

**UNANIMOUS CONSENT TO ACTION  
BY THE BOARD OF DIRECTORS  
JORDE FARMS COMMUNITY ASSOCIATION  
c/o AAM, LLC  
1600 W. Broadway Rd., Ste 200  
Tempe, AZ 85282  
(602) 957-9191**

The undersigned, constituting all of the members of the Board of Directors of Jorde Farms Community Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

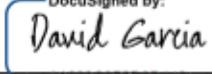
**RESOLVED** that the Board of Directors hereby adopts the attached Association Rules and Design Guidelines revised July 24, 2023.

IN WITNESS WHEREOF, the undersigned have executed this consent as of date of this signing.

DocuSigned by:  
  
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\_\_\_\_\_  
Ken Peterson  
President and Director, Board of Directors

7/28/2023

Date

DocuSigned by:  
  
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David Garcia  
Vice President and Director, Board of Directors

7/28/2023

Date

DocuSigned by:  
  
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Jon Fisher  
Secretary/Treasurer and Director, Board of Directors

7/25/2023

Date

# **Jorde Farms Community Association**

## **ASSOCIATION RULES AND DESIGN GUIDELINES**

**Revised July 24, 2023**

The Association Rules and Design Guidelines ("Rules"), as set forth in this document, shall interpret and implement procedures for the Design Review Committee's ("Committee") review and standards, including (but not limited to) architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance the property values and maintain the high standards of development that exist within Jorde Farms Community Association. Unless specifically identified as not requiring a submittal for approval within this document, prior approval from the Committee is required. The Rules are established to assist owners in conforming to the standards established, and may be amended or supplemented from time to time by the Committee and/or the Board of Directors ("Board") pursuant to the Declaration of Covenants, Conditions and Restrictions for Jorde Farms Community Association as may be amended ("Declaration").

Each application will be reviewed on a case-by-case basis. When reviewing all applications, the Committee will also consider the interest of neighboring properties. This may include making reasonable provisions for access, surface water drainage, sight and sound buffers, light and air, and other aspects of design which could have a substantial effect on neighboring properties.

**PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED, IF REQUIRED, TO THE COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (UNLESS SPECIFICALLY NOTED). IF APPROVAL IS REQUIRED FROM A GOVERNMENTAL AGENCY (I.E., TOWN, COUNTY, STATE), IT IS UP TO THE OWNER TO INSURE THAT THE GOVERNMENTAL PERMITS/APPROVALS ARE RECEIVED PRIOR TO THE START OF CONSTRUCTION.**

## APPLICATION PROCEDURE

### Submittal

Application and plans (which will be kept on file with the Association) shall be sent to:

**Jorde Farms Community Association**

c/o AAM, LLC

1600 W. Broadway Rd., Ste 200

Tempe, AZ 85282

(602) 957-9191 / FAX (602) 957-8802

<https://www.homeownerresources.com/hoa-and-community-forms/architectural-submission/>

The following information should be included with the submittal:

1. **Design Review Committee Submittal Form:** A completed application form (attached or additional copies may be obtained from the management office).
2. **Plot Plan:** A site plan showing dimensions, relation to existing Residence and property lines (setbacks). Measurements must be written on the plans. A plot plan would have been provided by the Builder at purchase or available from the Maricopa County Assessor's website.
3. **Elevation Plans:** Plans showing finished appearance of Improvement in relation to existing Residence.
4. **Specifications:** Detailed description of exterior material and fixtures to be used, color samples, and dimensions must be submitted.
5. **Photograph:** If submittal is for an existing structure or Improvement, a photograph of the structure or Improvement must accompany the submittal application.

All buildings, structures and other Improvements erected within Jorde Farms Community Association, and the use and appearance of all land within Jorde Farms Community Association, shall comply with all applicable Town/County/State zoning and code requirements, as well as the Declaration and these Rules.

### **REVIEW-APPROVAL AND/OR DISAPPROVAL**

The Committee shall have forty-five (45) days after submittal of requests to approve or disapprove submittals. In the event that the Committee fails to approve or disapprove an application for approval within forty-five (45) days after the complete application, together with any fees payable and all supporting information, plans and specifications requested by the Committee, have been submitted to the Committee, the Owner submitting such plans may redeliver the plans to the Committee along with a demand that the Committee act on the plans submitted by the Owner. If the Committee does not disapprove the plans within thirty (30) days after receipt of the resubmittal and demand from the Owner, then the plans shall be deemed disapproved. No verbal approvals/disapprovals will be given by the management company. All decisions will be mailed via US Mail. Review will include, but is not limited to, consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the Lot and impact on neighboring Lots. The location of the Improvement with respect to topography and finished grade elevation is also considered.

Neither the Committee, nor the Board of Directors, nor the Declarant shall have any liability in connection with or related to approved plans, specifications, or Improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the Improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

**Approval Expiration:** Construction must be started within ninety (90) days of the date of the Committee's approval of the application or as otherwise specified, or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Rules.

**Construction Period:** Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Committee's discretion), such construction shall be completed within one hundred and twenty (120) days of the date of the Committee's approval of the application.

**Appeal:** Any appeal of the Committee's decision must be submitted in writing, within thirty (30) days of the mailing date of the Committee decision to:

**Jorde Farms Community Association**  
c/o AAM, LLC  
1600 W. Broadway Rd., Ste. 200  
Tempe, AZ 85282

**JORDE FARMS COMMUNITY ASSOCIATION**  
**RULES AND DESIGN GUIDELINES MAY BE AMENDED FROM TIME TO TIME BY**  
**THE DESIGN REVIEW COMMITTEE AS FURTHER OUTLINED IN THE**  
**DECLARATION.**

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## **ASSOCIATION RULES AND DESIGN GUIDELINES JORDE FARMS COMMUNITY ASSOCIATION**

**ACCESSORY STRUCTURES:** Accessory structures shall include any structures not specifically called out in this document or the Declaration. Unless specifically stated herein, these structures must be set back at least ten feet (10') from all surrounding property lines. They require Committee approval if they are taller than the surrounding fences. The intent is to use colors that are consistent with the Community; however, materials are subject to review by the Committee. If it is felt that the materials will not last in the Arizona weather, the Committee has the authority to request additional information or require that the materials be better suited to our climate. Lattice and/or trellis structures will be required to be painted to match the base color of the home or left natural redwood (redwood may be sealed so that it looks good for a longer period of time). All accessory structures must be maintained in like-new condition at all times. The structural integrity of any Accessory Structure must be considered with respect to any existing slopes.

