committee for reconsideration.

3. The committee shall include in any approval a maximum time period for the completion of any new construction or modification. The owner may request an extension of such maximum time period not less than ten days prior to the expiration of the maximum time period, which the committee may approve or disapprove, in its sole discretion.
4. If construction is not completed on a project for which plans have been approved within the period set forth in the approval or within any extension approved by the appropriate committee, such approval shall be deemed withdrawn, and such incomplete construction shall be deemed to be in violation of the Declaration and these Design Guidelines.

F. Appeal of “Not Approved” and “Approved as Noted” Decisions.

Any owner shall have the right to appeal a decision of the DRC by resubmitting their application. The DRC will review the appeal and if there is no change in the application and the DRC does not want to change their reply to the application, the appeal will be forwarded to the Board for review. If there is new information provided on the appeal, the DRC may approve, approve with modification or disapprove the new submittal. If the owner chooses to appeal this new DRC decision, it will be handled as a new appeal.

Any decision by the Board of Directors on an appeal will be considered final.

G. Building Permits

If the plans submitted by an owner require a building permit, it is the responsibility of the owner to obtain such permit. The approval of any committee is not a guarantee that the City of Phoenix will approve such plans. If the city requires changes the plans, any changes or modifications must be resubmitted to the Sonoran Foothills Design Review Committee for re-review and may be approved, approved with modification, or disapproved.

H. Fees

The Board may establish and charge reasonable fees for review of applications. Any fee payments shall be made at the time of request

and prior to review by the appropriate committee. All fees shall be made payable to the Sonoran Foothills Community Association and will be non-refundable.

I. Enforcement

In the event of any violation of these Design Guidelines, the Board may take any action set forth in the By-Laws or the Declaration. The Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Board shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine, which fine shall not exceed 10% of the cost of achieving compliance, against the lot upon which such violation exists.

**Sonoran Foothills Community Association
Design Review Committee
APPLICATION**

In an effort to provide and protect each individual's homeowner/commercial parcel rights and property value, it is required that all SFCA's homeowners considering improvements to their home/lot which modify the exterior of the home/lot, or improvements which are visible from other homes, lots or parcels, submit this APPLICATION to the Design Review Committee (DRC) prior to initiating work on planned improvements. **The DRC typically meets the first and third Tuesday of each month. (Call for Meeting time) Requests for consideration must be submitted no later than NOON the Friday before the meeting to be included on the meeting agenda.** If you have any questions concerning the review process, please call (623) 869-6644. The DRC will review your application within forty-five (45) days.

Owner's Name: _____
 Home Phone: _____ Work Phone: _____
 Address: _____
 Email: _____
 Subdivision: _____

What is the nature of the improvement that you propose? (Example: patio cover, basketball goal, addition to house/parcel, antenna, solar panel, etc.). Be specific:

Neighbors consent attached (if required?) _____ yes
 (For example - party wall etc.)

Location of Improvement (check applicable area):
 _____ Front of House _____ Back of House _____ Garage
 _____ Patio _____ Side of House _____ Other

Note: To meet approval of the committee, colors and materials must be those specified in the Architectural Guidelines. (PLEASE ENCLOSE COLOR SAMPLES). A photograph is always helpful to the Design Review Committee for making a decision. Be specific, to prevent return of your application for more information.

If painting your home the existing paint colors, please list the color names below:

Paint Scheme _____ Garage _____
 Fascia Color _____ Body Color _____
 Popouts _____ Shutters _____

New Project Information

Paint Scheme: _____ Body Color _____
 Fascia Color _____ Shutters _____
 Popouts _____ Awning Color _____
 Screen Color _____ Sidewalk _____
 Lumber/Masonry _____ Dimensions _____
 Garage _____ Other _____

Please draw a sketch of the proposed project. Be sure to show street, house and lot lines. If the addition will be a room added to the home, or is a patio cover or similar addition, you should provide an example of the elevation change to the home. (Show the proposed project from two angles showing its relationship to the home.) This type of modification requires submittal of two sets of plans. One will be stamped by the committee and returned to you for the City of Phoenix permit process and the other will be kept in the association records for your lot.

I understand that the Design Review Committee (DRC) will act on this request after receipt, at the next regular meeting. I also understand that if the required information is not included in this APPLICATION, the Design Review Committee may not be able to make a valid judgment and the submittal may be returned for more complete information. I agree not to begin proposed improvement(s) until I have been notified of the Committee's decision.

I would like to start the project: _____

Approximate completion date: _____

Application must be signed by the Homeowner of Record/Parcel Owner:

Homeowner Printed Name/Parcel Owner

Homeowner Signature/Parcel Owner

Date of Request

MAIL OR DELIVER REQUEST TO:

Sonoran Foothills Community Association
31910 N. North Foothills Drive
Phoenix, AZ 85085



FOR OFFICIAL USE ONLY

Date Received _____

Date Reviewed by DRC _____

Approved

Denied

Chairperson Signature

Date

Sonoran Foothills

Landscape Design Guidelines

(Revised August 2015)

Living In Harmony with Nature

From its inception, Sonoran Foothills was planned as a community built among the native desert leaving much of the surrounding native vegetation intact for residents to enjoy. That's probably one of the reasons you chose to live here. Sonoran Foothills is located within a specific zoning district (North Black Canyon Corridor-NBCC) that contains environmental features that the City of Phoenix is interested in protecting. The zoning required that a percentage of land be preserved as natural open space and landscape areas utilize a restricted pallet of low water use plant material.

The Sonoran Desert is home to many indigenous species of trees and shrubs as well as several varieties of wildflowers and other cacti. This variety of plant life also provides a habitat for a similar diversity of indigenous wildlife. Few ecological systems foster this level of natural beauty. The Landscape Design Guidelines are intended to establish continuity between neighbors, yet allow Homeowners the flexibility to develop an individual statement within each front yard. An approved plant list has been developed from which Homeowners shall select their front yard landscape pallet. Plants within the list have been selected for their attractiveness, hardiness, regional Sonoran character and relatively low water use.