**ANIMALS:** As stated more specifically within the Declaration (Section 8.3), No animal, bird, fowl, poultry, reptile or livestock may be kept on any Lot, except that a reasonable number of dogs, cats or small birds or animals which are commonly accepted household pets may be kept on a Lot if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. The Board shall have the authority to determine (i) whether a particular animal or bird is permitted to be kept on a Lot pursuant to this Section and (ii) what is a reasonable number of dogs, cats or small birds or animals which are commonly accepted household pets for any particular Lot, and the Board's determination shall be final. All dogs, cats, birds or animals permitted under this Section shall be confined to an Owner's Lot, except that a dog may be permitted to leave an Owner's Lot if such dog is at all times kept on a leash not to exceed six feet (6') in length and is not permitted to enter upon any other Lot. Any person bringing a dog onto the Common Area shall immediately remove any feces deposited on the Common Area by the dog. The Board may restrict the portions of the Common Area on which dogs are permitted.

No dog, cat, bird or animal permitted to be kept on a Lot pursuant to this Section shall be allowed to become a nuisance. No structure for the care, housing or confinement of any dog, cat, bird or animal permitted to be kept on a Lot pursuant to this Section shall be maintained so as to be Visible From Neighboring Property, except for a professionally constructed dog house not to exceed four feet (4') in height. Upon the written request of any Owner, Lessee or Resident, the Board shall conclusively determine, in its sole and absolute discretion, whether, for the purposes of this Section, a particular dog, cat, bird or animal permitted to be kept on a Lot pursuant to this Section is a nuisance. Any decision rendered by the Board shall be enforceable in the same manner as other restrictions set forth in this Declaration.

**ANTENNAS:** Except for antennas, satellite dishes and other over-the-air receiving devices covered by the FCC rules governing Over-the-Air Reception Devices; Television Broadcast Service and Multi-channel Multipoint Distribution Service (the "FCC Rule"), no antenna for the transmission or reception of television or radio signals or for access to the internet shall be installed on any Lot unless approved by the Committee. Any antenna, satellite dish or other receiving device covered by the FCC Rule may be installed on a Lot without the prior approval of the Committee provided the antenna, satellite dish or receiving device is placed inside a Residence or other Building or is placed on the portion of the Lot which is the least Visible From Neighboring Property and does not interfere with the viewer's ability to install, maintain or use the antenna, satellite dish or receiving device. The Committee shall have the right to adopt rules and regulations with respect to the installation and placement of antennas, satellite dishes and other receiving devices; provided, however, that the Committee shall not impose or enforce any rule or regulation which is inconsistent with or prohibited by the FCC Rule.

The preferred location for any antenna, satellite dish or other over-the-air receiving devices are as follows:

1. A location in the rear yard of the Lot where the Receiver will be screened from view by landscaping or other Improvements;
2. An unscreened location in the backyard of the Lot;
3. On the roof, but completely below the highest point on the roofline;
4. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other Improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other Improvements.

If no location is available where the antenna will not be visible from neighboring properties, the antenna and all appurtenances must be painted to match the structure to which it is attached so that it is less obtrusive.

**AWNINGS:** All awnings must be approved by the Committee, whether attached to the house or free-standing. Awnings over all windows shall be canvas or similar material, of solid color on both sides, which match the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning, is required. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and or replaced due to weathering, fading, tearing, ripping, etc.

**BASKETBALL GOALS:** No portable basketball goals or backboards may be kept or stored on a Lot so as to be Visible From Neighboring Property. Permanent basketball goals or backboards attached to a free standing pole may be constructed, installed or maintained on a Lot, provided the location, design, material and color of the pole and the basketball goal or backboard are approved by the Committee and they are used in accordance with the below:

1. Portable basketball equipment must be stored in the backyard, below fence line when not in use. If rear yard has a view fence the basketball equipment must be screened from view.
2. All basketball structures, if permanently installed, must be installed within fenced backyard. Installation shall be at least ten (10) feet from property line.
3. Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. (Clear backboards are acceptable without painting.)
4. Basketball poles must be painted to match the color of the body of the exterior of the home or black or white.
5. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped torn nets, chipped and/or peeling paint, etc., should be promptly removed, repaired or replaced.
6. Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
7. Painting of "keys" on driveways is prohibited.
8. Lighting of basketball equipment for night play is expressly prohibited.

**DECORATIVE ITEMS:** Front yard decorative item(s) are not permitted. Rear yard item(s) that will be Visible From Neighboring Property must be submitted for approval by the Committee. Submittal shall include a color picture of the proposed item. Decorative items include, but shall not be limited to iron, ceramic, plastic, clay or wood figures, carts, wagons, bridges, unnatural or man-made items. Decorative pots are not required to be submitted for approval unless they are larger than four feet (4') tall or four feet (4') wide or are of a non-neutral or non-earth tone color.

The Board of Directors reserves the right to require removal of decorative items based on size, quantity, color and location and any other criteria that the Board may determine.

**FLOWER POTS:** Flower pots or decorative pots may be placed in front yards, but cannot exceed three (3) in number, be larger than four feet (4') tall or four feet (4') wide or be of a non-neutral or non-earth tone color (see "Decorative Items" above). Pots shall be located within three feet (3') of the front of the home or garage. Pots must be maintained in like-new condition at all times, and must be continually planted with live foliage. Artificial plants and/or flowers are expressly prohibited. Flower boxes attached to the home will not be approved by the Committee.

**SEASONAL AND DECORATIVE FLAGS:** One (1) bracket for seasonal and decorative flags, house mounted below the roofline, does not require approval. Seasonal flags must be removed within thirty (30) 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 fines and removal. Flags shall not be offensive to the Association. The Board of Directors shall make this determination at its sole discretion.

**HOLIDAY DECORATIONS:** Owners may display holiday decorations which are Visible From Neighboring Property only if the decorations are of the kinds normally displayed in single family residential neighborhoods, are of reasonable size and scope and do not disturb other Owners by excessive light or sound or by causing an unreasonable amount of spectator traffic. Holiday decorations may be displayed no more than thirty (30) days before or more than twenty-one (21) days after any nationally recognized holiday.

**DECORATIVE ART ON HOUSES:** Decorative Art on houses is not permitted in Jorde Farms.

**DOORS:** Replacing any door that is Visible From Neighboring Property (front door, garage door, and side garage door) requires Committee approval unless the replacement door is exactly the same in color and design as that which was installed by the builder. If changing to a different design or color, a picture/brochure of the new door (or a paint chip) is required with the submittal.

**DRAINAGE:** Providing for proper drainage on your Lot is extremely important. When any changes are made to the Lot, drainage should be considered and not changed unless absolutely necessary. Drainage water may not be directed toward the building foundation or toward any neighboring property. Drainage may not be altered to create any condition that could lead to off-site soil erosion in open spaces.

**FLAGPOLES:** Flag display requirements:

1. No more than two flags may be displayed at once and only flags pursuant to ARS §33-1808 are permitted to include: (a) the American flag, (b) United States Army, Navy, Air Force, Marine Corps or Coast Guard, (c) the POW/MIA flag, (d) the Arizona state flag, (e) an Arizona Indian nations flag, (f) the Gadsden flag.
2. The maximum size of any flag shall be three feet by five feet (3' x 5').
3. Flags must be made of fabric; flags cannot be plastic, made of colored lights, painted objects, etc.
4. The maximum height of a permanent, removable or freestanding pole shall be no higher than the height of the roof peak.
5. Wall mounted flag poles shall be a maximum of five feet (5') long with attaching brackets painted to match the attachment area and will not require prior approval.
6. All poles and flags must be maintained in excellent condition according to the United States Flag Code, Title 36, U.S.C., and Chapter 10.
7. Only one (1) permanent, removable, wall mounted or freestanding pole will be permitted per Residence or Lot.

8. It will be the responsibility of the homeowner or resident of the Lot on which a flag is displayed to do so with proper respect and flag etiquette.

**DRIVEWAY EXTENSIONS AND SIDEWALKS:** Driveway extensions will be considered if the following conditions are met:

1. Only driveway extensions on Lots 50 feet wide and larger, located in the side yard of the property will be considered OR;
2. Driveway extensions of twelve inches (12") on each side of the driveway will be considered.
3. Permitted Motor Vehicles owned or leased by an Owner, Lessee or Resident of a Lot may only be parked on a driveway extension constructed with the approval of the Committee if space for the parking of such Permitted Motor Vehicles is not available either in the garage or in the driveway constructed as part of the initial construction or Improvements on the Lot.
4. The Submittals must include a plot plan with the following noted thereon: (a) the location and dimensions of the proposed extension, (b) the existing driveway dimensions and materials used, (c) the total linear feet of Lot frontage, and (d) the material used for extension (must match existing materials).
5. The total parking area may not exceed thirty feet (30') of contiguous frontage or fifty percent (50%) of the Lot width (existing plus extension) as measured at its widest point, whichever is less.
6. Painting or staining of paved surfaces is prohibited.
7. No bollards, chains or rope shall be allowed to delineate driveways from the rest of the property.

**Additional Sidewalks:** Sidewalks installed to utilize the side gates shall be submitted:

1. The additional sidewalk is four feet (4') or less in width, is one foot (1') or more from the property line, and is one foot (1') or more from the home.
2. The area between the home and the sidewalk addition must have groundcover installed per the landscaping guidelines or to match the existing front yard ground cover (i.e., decomposed granite).
3. The material to be used for the sidewalk must be submitted and must match existing sidewalks of driveway.

**EXTERIOR LIGHTING:** Except as initially installed by Declarant, no spotlights, floodlights, or other high intensity lighting shall be placed or utilized on any Lot which will allow light to be directed or reflected on any other Lot or any public street.

Exterior lighting shall be permitted on a Lot so long as (i) the source of the lighting is not pointed at or directly illuminates any neighboring property; (ii) such lighting is limited to that which is reasonably necessary for the safety and convenience of the Dwelling Unit Owner; and (iv) such lighting conforms with such other requirements as may be imposed by the Committee. Neighboring property for this section shall include Lots and Parcels, common areas, streets, and Open Mountain or field areas. Floodlights are not permitted.

Patio string lighting does not need approval provided the following requirements are met: Patio string lighting is permitted in the rear yard only. If an anchor pole is used it may not exceed eight feet (8') in height, be setback a minimum of five feet (5') from all property lines and must be painted to match the color of the home. Lighting must be low voltage, soft and indirect. Lighting must be maintained in good condition at all times.

**GARAGES:** The interior of all garages shall be maintained in a neat and clean condition. Garages shall be used only for the parking of Vehicles and the storage of normal household supplies and materials and shall not be used for or converted to living quarters or recreational

activities after the initial construction. Garage doors shall be left open only as needed for ingress and egress.

**GATES:** All requests for gates other than those which were originally installed must be submitted for approval. Placement of gate(s) must be approved by the Committee. All gates should be of the same material, design and color as the originally installed gates, unless approved by the Committee. Gates may be painted to match the fence with approval from the Committee.

Courtyard gates may be submitted for approval if they do not exceed the height of the courtyard pillar and match the color of the home or courtyard gates made of decorative iron with finishes to match other iron materials installed by Builder on the home.

**GUTTERS AND DOWNSPOUTS:** Gutters and downspouts will be considered for approval if the finish matches the color of the home in the area to which they are attached. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times. Downspouts must be directed so as not to drain onto neighboring property.