Residents will enjoy shady, tree lined streets throughout the community. Each residential lot with a street zone is required to provide 24" box theme trees (***the Southern Live Oak (Quercus virginiana) is the preferred tree due to its strength and less maintenance as it will be used to replace Willow Acacias in common areas in the future, however, both the Live Oak and Willow Acacia are permitted theme trees***) along lot frontage at 20' oc. In order to maintain a consistent residential landscape theme, front yard plants shall be selected from the approved plant list. Planting shall be arranged in naturalistic random massing whenever possible, tree and foundation shrub variety are encouraged to blend with adjacent residences or adjoining open space along common property lines.

Builders are required to offer front yard landscape packages to all prospective buyers. Landscape packages shall include a standard and an upgraded option. Packages must include minimum planting design and densities. Residential landscape packages and model home plans shall be submitted to the Design Review Committee for review and approval. Refer to the enclosed landscape submittal worksheet that must be completed with each plan submittal.

Homeowners are required to have front yard landscape installed within sixty (60) days of closing ***escrow and back yard landscape installed within one hundred and twenty (120) days of close of escrow.***

Landscape Plan Submissions

Builder provided landscape plans must be submitted to the Design Review Committee prior to installation. This includes model home complexes and typical front yard landscape plans. Plans will be reviewed for compliance with any comments provided in writing. An approval letter will be distributed upon successful completion. Model homes and builder provided landscape plans must demonstrate the vision that has been crafted into this community. The landscape designer shall fill out a landscape worksheet (Exhibit A) for each submittal with calculated areas and plant quantities.

Individual residents may also custom design front yard landscape in lieu of builder provided packages. Individual submittals must be reviewed and approved by the Design Review Committee prior to installation. Any comments from the review must be addressed prior to re-submittal. Control over residential front yard landscape will benefit each Homeowner and the entire community with a consistent character.

Homeowners and/or Landscape Contractors are required to maintain certain precautions. Irrigation trenches and emitters are recommended to be located at least ***twenty inches*** (20") from foundations. Grades along foundations shall slope away from structures, to allow unobstructed drainage and eliminate potential problems. Rear yard landscape design is per the discretion of each Homeowner as long as it does not visibly or functionally impact adjacent property owners.

Vegetation species in rear yards shall maintain the Sonoran character and not include Palms, Pines or species with a native height above ***twenty five feet*** (25') upon maturity. Refer to prohibited plant list for further clarification.

The Benefits of Natural Landscaping

Privacy – Natural plant growth can act as a visual screen and a sound baffle between you and your neighbor.

Energy Conservation – Landscaping can be beneficial in reducing heat gains or losses by reducing direct solar radiation and by reducing air leakage (by lowering the wind velocity and by reducing the heat transmission of windows.) Air conditioning in a partially shaded house works less than in a house with walls or roofs completely exposed to the sun

Water Conservation – Native and low water use plant material has a much lower demand of water over traditional ornamental landscape.

Shade – Besides keeping your home cool in the summer, your naturally landscaped yard will be a shaded haven for you and your family throughout the hottest months of the year.

Landscape Maturity – Native plants will mature faster than non-native shrubs that must be pruned and manicured. Your landscape will have that “seasoned” look in a relatively short time.

Convenience – Quite simply, it’s easier to maintain a naturally landscaped home. Natural landscape, once established, will require nothing more than occasional weeding, debris removal, and light pruning.

Beauty – You will be pleasantly surprised by the unique beauty and seasonal variations of your natural landscape. The forces of nature will supplement your efforts to create a perfect composition of color, texture and form with very little effort on your part.

You are required to use *a mix of shrubs/groundcover/vines from the approve plant list* for 25% of all plants in front yard areas.

Ornamental, non-indigenous plants with artificial-looking foliage usually do not blend well with the Sonoran desert. Similarly, tropical looking plants also tend not to fit the native look and often are not adapted to our arid climate. It is a good idea to choose plants that will naturally grow to the shape and size you desire.

When using accent shrubs or flowers, try to plant in natural groups or “plant colonies”. Avoid single “spot planting”, or straight lines. It is also a good idea to stick with one species per grouping to avoid a scattered “fruit salad” look. Some of the most dramatic yards have a predominantly natural landscape theme with only a few seasonal flowering species planted as accents within the landscape, adjacent to patios or outdoor living areas.

Look around and observe how the streetscape, open space and established areas of the Sonoran Foothills have been successfully blended naturally and are now enjoying the benefits of complimenting the natural desert.

It is your community, so use responsible judgment in selecting plants that are compatible with the natural setting that you are striving to create.

Front yard Landscape Requirements

The design *is required to be submitted for approval to the Design Review Committee. The design* and installation of front yard landscape is the responsibility of the homeowner and must be completed within 60 days of *close of escrow*. The following are clarifications and minimum guidelines for front yard landscape design.

Landscape

1. Front yard landscape sets the precedent of the neighborhood and shall maintain a standard throughout the community. The following are minimum plant densities:
 - 1–24” Box Accent Tree per 1,000 sq. ft. of Landscape area, *plus one additional 15 gallon or greater tree for each additional 1,000 sq. ft. Variances may be requested with less than 1,200 sq. ft.*
- Plus • The appropriate number of 24” box Theme Tree (*Southern Live Oak*) at *twenty feet* (20’) oc along street frontages.

Note: Homes in the benefited parcels (behind gates) are not required to replace a box theme tree along street frontages. However, they are encouraged to replace trees with a plant from the approved streetscape plant list.

 - 1 Shrub per 40 sq.ft. Landscape Area
2. Front yard plant material may only be selected from the *Approved* Plant List provided within these guidelines. *A minimum of six varieties must be selected (other than trees) from the approved plant list.*
3. Turf areas are not allowed within front yards.
4. Decomposed granite shall be used to top dress all front yard landscape areas, with at least one application of pre-emergent herbicide. It is the Homeowner’s responsibility to keep landscape areas weed free at all times. The specified granite is ½” – ¾“ washed ‘Madison Gold’, and spread 2” deep over prepared subgrade. Decomposed granite shall be graded uniformly along all walls, walks, and curbs.
5. Landscape installation *and modifications* shall not obstruct drainage through the lot as established by the Civil Engineer.
6. Grading shall transition smoothly with any adjacent residence or open space.
7. Berming or gently mounding of front yard landscape is recommended but not required. Height of berm shall not exceed 24" above established engineered grade. Shape of berms shall be smooth and random with variable side slopes feathered to blend into adjacent grade condition.
8. Homeowner, or designated contractor, assumes liability to any disturbance along foundations, or any perimeter walls.
9. Construction shall be completely contained within each lot unless otherwise approved by homebuilder and/or the Sonoran Foothills *Design Review Committee*.
10. Landscaper must review site with homebuilder representative prior to beginning work to note actual site conditions or discrepancies.
11. Tree and shrub varieties on garage side of house are encouraged to match adjacent neighbor if pre-existing.
12. Shrub and groundcover varieties shall be clustered in random naturalistic massing.
13. Locate *and maintain* plants *so as not to encroach or obstruct* driveway curbs and public walks *so as* to minimize long term maintenance

requirements and allow plants to maintain natural character. **Select low growing groundcover along driveway and street frontages to maintain site visibility.**