**OIL PANS:** Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use to prevent them from being visible.

**MOTOR VEHICLES:**

(a) No Motor Vehicle classed by manufacturer rating as exceeding one (1) ton, recreational vehicle, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, boat trailer, or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed or repaired on any Lot or Common Area if Visible From Neighboring Property or on any Street within the Covered Property, except as permitted pursuant to the Design Guidelines. None of the Motor Vehicles described above, or any other vehicle, may be used as a living area or otherwise occupied while located on the Covered Property. This Section shall not prohibit the parking of vehicles protected by A.R.S. §33-1809 or Applicable Laws.

(b) No Motor Vehicles designed or used for carrying merchandise, supplies or equipment for commercial purposes may be parked on the Common Area or on a Lot, except for vehicles parked entirely within an enclosed garage and the temporary parking of the Motor Vehicles of contractors, subcontractors, suppliers or vendors of Declarant, Declarant Affiliates or Designated Builders, Association or the Owners or Occupants.

(c) The Board shall have the right and power to adopt Association Rules governing and further restricting the parking of Motor Vehicles on Lots or the Streets, implementing the provisions of this Section and establishing certain exceptions that may in certain cases be warranted. In the event of any conflict or inconsistency between the provisions of this Section and the Association Rules adopted by the Board, the provisions of this Section shall control.

(d) The Association may adopt additional parking restrictions, including the establishment of fines and assessments for their violation, enforceable as all other Assessments and in the same manner as other provisions of this Declaration.

**OUTDOOR FIRE PITS, BUILT IN BARBECUES:** Outdoor fire pits and built in barbecues shall be permitted in back or side yards behind Perimeter Walls or other walls (private areas only). Built in barbecues or fire pits must be located a minimum of three (3) feet from surrounding walls, and shall not exceed the height of the adjacent wall or yard enclosure.

**PAINT COLORS (EXTERIOR):** Exterior paint colors must be selected from the color palette originally approved by the Builder. Owners who are painting their house in the exact same paint color as the originally approved color palette do not need to seek prior approval of the

Committee. Other compatible colors not originally existing on the home may be considered and must be submitted for approval prior to painting.

**PATIO COVERS:** Proposed patio covers not offered by the original Builder, such as trellis or Alumawood type patio covers, may not exceed ten percent (10%) of the footprint of the Residence. Patio covers must be in the rear yard only and must match the home or eave color.

Color and material of supports should match the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers will need to be reviewed by the Committee on an individual basis prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

**PLAYGROUND EQUIPMENT:** Plans for play structures and similar recreational equipment must be submitted for approval since in most instances they protrude over the fence line. This is not to eliminate play structures, but to consider privacy issues for adjacent neighbors, and to assure aesthetic appeal.

The maximum height that will be considered for approval of play structures is twelve feet (12'). The maximum height for any deck/platform is four feet (4') above ground level.

Any play structure which is eight feet (8') tall or less must be placed at least ten feet (10') from any Lot line. For each additional foot of play structure height over eight feet (8'), the setback from all surrounding walls shall increase by two feet (2') per foot of height of the structure. (To wit, a structure that is twelve feet (12') tall will need to be set back eighteen feet (18') from all surrounding walls.)

When considering plans, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture or brochure of the structure, total dimensions, materials, colors, and a map or drawing indicating the proposed location and its proximity to adjacent property lines.

The color of canopy of the play structure must be a "neutral" or "earth tone" color.

**POOLS AND SPAS:** Pools and spas which are Visible From Neighboring Property require the prior approval of the Committee.

Slides, diving boards, rock waterfalls, rock climbing walls or other like accessories ("Accessories") that are "Visible From Neighboring Property" must be submitted for prior approval of the Committee. Accessories items will be reviewed on a case-by-case basis with no such items permitted to exceed five (5) feet in height from the ground or decking. On Lots with wrought iron view fencing, the installation of landscape to limit the visibility of Accessories from neighboring property shall be required.

Access for pool installation must be through the front gate access.

All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plans for screening for approval by the Committee.

Pools may not be backwashed into any Common Area or off of the Lot on which the pool has been installed. Check with your pool contractor concerning Town ordinance requirements for backwashing. Damage to Common Areas due to backwashing, including erosion, will be repaired by the Association, and all expenses incurred by the Association will be billed to the homeowner.

**POOL FENCING AND EQUIPMENT:** Rear yard wrought iron pool fencing installed on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color

of the home and must meet all Town, County, State, and/or Federal requirements. Pool equipment on Lots with view fencing must be screened from view from Common Areas. Screening may be through plant material or hardscape enclosure. All screening material requires approval from the Committee.

**RAMADAS, GAZEBOS and PERGOLAS:** Ramadas, gazebos and pergolas may be installed in rear yards after receiving Committee approval. Ramadas, gazebos and pergolas must meet the following requirements:

1. They may not exceed ten feet (10') at their highest point.
2. They must be set back at least five (5) feet from side and rear property lines.
3. Structure must be painted to match the house color or be natural redwood, though other materials that will hold up in the Arizona weather will be considered, and preferred.
4. Structure must be maintained in like new condition at all times.
5. Ramadas and Gazebo roofing materials must match the house.
6. Pergolas may be alumawood or redwood and must have a slatted roof that matches the exterior color of the home or be left natural redwood (redwood may be sealed so that it looks good for a longer period of time).
7. Lighting of the structure must not shine onto neighboring properties, and should be subdued (accent lighting as opposed to bright lighting). Lighting must be setback a minimum of five (5) feet from adjacent property lines. No flood lighting will be permitted. Lighting must be approved by the Committee prior to installation. Photos of the proposed lighting will aid in this respect.
8. Location of the structure must comply with the Declarations and local government ordinances.
9. Palapas or Tiki Huts shall not be considered for approval by the Committee.

**SECURITY LIGHTING/VIDEO AND SURVEILLANCE CAMERAS:** Security lighting and cameras must be directed so as to not shine or cause glare visible to Neighboring Property and shall be directed to view subject property only. Such lights and cameras shall be installed beneath eave overhangs and screened, wherever possible, with plant materials or internal shielding. No flood lights will be permitted. No outside video or other surveillance cameras shall be placed or utilized upon any Lot or any structure erected thereon, except as approved by the Committee.

No additional lighting shall be installed, or existing light fixtures replaced, without Committee approval.

Security features including but not limited to doors and windows must be submitted for approval. See also Landscape Lighting for additional lighting information.

**SECURITY/SCREEN DOORS/SUNSCREENS:** Wrought iron security/screen doors shall be submitted for approval to include exact design of door as well as color proposed. Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed and does not need to be submitted for approval, provided that the window frame matches the sunscreen material or the existing window frames. The Committee will not allow the installation of a sunscreen material that does not aesthetically blend with the color of the home. This decision can be made solely at the discretion of the Committee.

Window films with a reflectivity over 20% are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed, but requires approval of the Committee prior to installation.

**SIDEWALKS:** Please refer to DRIVEWAY EXTENSIONS AND SIDEWALKS.

**SIGNS:** No signs of any kind which is Visible From Neighboring Property shall be installed or displayed on any Lot or Common Area without the prior written approval of the Committee except:

1. Signs as required by legal proceedings;
2. No more than two (2) identification signs for individual Residence, which shall be consistent with those installed by the Developer;
3. One temporary sign per Lot no larger than 30' x 24" used exclusive to advertise the Lot for sale or lease;
4. Project identification signs and other promotional or marketing signs installed by Declarant Developers or the Association;
5. Political signs cannot be in place more than seventy-one (71) days before an election and must be removed within three (3) days after the election to which the sign pertains; Signs may not exceed an aggregate total of nine (9) square feet.
6. Two security signs located a maximum distance of two feet (2') from the front of the Residence. Security signs must not exceed twelve inches (12") by twelve inches (12") and must be maintained in good condition at all times;
7. One temporary advertising sign not to exceed twenty-four inches (24") by twenty-four inches (24") for a landscape contractor, pool contractor, etc. Such temporary signage must be removed within forty-eight (48) hours of completion of work.

All signs shall conform and comply with appropriate governmental authority ordinances. Signs advertising landscaping or pool contractors, etc., must be removed within forty-eight (48) hours of completion of work.

**SOLAR PANELS AND EQUIPMENT:** The Association recognizes the benefits to be gained by permitting the use of solar energy as an alternative source of electrical power for residential use. At the same time, the Association's desire is to promote and preserve the attractive appearance of the Community and the Improvements thereon, thereby protecting the Property value of the Owner's investments.

The Association recognizes the Owner's right to install and use solar energy devices, as set forth in A.R.S. §33-1816. The Association hereby adopts this Resolution and Policy in order to regulate the placement of solar energy devices that are governed by A.R.S. §33-1816 and A.R.S. §44-1761.

Owner should consider and discuss potential glare issues onto adjacent properties with solar installer prior to installation to avoid nuisances after the solar panels become active. The Committee does not review solar panel submissions for potential glare, due to the numerous potential factors involved and information that is not readily available to the Committee for such review. Any subsequent-to-installation glare or nuisance related to adjacent properties will need to be resolved by Owner and the adjacent Owner, not by the Association.

The placement of the solar energy device must be approved in advance by the Committee. Such solar energy device must comply with the following regulations, to the extent that they do not impair the functioning of the device, or adversely affect the cost or efficiency of the device:

1. A sample or illustrated brochure of the proposed solar unit must be submitted with the application, which clearly depicts the unit and defines the materials to be used in the installation.
2. No solar energy device may encroach upon the Common Area or the property of another Owner.
3. A solar energy device shall be placed in accordance with the following descending order of locations, with Owners required to use the first available location that does not impair the functioning of the device or adversely affect the cost or efficiency of the device:

- a. A location in the rear yard of the Lot so as to not be Visible From Neighboring Property.
- b. On the roof facing the rear yard of the Lot, limiting Visibility from Neighboring Property and subject to additional restrictions included below.
- c. On tile roof facing the Side yard of the Lot, limiting Visibility from Neighboring Property and Subject to additional restrictions included below,
4. The solar energy device shall be installed to limit Visibility from Neighboring Property, The landscaping or structure used to shield the solar energy device must be approved in advance by the Committee.
5. The solar energy device must comply with all applicable Town, County and State laws, regulations and codes.
6. Placement and installation must be pursuant to the Manufacturer's instructions.
7. Solar panels must be an integrated part of the roof design and mounted flush, directly to the roof plane. Panels shall not break the roof ridgeline.
8. Solar panels should be dark in color.
9. Aluminum trim, if used and visible, shall be anodized or otherwise color treated.
10. All exterior plumbing lines shall be painted in a color scheme which matches as closely as possible to the color of the structure and materials adjacent to the plumbing lines (i.e. plumbing lines on walls shall be painted the color of the walls while roof plumbing shall match the color of the roof). Any visible cabling must be securely attached and painted to match the surface to which they are attached.
11. Solar units not mounted on the roof (ground mounted) shall be installed according to the Town setback requirements. Any such structures should be concealed from View of Neighboring Property, when reasonably possible, and be free of all future likelihood of shading from fences, trees, shrubbery and other vegetation.
12. The Owner is liable for all damages arising from the installation and/or repair of the solar energy system.
13. Any visible cabling must be securely attached and painted to match the surface to which they are attached.

Notwithstanding the above; enforcement shall not commence in any way that (1) prevents the installation of a solar energy device; (2) impairs the functioning of a solar energy device; (3) restricts the use of a solar energy device; or (4) adversely affects the cost or efficiency of a solar energy device.