14. Boulders, if used, must be surface select granite type. Boulders shall be clustered with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3' in height (above **grade**) and shall have a natural oval character that is compatible with specified decomposed granite. Colored, pit-run rock and lava rock is strictly prohibited.
15. The use of river rock for nonfunctional drainage or decorative swales is strictly prohibited.
16. The use of polyethylene film is prohibited.
17. Homeowner may use low voltage lighting to highlight entry walks, or accentuate trees. Colored bulbs and lenses are prohibited. Light source shall be adjusted to minimize glare (downlighting encouraged) onto adjacent properties or streets. Lights are prohibited to line edge of driveways or streets.
18. Special design features such as low walls, trellis, water features, upgraded driveway and front yard walks, or other structures are encouraged, but must be approved in advance by the Design Review Committee. Front yard **decorative** walls cannot exceed **two feet six inches (2' 6")** in height. **Refer to the Residential Design Guidelines for more detail.**
19. The use of seasonal annual color or potted plants **are permitted** along entry walks or patios, subject to the requirements in Front Yard Art/Ornaments/Features.

Rear Yard Landscape Requirements

Homeowners are solely responsible for rear yard landscape. Plans are to be submitted to the Design Review Committee for approval prior to installation. Landscape in **all backyards** must be installed within 120 days of- **close of Escrow**. Residents will be provided complete rear yard enclosure walls and sideyard gates from the homebuilder. Rear yard landscape is defined as all areas within the wall enclosure or outside rear and side yards for larger lots with building envelopes. Irrigation water supply and electrical service is to be fed from the house services, per local code. Homeowners are responsible to maintain grading and drainage away from the house as provided by the builder.

Rear yard landscape design shall not compromise views or impact adjacent residences or open space. Perimeter fencing shall not be disturbed by construction or installation of rear yard improvements. Turf areas are not allowed within two feet (2') of homes or perimeter walls.

Residential lots with view fence adjacent to common areas shall verify visual compatibility from adjacent open space. Pool equipment must be located away from view fence and screened with masonry wall to eliminate any visibility.

The following are general items that should be incorporated into all rear yard design:

1. Rear yards are required to have a minimum of one (1) 15-gallon tree per 1,000 sq. ft. of landscaped area. Tree varieties must be selected from ***the approved*** plant list. Homeowners are encouraged to upgrade size and or quantity based on actual lot size, orientation and design intent.
2. Shrubs or groundcover to be planted at a minimum density of one (1) plant per 100 sq. ft. of landscape area.
3. Homeowners are responsible to maintain drainage ***as*** established by the Civil Engineer along enclosed rear yards.
4. Homeowners are not allowed to backwash pools or water features through walls into open space ***or into curb gutters. Pools/spas should be backwashed into the sewer system.***
5. Mounding or raised planters in rear yards may not exceed two feet (2') above grade without prior approval of ***the Design Review Committee***. All mounds or raised grade to be at least one foot (1') away from side or rear yard fencing. Homeowners are responsible to confirm on-site drainage in rear yard design. Planter walls are to be masonry, stucco or stone (if used in other aspects of the rear yard landscape).
6. Homeowner assumes liability for any disturbance along perimeter walls. No improvements shall touch these structures without prior approval by the Design Review Committee.
7. Construction shall be completely contained within each lot.
8. Decomposed granite, (1½" depth min.), shall be used to topdress all rear yard landscape areas and at least one application of pre-emergent shall be applied. (Encourage ½" – ¾" washed 'Madison Gold' to match front yards)
9. ***Owners are encouraged to*** follow the ***approved*** front yard pallet to blend with the overall project and adjacent open space when rear yard landscape is visible through view fence. Plant varieties are per Homeowners discretion with the following exceptions. (Refer to Prohibited Plant List)
 - a. Palms, Eucalyptus or Pine trees or other tree varieties with a mature ***native*** height that exceeds ***twenty five feet*** (25') are NOT allowed.
 - b. Olive and Mulberry trees are prohibited.
 - c. Saguaro over 24' in height upon installation are prohibited.
 - d. Fountain Grass is prohibited due to the plant's invasive character.
 - e. Common Bermuda is prohibited due to its invasive character.
 - f. ***Any plant or tree on the prohibited plant list is prohibited.***
10. ***The only grass permitted is mid iron sod.***
11. Site lighting must be focused within rear yards and must meet the requirements of the Residential Design Guidelines.
12. Landscape shall not restrict accessibility to or from sideyard gate.
13. All irrigation equipment for rear yards, if separate from irrigation system for front yard, must be installed within enclosed walls and must not be visible through view fence, if one exists.
14. Irrigation design and installation is to satisfy all local codes.
15. Maintenance of all landscape and irrigation is the responsibility of the homeowner.

16. Pool construction must occur through side yard gates. No pool construction to disturb rear or perimeter walls or landscape installed by the Master Developer.
17. Access gates from rear yard to common area open space or washes, are not allowed.

Irrigation Requirements

With an average rainfall of less than nine inches, plant material requires a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Homeowners are required to install an automatic irrigation system compatible with front yard designs. Timers should be cycled for efficient deep watering. Turf areas (if used) are restricted to rear yards only and shall have spray irrigation with 100% head to head coverage, designed to minimize overspray onto any pavement or granite area.