**STORAGE SHEDS:** Storage sheds must be submitted for approval from the Committee. The maximum height of the shed, including roof, must be below the fence. Sheds shall have a minimum set back of five feet (5') from all perimeter walls. Materials shall be of a high quality and shall be in harmony with the exterior of the Residence including siding, color and roof material. Storage sheds on Lots with non-solid fencing (i.e., wrought iron fencing) are subject to the following provisions (i) the shed may not be placed adjacent to the view fence; (ii) the shed must be screened from view with approved plant materials; and (iii) placement of the shed must be approved prior to installation

**TRAMPOLINES:** Trampolines will be approved for installation in rear yards, but the maximum height that shall be approved for trampolines and safety netting is ten feet (10'). Trampolines must be placed at least fourteen feet (14') from all side and rear property lines. The Committee prefers that safety nets and their supports (top and side) be muted, neutral or desert colors. Equipment must be maintained in good condition at all times.

**TRASH CONTAINERS AND COLLECTION:** No garbage or trash may be placed on any Lot or parcel except in covered containers which are approved by the Committee, and these must be stored out of sight except when being made available for pick-up. Trash cans may be placed out for pick-up no more than twelve (12) hours prior to pick-up and must be removed from view no more than twelve (12) hours after pick-up. Rubbish, debris and garbage shall not be allowed to

accumulate on any Lot. The suggested time for a trash can to be placed at the curb is from the evening of the day before pick-up to the evening of the day of pick-up.

Each owner shall be responsible for removal of rubbish, debris and garbage not only from his Lot or parcel, but also from all public right-of-ways either fronting or alongside his Lot or parcel, excluding (a) public roadway Improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the Town or the Association. No outdoor incinerators shall be kept or maintained on any Lot.

**WATER FEATURES AND FOUNTAINS:** Fountains and water features are permitted in rear yards and side enclosed yards only, and shall not exceed the height of the adjacent wall or yard enclosure. They must be setback a minimum of five (5) feet from foundations and all surrounding property lines. Water features are not permitted in any UBE area. It is recommended that water features be chlorinated or water must be kept moving so as to not allow for the breeding of pests.

**WINDOWS:** Within one hundred and twenty (120) days of occupancy of any Residence on a Lot, each Owner of a Residence shall install permanent window treatments on all windows Visible From Neighboring Property. All window coverings facing the street must show white or beige colors unless otherwise approved in writing by the Committee. No reflective materials (including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar items) and no sheets, bedding or similar items shall be installed or placed upon the exterior or interior of any windows of a Residence without the prior written approval of the Committee. Except as provided in this Section, no enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a Residence shall be constructed or installed without the prior written consent of the Committee.

**LANDSCAPE REQUIREMENTS:** Unless installed by the Declarant, within one hundred and twenty (120) days from the close of escrow, each Owner shall install front yard landscaping Improvements, together with any sprinkler system or drip irrigation system sufficient to adequately water the landscaping Improvements in the front yard of their Lot, in that portion of his Lot which is between the street (s) adjacent to his Lot and the exterior wall of his Residence or any wall separating the side or rear yard of Lot from the front yard of the Lot. Unless installed by the Declarant, within one hundred twenty (120) days from the close of escrow, each Owner shall install backyard landscaping Improvements together with any sprinkler system or drip irrigation system sufficient to adequately water the landscaping Improvements in the backyard of their Lot which is Visible From Neighboring Property. All landscaping Improvements installed in such areas must be approved by the Committee prior to installation.

These landscape design guidelines are intended to promote a design theme and character for the community that enhances the existing natural setting and reflects the unique characteristics of upper Sonoran desert. To accomplish this goal, specific design and material requirements are presented within this section.

Landscape materials and design criteria within these guidelines are intended to:

- Establish a landscape character for the community that is harmonious with the surrounding natural desert environment.
- Minimize allergen-producing materials.
- Utilize appropriate low-water use, arid region plants.
- Create shade and micro-climatic cooling.
- Allow flexibility to create an environment that complements the lifestyle of the homeowner.
- Maintain continuity within the community.
- Maintain property values.
- Minimize hazards and liabilities.
- Educate residents on the beauty of arid-region plants.

## **FRONT YARD MINIMUM REQUIREMENTS**

Owners shall provide the following minimum quantity of plants within visible areas of the front yard:

- Trees: One (1) 24-inch box tree.
- Shrubs: Twelve (12) 5-gallon shrubs.

All trees must be planted a minimum of five (5) feet from driveways, fences, walls, property lines and homes. In addition, trees must be planted a minimum of five (5) feet away from all sidewalks or from the back of curb if there is no sidewalk present.

NOTE: Plant quantities required are minimum requirements. Additional plants are encouraged and may be required by the Committee upon review of the submittal.

Owner or designer must submit a Landscape Compliance Worksheet with the submittal (attached).

### **Plant Material**

Proposed plant materials shall reflect the design philosophies and criteria presented within this document. Allowed and prohibited plant and material lists have been created to establish continuity within the community and to create a harmonious relationship with the surrounding natural desert landscape.

### **Drainage**

No Residence, structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with or change the direction or flow of water in accordance with the drainage plans for the Project, or any part thereof, or for any Lot as shown on the drainage plans on file with the Town.

### **Decomposed Granite**

Earth tone decomposed granite that closely matches the color (natural color consistent with existing environment), size and texture of the existing may be utilized. White, green, brick red and/or other "unnatural" colors are not permitted. Three fourths-inch (3/4") screened Mahogany has been pre-approved. All other earth tone colors must be submitted for prior approval of the Committee. Submittal must include the size, color name and a sample of the granite.

### **Boulders and Rip-Rap**

Use of boulders in the landscape is encouraged to create a natural setting subject to the following criteria:

- Boulders must be "surface select" consistent with existing environment boulders.
- If significant scarring of the boulder surface is present, the boulders should be placed to hide scarring or treated with a man-made desert varnish product such as Eonite or Permeon.
- Boulders shall be installed in naturalistic manner (i.e.: buried approximately one-third below grade) and integrated within the landscape including other boulders, berming or landscape materials such as plants, decomposed granite and contouring.
- Boulders shall be a minimum size of five hundred (500) pounds and maximum size of 1½ tons, unless otherwise approved by the Committee.