All landscape shall be watered by an underground drip system to provide slow, deep watering. The following are specific irrigation requirements:

1. Irrigation equipment shall be located in an inconspicuous location out of view from public streets.
2. Controllers shall be located on side yards and conduit shall be painted to match house.
3. ***It is recommended that*** drip tubing should be buried a minimum of ***six inched (6'0)*** below grade and on uphill side of plant.
4. Sleeves shall be incorporated under driveway and walks. It is recommended that ***three inch (3'')*** 40 PVC be used and buried ***six inches (6'')*** ***twelve inches (12'')*** deep.
5. Turf spray heads shall have adjustable arc and radius to minimize over spray.
6. Backflow prevention assembly must be installed per City of Phoenix local codes. (Anti-siphon valves are not allowed)
7. Organize irrigation valves so plants with similar watering requirements are watered together.
8. All front yard valve boxes shall be **tan** in color.

NON-LIABILITY FOR APPROVAL OF PLANS

Article Eleven (11) of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an owner. PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE DECLARANT OR DESIGN REVIEW COMMITTEE TO EXPLAIN IT TO YOU.

THE DESIGN REVIEW COMMITTEE MAKES NO WARRANTY, EXPRESSED OR IMPLIED THAT ANY PLAN SUBMITTED AND APPROVED IS IN ACCORDANCE WITH ALL STATE, COUNTY, OR

LOCAL BUILDING CODES. EACH HOMEOWNER IS REQUIRED TO CHECK AND RECEIVE, AS APPROPRIATE, ALL REGULATORY APPROVALS FOR ANY AND ALL CHANGES MADE TO ANY HOME OR LOT.

CHANGES AND AMENDMENTS TO THE LANDSCAPE DESIGN GUIDELINES

The Landscape Design Guidelines may be amended as follows:

The Design Review Committee or the Board of Directors of the Association may propose changes to these Landscape Design Guidelines. Additionally, any owner may submit to the Design Review Committee proposed changes to these Design Guidelines for review and consideration.

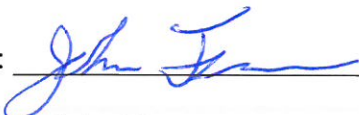
Such amendment shall be promptly posted in a prominent place within the Properties. All amendments shall become effective upon adoption by the Board of Directors. Such amendments shall not be retroactive to previous work or approved work in progress.

In no way shall any amendment to these Landscape Design Guidelines change, alter or modify any provisions of the Declaration, any supplemental Declaration or the Articles or By-Laws of the Association.


Capitalized terms that are not defined in these Landscape Design Guidelines shall have the same meaning as set forth in the Declaration.

These Landscape Design Guidelines have been prepared by the Design Review Committee for use at Sonoran Foothills Community Association.

The Board of Directors of Sonoran Foothills Community Association has adopted these Landscape Design Guidelines on this 26th day of August, 2015.

By:  _____
Name: John Finnan
Title: President

The Design Review Committee of Sonoran Foothills Community Association has adopted these Landscape Design Guidelines on this 26th day of August, 2015.

By:  _____
Name: Tim Holt
Title: Chairperson



INTRODUCTION

The intent of the Sonoran Foothills Architectural Design Guidelines ("Design Guidelines") is to preserve the desert environment and architectural character of the high Sonoran Desert, to protect the aesthetics and environment within the community, and to respect the vistas and views of the mountain setting without discouraging the individual ideas that will enrich the community.

The plant list will provide an overall framework and comprehensive set of standards and procedures to allow the residential community to develop and progress in an orderly and cohesive manner. They establish criteria for design, style, size, location and mode of architecture, design and mode of landscaping, site improvements, colors, materials and the construction and modification of improvements. They also establish a process for judicious review of proposed new developments and changes within the community.

The initial Design Guidelines were prepared by the Declarant and adopted by the Design Review Committee pursuant to the Declaration of Covenants, Conditions, and Restrictions for Sonoran Foothills (the "Declaration"). They may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in these Design Guidelines.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines or the Declaration, the local government standards shall prevail. To the extent that any local government standard is less restrictive than these Design Guidelines or the Declaration, the Declaration and Design Guidelines (in that order) shall prevail.

II. PHILOSOPHY UNDERLYING LANDSCAPE AND DESIGN GUIDELINES

A. Introduction

The high Sonoran desert landscape characteristic of Sonoran Foothills is unique to a small segment of the West. The Sonoran Desert covers three distinct areas: the Sonoran Desert of Mexico, the Baja and the Arizona Sonoran Desert. These three small deserts contain many uncommon plant species. Because our landscape is so extraordinary, we feel that the promotion of sound principles for preservation is especially important.

B. Landscaping

The term "landscaping" is somewhat misleading in that it implies the placement of plants in the ground. However, plant placement is only one component of a good landscape. Other components to consider are: contouring and site drainage, irrigation, lighting, exterior structures, walls, surface treatments (both hardscape and softscape), and recreational elements such as pools and spas. Combined, these components produce a complete outdoor living environment that is not only aesthetically pleasing, but functional.

C. Contouring and Site Drainage

Contouring is the artistic shaping of the land for the purpose of creating and enhancing drainage patterns, providing interest in the landscape, creating opportunities for water harvesting and creating micro-environments for planting. Contouring is one of the elements of landscape design often overlooked or overdone. When complete, contouring should produce pleasing, natural forms that take shape gradually, lending the landscape a more natural appearance. Abrupt mounds or sharp forms do not appear natural. The depressions between mounds are opportune places for plants that respond to increased water such as desert trees or riparian plants. Retain mounds for cacti and shrubs that cannot tolerate excess moisture.

D. Landscape Zones

Several landscape zones and corresponding plant palettes were established for the community during the planning stages. The landscape was divided into four zones: natural areas, transition areas and high-use areas.

The native palette can be complemented with a seed mix to aid in reestablishing smaller grasses, shrubs and wildflowers. Although the plants within this palette are suitable for all areas, its use is required within restored natural areas.

N = Native plant species required for use within Natural Areas but are also suitable for use within any landscape area excluding streetscape area.

E1 = Arid Region species suitable for use within Residential Yards only. E1 plants may also be used in areas where E2, E3, E4 species are acceptable.

E2 = Arid Region species suitable for use within Backyards only.

E3 = Arid Region species suitable for use within Enclosed Courtyards only.

E4 = Ornamental plant species suitable for use in pots but not suitable for use in landscape areas or beds. Pots are subject to the requirements outlined in the Design Guidelines.

E5 = Streetscape Areas (See Separate Listing)

FLOWERS (ANNUALS AND PERENNIALS)

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
Agapanthus	Lilly of the Nile	Med	E4
Anigozanthos flavidus	Kangaroo Paw	Med	E4
Annuals – Seasonal	Petunias/ Pansies/ etc.	Sm	E4
Aquilegia chrysantha	Golden-spurred Columbine	Sm	E2
Asclepias tuberosa	Butterfly Weed	Sm	E2
Aster tanacetifolius	Purple Aster	Sm	E1
Baileya multiradiata	Desert Marigold	Sm	N
Berlandiera lyrata	Chocolate Flower	Med	E1
Brassica oleracea	Ornamental Kale	Sm	E4
Centaurea cineraria	Dusty Miller	Sm	E4
Chrysanthemum frutescens	Marguerite Daisy	Sm	E4
Cooperia drummondii	Rain Lilly	Sm	E2
Coreopsis bigelovii	Desert Coreopsis	Sm	E1
Coreopsis species	Coreopsis	Sm	E4
Cuphea llavea	Bat Faced Cuphea	Med	E2
Dianthus species	Pinks	Sm	E4
Dietes bicolor	Fortnight Lily	Med	E3
Dietes vegeta	Fortnight Lily	Med	E3
Dyssodia pentachaeta	Dyssodia	Med	N
Erigeron divergens	Spreading Fleabane	Sm	N
Eschscholtzia Mexicana	Mexican Golden Poppy	Sm	N
Euryops pectinatus	Golden Euryops	Lrg	E4
Euryops viridis	Green Euryops	Med	E4
Felicia amelloides	Blue Marguerite	Sm	E4
Gaillardia arizonica	Arizona Blanketflower	Sm	E1
Gaillardia pulchella	Indian Blanket	Sm	E1
Geranium species	Geranium	Sm	E4
Guara lindheimeri	Guara	Sm	E2
Hymenoxys acaulis	Angelita Daisy	Sm	E1
Iberis sempervirens	Candytuft	Sm	E3
Impatiens wallerana	Busy Lizzie	Sm	E4
Ipomopsis longiflora	Pale Blue Trumpets	Sm	E1
Kalanchoe species	Kalanchoe	Sm - Lrg	E3
Kallstroemia grandiflora	Arizona Poppy	Sm	N
Liatris species	Gayfeather	Sm	E3
Linum lewissii	Blue Flax	Sm	E2
Lupinus sparsiflorus	Lupine	Sm	N
Machaeranthera tortifolia	Mohave Aster	Sm	E1
Maleophora luteola	Ice Plant	Sm	E3
Melapodium leucanthm	Blackfoot Daisy	Sm	N
Mimulus Cardinalis	Monkey Flower	Sm	E1
Oenothera caespitosa	Evening Primrose	Sm	E1
Orthocarpus purpurascens	Owl's Clover	Sm	N
Pectis papposa	Chinchweed	Sm	N

FLOWERS (ANNUALS AND PERENNIALS) Cont.

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
Penstemon baccharifolius	Baccharisleaf Penstemon	Sm	E2
Penstemon barbatus	Scarlet Bugler	Sm	E1
Penstemon cardinalis	Penstemon	Sm	E1
Penstemon eatonii	Firecracker Penstemon	Sm	E1
Penstemon gerberii	Penstemon	Sm	E2
Penstemon grandiflorus	Penstemon	Sm	E2
Penstemon palmeri	Palmer's Penstemon	Sm	E1
Penstemon parryi	Parry's Penstemon	Lrg	E1
Penstemon pseudospectabilis	Canyon Penstemon	Sm	E1
Penstemon species	Penstemon	Sm - Med	E2
Penstemon strictus	Penstemon	Sm	E1
Penstemon superbus	Superb Penstemon	Sm	E1
Penstemon thurberii	Thurber's Penstemon	Sm	E1
Penstemon wrightii	Wright's Penstemon	Sm	E1
Phaecelia campanularia	Desert Bluebell	Sm	N
Ph/omis fruticosa	Jerusalem Sage	Med	E2
Phlox subulata	Creeping Phlox	Sm	E4
Portulaca grandiflora	Moss Rose	Sm	E4
Psilotrophe cooperi	Paperflower	Sm	N
Ruellia brittoniana	Ruellia	Med	E2
Ruellia brittoniana 'Katie'	Katie Ruellia	Sm	E2
Russelia equisetiformis	Coral Fountain	Lrg	E3
Salvia coccinea	Cherry Red Sage	Med	E2
Salvia farinacea	Mealy Cup Sage	Sm	E2
Salvia greggii 'Sierra Linda'	Autumn sage	Med	E2
Sphaeralcea ambigua	Desert Globemallow	Lrg	N
Stachys byzantina	Lamb's Ear	Sm	E3
Stachys coccinea	Texas / Scarlet Betony	Med	E2
Zauschneria californica	California Fuchsia	Lrg	E2
Zephyranthes candida	Rain Lily	Sm	E2
Zinnia grandiflora	Little Golden / Prairie Zinnia	Sm	N

Sm = <2'
med = 2'- 3'
lrg = >3'