Rip-rap may be used for erosion protection, storm water management or aesthetic applications subject to the following criteria:

- Rip-rap must be rock that matches or complements the color of the decomposed granite used within the Lot.
- Rip-rap may not be grouted unless dictated by erosion or drainage conditions (subject to the approval of the Committee).
- Maximum size of rip-rap cobbles shall be twelve inches (12") in diameter unless erosion or drainage conditions require larger material (subject to the approval of the Committee).
- Rip-rap may not exceed ten percent (10%) of the total landscape area.

### **Landscape Lighting**

Landscape lighting is allowed in the community subject to the following criteria:

- Landscape lighting shall be low-voltage only.
- Landscape lighting must be controlled with an electric clock or photo-cell device.
- All light sources must be shielded from view; unshielded up-lighting is not permitted.
- All wiring for light fixtures must be buried below grade per the manufacturer's requirements.
- Controller equipment must be located in a discrete location or screened from view from the street or adjacent property.
- Colored light bulbs, lenses, or reflectors are not permitted.
- String lighting will be reviewed on a case by case basis. If approved by the Committee, string lighting must be installed using a free-standing pole/support structure and may not be installed directly to the exterior of the home or party walls. Poles/support structures must be setback a minimum of five feet (5') from all surrounding walls and cannot exceed eight feet (8') in height. Poles/support structures must be painted a neutral color and maintained in like new condition at all times. Lights must be maintained in like new condition at all times and any outed bulbs are to be replaced immediately.

### **Plants and Trees**

Plant materials and irrigation components should be kept a minimum of twenty-four inches (24") away from the foundation of the Residential Unit and any exterior concrete, including patios, Boundary walls, and walks (other than sidewalks). No plastic liner or ground cover of any type should be installed within thirty-six inches (36") of the foundation or exterior concrete. Trees and bushes that will become large and/or have extensive root systems should be planted a minimum of four (4) to six (6) feet away from the foundation, exterior concrete and fences.

### **Palm Trees**

Sago Palms, Mediterranean Fan Palms and Pygmy Date Palms may be utilized within the enclosed rear yard of the Lot. All other palm trees are prohibited.

### **Hardscape**

Committee approval must be obtained for any hardscape items proposed if Visible From Neighboring Property. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and pavers.

### **Turf Grass**

Turf is permitted in front and backyard landscaping provided that no turf or spray irrigation shall abut walls or fences. Planting areas of at least five (5) feet are recommended between walls, fences, structures and turf or spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structures that may cause damage and void any warranty. Drainage should flow away from all walls and any structures. The Association reserves the right to deny any landscape plans that do not appropriately balance the amount of natural and/or artificial turf with other landscape materials.

Natural turf yards are required to overseed with winter Rye grass. The Bermuda grass in the summer must be fertilized and well-maintained.

Homeowners may submit approval requests for high quality artificial turf. Such installation shall be approved by the Committee on a case-by-case determination based on installation location and submitting high quality material. In the event artificial turf is approved, homeowner must maintain the appearance of the artificial turf in a clean, "like-new" condition. Association retains the right to determine when the artificial turf must be replaced due to weathering or other types of damage.

All turf must have a permanent border such as, extruded concrete curbing, brick border or other permanent material approved by the Committee.

### **Maintenance**

Owners shall be responsible for the landscaping located on their Lots around the Perimeter Walls and view fencing, and shall maintain the landscaping in a manner so as not to grow over, under or through a perimeter wall or view fencing. Owners shall not allow landscaping to impede or otherwise interfere with the maintenance and repair of a Perimeter Wall or view fencing, further:

- The homeowner shall maintain all visible landscape areas in a clean, neat and weed-free condition.
- All dead and dying plants must be replaced with the same species or other compatible plants from the approved plant lists herein.

### **Rear yards**

- Improvements must be installed within one hundred twenty (120) days of occupancy.
- Minimum Finished Condition of rear yard to be landscaped shall include:
  - 100% coverage with Turf or Decomposed Granite;
  - One (1) 24-inch box tree per 2,000 square feet;
  - Three (3) five-gallon shrubs per 2,000 square feet;
  - Automatic underground irrigation system;

Note: plant quantities may be modified with the installation of turf, pools, spas, patios and other hardscape areas.

### **Other Miscellaneous Requirements**

Any modifications to approved landscape installations shall comply with the Landscape Design Requirements section of this document and all landscape installations require the approval of the Committee.

**APPROVED LANDSCAPE MATERIALS LIST**

Common Name	Botanical Name
<b>TREES</b>	
Sweet Acacia	<i>Acacia farnesiana</i>
Palo Blanco	<i>Acacia willardiana</i>
Palo Brea	<i>Cercidium praecox</i>
Blue Palo Verde	<i>Cercidium floridum</i>
Foothill Palo Verde	<i>Cercidium microphyllum</i>
Desert Willow	<i>Chilopsis linearis</i>
Fern of the Desert	<i>Lysiloma thornberi</i>
Ironwood Tree	<i>Olneya tesota</i>
Texas Ebony	<i>Pithecellobium flexicaule</i>
Argentine Mesquite	<i>Prosopis alba</i>
Chilean Mesquite	<i>Prosopis chilensis</i>
Arizona Mesquite	<i>Prosopis velutina</i>
Mescal Bean	<i>Sophora secundiflora</i>
Arizona Ash	<i>Fraxinus velutina</i>
Chinese Elm	<i>Ulmus parvifolia</i>
Southern Live Oak	<i>Quercus Virginiana</i>
Mastic Tree	<i>Pistacia Lentiscus</i>
Tipu Tree	<i>Tipuana Tipu</i>
Cathedral Live Oak	<i>Quercus Virginiana</i>
Brazilian Pepper	<i>Schinus Terebinthifolius</i>
Bottlebrush Tree	<i>Callistemon Viminalis</i>
Desert Museum	<i>Parkinsonia Hyrbid</i>
Jacaranda	<i>Jacaranda Mimosipolia</i>
<b>SHRUBS</b>	
Common Name	Botanical Name
Giant Bursage	<i>Ambrosia ambrosioides</i>
Bursage	<i>Ambrosia deltoidea</i>
Desert Milkweed	<i>Asclepias subulata</i>
Bougainvillea	<i>Bougainvillea species</i>
Woolly Butterfly Bush	<i>Buddleia marrubifolia</i>
Birds of Paradise	<i>Caesalpinia species</i>
Fairy Duster	<i>Calliandra species</i>
Littleleaf Cordia	<i>Cordia parvifolia</i>
Dalea	<i>Dalea species</i>
Brittlebush	<i>Encelia farinosa</i>
Mormon Tea	<i>Ephedra trifurca</i>
Chuparosa	<i>Justicia californica</i>
Desert Honeysuckle	<i>Justicia specigera</i>
Creosote Bush	<i>Larrea tridentata</i>
Sage	<i>Leucophyllum (all varieties)</i>
Deer Grass	<i>Muhlenbergia species</i>
Bear Grass	<i>Nolina microcarpa</i>
Sugar Bush	<i>Rhus ovata</i>
Ruellia	<i>Ruellia species</i>
Salvia	<i>Salvia species</i>
Jojoba	<i>Simmondiosia chinensis</i>
Arizona Yellow Bells	<i>Tecoma stans</i>
Hopseed Bush	<i>Dodonaea Viscose</i>
Indian Hawthorn	<i>Rhaphiolepis Indica</i>
Bush Morning Glory	<i>Convovulus Cneorum</i>