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
Acacia redolens	Trailing Acacia	Lrg	E2
Aizoaceae species	Ice Plant Family	Med	E2
Asparagus densiflorus	Asparagus Fern	Med	E4
Baccharis 'Centennial'	Trailing Desert Broom	Med	E2
Calylophus hartwegii	Calylophus	Med	E1
Convolvulus mauritanicus	Bush Morning Glory	Med	E2
Dalea capitata 'SierraGold'	Sierra Gold Dalea	Med	E2
Dalea Greggii	Trailing Indigo Bush	Lrg	E1
Drosanthemum species	Ice Plant Family	Med	E2
Gazania rigens	Gazania	Sm	E2
Hedera helix 'Needlepoint'	Needlepoint Ivy	Med	E4
Lantana 'Gold Mound'	Goldmound Lantana	Lrg	E2
Lantana montevidensis	Trailing Lantana	Lrg	E2
Mesembryanthemum species	Ice Plant Family	Med	E2
Myoporum parvifolium	Myoporum	Lrg	E3
Oenothera stubbei	Saltillo Primrose	Lrg	E3
Ophiopogon japonicus	Mondo Grass	Sm	E3
Osteospermum fruticosum	Trailing African Daisy	Sm	E2
Plumbago scandens	White Plumbago	Lrg	E2
Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	Lrg	E2
Salvia chamaedryoides	Mexican Blue Sage	Sm	E2
Salvia 'Quicksilver'	Quicksilver Salvia	Med	E1
Santolina chamaecyparissus	Lavender Cotton	Sm	E2
Santolina virens	Lavender Cotton	Sm	E2
Senecio douglasii	Thread leaf Groundsel	Med	N
Teucrium chamaedrys	Creeping Germander	Med	E3
Verbena gooddingii	Native Verbena	Med	N
Verbena rigida	Prairie / Sandpaper Verbena	Med	E2
Verbena tenuisecta (puichella)	Moss Verbena	Sm	E2
Wedelia trilobata	Yellow Dot	Med	E3

sm=<3' med=3'-6' lrg=>6'

ORNAMENTAL GRASSES

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
<i>Aristida pupurea</i>	Purple Three Awn	Med	E1
<i>Festuca cinerea</i>	Blue Fescue	Sm	E3
<i>Muhlenbergia capillaris</i> "Regal Mist"	Regal Mist Muhley	Med	E2
<i>Muhlenbergia dumosa</i>	Bamboo Muhley	Med	E2
<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	Autumn Glow Muhley	Med	E1
<i>Muhlenbergia rigens</i>	Deer Grass	Med	E1
<i>Muhlenbergia rigida</i> 'Nashville'	Nashville Grass	Med	E1
<i>Stipa tenuissima</i>	Mexican Thread Grass	Sm	E3

sm = < 2'
med = 2'- 4'
lrg = > 4'

SUCCULENTS

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
<i>Adenium obesum</i>	Desert Rose	Lrg	E4
<i>Agave species</i>	Agave	Sm - Lrg	E1
<i>Aloe species</i>	Aloe	Sm - Lrg	N
<i>Astrophytum (cactus)</i>	Bishops Cap / Star Cactus	Sm	E2
<i>Cactus species</i>	Cactus	Sm - Lrg	N
<i>Carnegiea gigantea (cactus)</i>	Saguaro	Lrg	N
<i>Cephalocereus (cactus)</i>	Old Man cactus	Med	E2
<i>Cereus (cactus)</i>	Peruvian Cereus	Lrg	E3
<i>Dasyliirion acrotriche</i>	Green Desert Spoon	Lrg	E2
<i>Dasyliirion longissimum (yucca)</i>	Grass Tree	Lrg	E3
<i>Dasyliirion texanum</i>	Texas Soto/	Lrg	E2
<i>Dasyliirion wheeleri (yucca)</i>	Desert Spoon	Lrg	E1
<i>Echeveria species</i>	Hen and Chicks	Sm	E2
<i>Echinocactus grusonii (cactus)</i>	Golden Barrel	Sm	N
<i>Echinocereus engelmannii (cactus)</i>	Engelmann's Hedgehog	Sm	N
<i>Euphorbia antisyphilitica</i>	Candelilla	Med	E2
<i>Euphorbia rigida</i>	Gopher Plant	Med	E2
<i>Euphorbia species</i>	Euphorbia / Spurge	Sm - Lrg	E2
<i>Euphorbia tirucalli</i>	Pencil Tree	Lrg	E3
<i>Euphorbia trigona</i>	Moroccan Mound	Med	E2
<i>Ferocactus cylindraceus (cactus)</i>	Compass Barrel	Med	N
<i>Ferocactus acanthodes (cactus)</i>	Fire Barrel	Med	E1

SUCCULENTS CONT.

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
Ferocactus glaucescens (cactus)	Blue Barrel	Med	E2
Ferocactus wislizeni (cactus)	Fishhook Barrel	Med	N
Fouquieria columnaris	Boojum Tree	Lrg	E3
Fouquieria splendens	Ocatillo	Lrg	N
Heperaloe parviflora - yellow (yucca)	Yellow Hesperaloe	Med	E1
Heperaloe parviflora (yucca)	Red Hesperaloe	Med	E1
Hesperaloe funifera (yucca)	Giant Hesperaloe	Lrg	E2
Kalanchoe species	Kalanchoe	Sm – Lrg	E3
Lophocereus (cactus)	Totem Pole / Senita	Lrg	E2
Mammillaria (cactus)	Pincushion Cactus	Sm	N
Myrtillocactus (cactus)	Candelabra Cactus	Lrg	E2
Nolina bigelovi	Bigelow Nolina	Lrg	E1
Nolina microcarpa	Bear Grass / Sacahuista	Lrg	E1
Opuntia acnathocarpa	Staghorn Cholla	Lrg	N
Opuntia basilaris ramosa	Dwarf Beavertail Cactus	Sm	E2
Opuntia basileris	Beavertail Prickly Pear	Med	E1
Opuntia bigelovii	Teddybear Cholla	Lrg	N
Opuntia fulgida	Jumping Cholla	Med	N
Opuntia leptocaulis	Desert Christmas Cactus	Med	N
Opuntia microdasys	Bunny Ears	Med	E2
Opuntia phaeacantha	Englemann's Prickly Pear	Med	N
Opuntia robusta	Giant Prickly Pear	Med	E2
Opuntia santa-rita	Purple Prickly Pear	Med	E1
Opuntia ficus indica	Indian Fig	Lrg	E3
Pachycerus (cactus)	Mexican Fencepost / Cardon	Lrg	E2
Pedilanthus macrocarpus	Lady Slipper	Med	E2
Portulacaria afra	Elephant's Food	Med	E3
Sedum species	Stonecrop Sedum	Sm	E2
Stenocereus (cactus)	Organ Pipe	Lrg	E1
Stetsonia (cactus)	Argentine Toothpick	Lrg	E2
Trichocereus (cactus)	Argentine Giant	Lrg	N
Yucca angustifolia	Narrow Leaf Yucca	Med	E1
Yucca gloriosa	Yucca Gloriosa	Lrg	E3
Yucca pallida	Paleleaf Yucca	Med	E2
Yucca recurvifolia	Pendulous Yucca	Lrg	E3
Yucca rigida	Blue Yucca	Lrg	E2
Yucca rostrata	Beaked Yucca	Lrg	E2
Yucca rupicola	Twisted Leaf Yucca	Med	E1

sm=<1,
med=1'-5'
lrg=>5'

VINES

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
Antigonon leptopus	Queen's Wreath	Med	E1
Bougainvillea 'Barbara Karst'	Bougainvillea	Med	E2
Bougainvillea 'San Diego Red'	Bougainvillea	Med	E2
Bougainvillea spectabilis	Bougainvillea	Med	E2
Bougainvillea torch glow	Bougainvillea	Med	N
Cissus Trifoliata	Native Grape Ivy	Med	E1
Duranta erecta	Brazilian Sky flower	Lrg	E3
Ficus pumila	Creeping Fig	Med	E3
Gelsemium sempervirens	Yellow Flowering Jessamine	Sm	E2
Hardenbergia violacea	Lilac Vine	Lrg	E2
Macfadyena unguis-cati	Cat's Claw Vine	Lrg	E2
Mascagnia macroptera	Yellow Orchid Vine	Med	E1
Maurandya antirrhiniflora	Snapdragon Vine	Med	E1
Merremia aurea	Yellow Morning Glory Vine	Med	E2
Passiflora foetida	Baja Passion Vine	Sm	E3
Podranea riscaloliana	Pink Trumpet vine	Lrg	E2
Rosa banksiae	Lady Bank's Rose	Lrg	E3
Solanum jasminoides	Potato Vine	Lrg	E3
Trachelospermum jasminoides	Star Jasmine	Med	E4

sm=<10'
med=10'-20'
lrg = > 20'

TREES

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
Acacia aneura	Mulga	Med	E3
Acacia berlandieri	Guajillo	Med	E1
Acacia constricta	White Thorn Acacia	Sm	E1
Acacia craspedocarpa	Leather-Leaf Acacia	Med	E3
Acacia greggii	Catclaw Acacia	Med	N
Acacia rigidula	Blackbrush Acacia	Sm	E3
Acacia saligna	Weeping Wattle	Lrg	E3
Acacia schaffneri	Twisted Acacia	Med	E2
Acacia smallii / farnesiana	Sweet Acacia	Lrg	E1
Acacia willardiana	Palo Blanco	Med	E2
Bauhinia lunaroides	Anacacho Orchid Tree	Sm	E3
Caesalpinia cacalaco	Cascalote	Sm	E2
Caesalpinia Mexicana	Mexican Bird of Paradise	Sm	E2
Canotia halacantha	Crucifixion thorn	Sm	N
Celtis reticulata	Canyon Hackberry	Med	E1
Cercidium "Desert Museum"	Hybrid Palo Verde	Lrg	E1
Cercidium "Rojo"	Hybrid Palo Verde	Lrg	E1

Cercidium "Sonoran Emerald"

Hybrid Palo Verde

Lrg

E1

TREES CONT.

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
Cercidium flondum	Blue Palo Verde	Lrg	N
Cercidium microphyllum	Foothill Palo Verde	Med	N
Cercidium praecox	Palo Brea	Med	E1
Cercis occidentalis	Western Redbud	Sm	E3
Chilopsis linearis	Desert Willow	Lrg	N
Chitalpa tashkentensis	Chitalpa "Pink Dawn"	Lrg	E2
Ficus benjamina	Weeping Fig	Lrg	E4
Fraxinus greggi	Little-Leaf Ash	Sm	E3
Lysiloma microphylla	Fern of the Desert	Med	E2
Olneya tesota	Ironwood	Lrg	N
Pistacia lentiscus	Mastic Tree	Sm	E2
Pithecellobium flexicaule	Texas Ebony	Med	E2
Prosopis alba	Argentine Mesquite	Lrg	E2
Prosopis velutina	Velvet Mesquite	Med	E2
Prosopis chilensis	Chilean Mesquite	Lrg	E2
Prosopis glandulosa	Texas Honey Mesquite	Lrg	E2
Prosopis hybrid "Phoenix"	Hybrid Mesquite	Lrg	E2
Prosopis pubescens	Screwbean Mesquite	Lrg	E2
Prosopis velutina	Native Mesquite	Med	E2
Quercus virginiana	Southern Live Oak	Lrg	E2
Sophora secundiflora	Texas Mountain Laurel	Sm	E2
Ugnadia speciosa	Mexican Buckeye	Sm	E3
Vauquelinia californica auciflora	Arizona Rosewood	Med	E1
Vitex agnus – castus	Chaste Tree/Monk's Pepper	Med	E3
Variety	Fruit Trees – Dwarf Size Only	Sm	E2

sm=<15'

med=15'-25'

lrg = > 25'

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
Abrrosia deltoidea	Bursage	Sm	N
Alyogyne	Blue Hibiscus	Lrg	E2
Anisacanthus quadrifidus	Flame Anisacanthus	Med	E2
Asclepias linaria	Pineleaf Milkweed	Sm	E1
Asclepias subulata	Desert Milkweed	Med	E1
Baccharis glutinosa	Seep Willow	Lrg	E1
Bougainvillea 'LaJolla'	Bush Bougainville	Lrg	E2
Caesalpinia gilliesii	Desert Bird of Paradise	Lrg	E1
Caesalpinia pulcherrima	Red Bird of Paradise	Lrg	E2
Calliandra californica	Baja Red Fairy Duster	Lrg	E2
Calliandra eriophylla	Pink Fairy Duster	Sm	N
Cassia goldmanii	Goldman's Cassia	Lrg	E1
Cassia species	Cassia	Sm – Lrg	E2
Celtis pallida	Desert Hackberry	Lrg	N

Cordia parvifolia

Small Leaf Cordia

Lrg

E2

SHRUBS CONT.

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
Cyperus alternifolius	Umbrella Plant	Med	E3
Dalea frutescens 'Sierra Negra'	Sierra Negra Dalea	Med	E1
Dalea pulchra	Indigo Bush	Med	E1
Dalea versicolor	Weeping Dalea	Med	E1
Dicliptera suberecta	Velvet Honeysuckle	Med	E2
Dodonea viscosa	Hop Bush	Lrg	E1
Encelia farinose	Brittlebush	Med	N
Ephedra trifurca	Morman Tea	Med	N
Eremophila glabra	Emu Bush	Lrg	E2
Eremophila laanii	Pink Emu	Lrg	E3
Eremophila maculata	Valentine Emu	Med	E2
Eremophila polyclada	Blue Emu	Lrg	E3
Eremophila racemosa	Easter Egg Emu	Lrg	E3
Ericameria laricifolia	Turpentine Bush	Sm	N
Eriogonum fasciculatum	Flattop Buckwheat	Sm	N
Eriogonum wrightii	Desert Buckwheat	Sm	E1
Fallugia paradoxa	Apache Plume	Lrg	E2
Gossypium harknessii	San Marcos Hibiscus	Med	E2
Guaiacum angustifolium	Texas Guaicum	Lrg	E3
Guaiacum coulteri	Guayacan	Med	E2
Hamelia patens	Firecracker/Hummingbird Bush	Med	E3
Hyptis emoryi	Desert Lavender	Lrg	N
Justica claifornica	Chuparosa	Lrg	N
Justica candicans	Red Justica	Lrg	N
Justica spiigera	Mexican Honeysuckle	Med	E2
Krameria Parvifolia	Ratany	Sm	N
Lantana camara	Bush Lantana	Sm	E2
Larrea tridentata	Creosote Bush	Lrg	N
Leucophyllum candidum	Thunder Cloud Sage	Med	E2
Leucophyllum frutescens	Texas Sage	Lrg	E2
Leucophyllum frutescens 'Compacta'	Compact Sage	Med	E2
Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	Lrg	E2
Leucophyllum frutescens 'White Cloud'	White Cloud Sage	Lrg	E2
Leucophyllum hybrid 'Rain Cloud'	Rain Cloud Sage	Lrg	E2
Leucophyllum laevigatum	Chihuahuan Sage	Lrg	E2
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	Lrg	E2
Leucophyllum pruinose 'Sierra Bouquet'	Sierra Bouquet Sage	Lrg	E2
Leucophyllum revolutu 'Sierra Magic'	Sierra Magic Sage	Lrg	E2
Leucophyllum species	Texas Sage	Lrg	E2
Lotus rigidus	Desert Rock Pea	Sm	N
Lycium andersonii	Ander Lycium	Lrg	N
Lycium freemontii	Freemont Lycium/Wolfbery	Lrg	N
Mimosa dysocarpa	Mimosa	Lrg	E2
Myrtle communis	Twisted Myrtle/Myrtle	Med	E3
Maytenus phyllanthoides	Mangle Dulce	Lrg	N
Myrtle communis 'Compacta'	Compact roman Myrtle	Med	E3
Plumbago auriculata	Cape Plumbago	Med	E2
Punica granatum	Pomegranate	Lrg	E3
Rosa species	Rose	Sm – Lrg	E4
Ruellia peninsularis	Baja Ruellia	Med	E2

Salvia clevelandii
Salvia leucaantha

Chaparral Sage
Mexican Bush Sage

Med
Med

E2
E2

SHRUBS CONT.

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
Salvia leucophylla	Purple Sage	Lrg	E2
Salvia microphylla	Wild Watermelon Salvia	Med	E2
Senecio douglasii	Thread leaf Groundsel	Med	N
Senna covesii	Desert Senna	Med	E1
Senna wislizenii	Shrubby Senna	Med	E2
Simmondsia chinensis	Jojoba	Lrg	N
Tagetes lemmonii	Mt. Lemmon Marigold	Med	E2
Tecoma Hybrid	Orange Bells	Lrg	E3
Tecoma stans	Yellow Bells	Lrg	E2
Viguiera deltoidea	Goldeneye	Med	E1
Zizyphus obtusifolia	Graythorn	Lrg	N

sm=<3'
med = X- 5'
lrg=>5'

STREETSCAPE

BOTANICAL NAME	COMMON NAME	SIZE	ZONE
Acacia aneura	Mulga	Lrg	E5
Agave species	Agave	Sm	E5
Aloe species	Aloe	Sm	E5
Eremophila prostrata	Outback Sunrise	Sm - Lrg	E5
Festuca glauca	Blue Fescue	Sm	E5
Lantana 'Gold Mound'	Goldmound Lantana	Lrg	E5
Lantana montevidensis	Trailing Lantana	Lrg	E5
Mesembryanthemum species	Ice Plant Family	Med	E5
Quercus virginiana	Southern Live Oak	Lrg	E5
Senecio flaccidus	Threadleaf Groundsel	Med	E5
Verbenaceae	Verbena	Sm	E5
Zinnia	Zinnia	Sm	E5

Prohibited/Invasive Plant list

Brachychiton populneus	Bottle tree
Cenchrus ciliaris	Buffalo Grass
Cynodon dactylon	Common Bermuda Grass
Eragrostis lehmanniana	Lehmann's Lovegrass
Eucalyptus sp.	Eucalyptus
Gutierrezia sarothrae	Snakeweed
Hordeum jubatum	Foxtail Barley
Olea sp.	Olive Trees
Oleander sp.	Oleanders – except for Petite Varieties (rear yards with no view bar only)
Parkinsonia aculeata	Mexican Palo Verde
Pennisetum sp.	Fountain Grass
Pinus sp.	Pines (All pines, Cypress or Cedar)
Prosopis chilensis	Chilean Mesquite – In Parking Areas
Rhus lancea	African Sumac
Thevetia Peruviana	Yellow Oleander
Washington sp.	Fan Palm (any Palm)
Verbina pulchella	Rock Verbena
Senna vislizenii	Shrubby Senna
Santalina varieties	Santalina
Prosopis alba	Argentine Mesquite
Mascagnia macroptera	Yellow Orchid Vine
Mascagnia lilacina	Lavender Orchid Vine
Chrysactinia mexicana	Damianita
Alyogyne huegelii	Blue Hibiscus
Abutilon palmeri	Indian Mallow
Yucca varieties	Yucca
Yucca elata	Soaptree Yucca
Yucca baccata	Banana Yucca
Yucca aloifolia	Spanish Bayonet
Vitex agnus-castus	Chaste Pepper Tree