Hopseed Bush	Dodonaea Viscosa
Compact Myrtle	Myrtus Communis
Orange Jubilee	Tecoma Hyrbid
Emu Bush	Eremophila Maculata
Little John Bottlebrush	Callistemon Citrinus
Hopbush	Dodnea Viscosa
Summer Time Blue Emu Bush	Eremophila X Summertime Blue
Fortnight Lily	Diates B Color
Red Bells	Tecoma X Red Bells
Purple Hopseed Bush	Dodonaea Viscosa Purpurea
Compact Myrtle	Myrtus Communis
Valentine Bush	Eremophila Maculata

**GROUND COVERS**

Common Name	Botanical Name
Angelita Daisy	
Sand Verbena	Abronia villosa
Bursage	Ambrosia deltoidea
Saltbush	Atriplex species
Desert Marigold	Baileya multiradiata
Fairy Duster	Calliandra species
Brittlebush	Encelia farinosa
California Poppy	Eschscholtzia mexicana
Turpentine Bush	Ericameria laricifolia
Lantana	Lantana species
Primrose	Oenothera species
Penstemon	Penstemon species
Globe Mallow	Sphaeralcea ambigua
Verbena	Verbena species
Yellow Dot	Wedelia Trilobata
Red Spike Ice Plant	Cephalophyllum Red Spike
Trailing Rosemary	Rosmarina Officianalis

**ACCENTS (CACTUS AND SUCCULENTS)**

Common Name	Botanical Name
Agave	Agave species
Aloe	Aloe species
Saguaro Cactus	Carnegiea gigantea
Desert Spoon, Sotol, Mexican Grass, etc.	Dasylirion (all varieties)
Golden Barrel Cactus	Echinocactus grusonii
Hedgehog Cactus	Echinocereus species
Barrel Cactus	Ferocactus wislizenii
Ocotillo	Fouquieria splendens
Red Yucca	Hesperaloe parviflora
Blue Yucca	Yucca Elata
Giant Hesperaloe	Hesperaloe funifera
Cholla	Opuntia species
Native Prickly Pear	Opuntia phaeacantha
Banana Yucca	Yucca baccata
Soaptree Yucca	Yucca elata
Curve Leaf Yucca	Yucca Recurvifolia
Gopher Plant	Euphorbia Rigida
Spineless Yucca	Yucca Elephantipes
Spanish Dagger	Yucca Glorosa
Lady Slipper	Pedilanthus Macrocarpus

Purple Prickly Pear  
Totem Pole Cactus  
Mexican Fence Post

Opuntia Santa Rita  
*Pachycereus Schottii*  
*Pachycereus Marginatus*

**VINES**

Common Name	Botanical Name
Lilac Vine	<i>Hardenbergia Violacea</i>
Lady Banks Rose	<i>Rosa Banksiae</i>
Pink Trumpet Vine	<i>Podranea Ricasoliana</i>
Yellow Morning Glory Vine	<i>Merremia Aurea</i>
Boug Vine	<i>Bougainvillea Spp</i>

## **PROHIBITED LANDSCAPE MATERIALS LIST**

The following materials are prohibited from use in Jorde Farms Community Association:

Plants	Remarks
Palm Trees	Exception: Sago Palms, Mediterranean Fan Palms, and Pygmy Date Palms acceptable within the rear yard only.
Acacia Species	All
Pine Species	All
Eucalyptus Species	All
Cypress Species	All
Olive Trees	All
Mulberry Trees	All
Mexican Palo Verde	All
Cottonwood Trees	All
Juniper Species	All
Fountain Grass	All
Desert Broom	All
Oleander	Exception: Dwarf varieties are acceptable permitted in rear yards only
Citrus and Fruit Trees	
Sissoo Trees	All
Indian Laurel Fig	<i>Ficus nitida</i>
Yaupon	<i>Ilex vomitoria</i>

### **Other Prohibited Materials**

- Polyethylene film under desert landscape areas.
- Steel, scalloped concrete, or wooden headers or borders.
- Colored rock other than that described herein.

## **JORDE FARMS COMMUNITY ASSOCIATION POOL AND POOL AREA RULES**

**July 24, 2023**

Persons using the pool shall do so at their own risk. No lifeguard will be provided by the Association. The Association will not be responsible for injuries sustained by persons in or about the pool, spa and patio area. Anyone using the pool is required to do so in a manner considerate of others and to comply with the following rules for safety, hygiene and prevention of added repair and maintenance costs.

1. Pool may be used from 7:00 a.m. to 9:00 p.m.
2. Use of the pool and pool area is restricted to Members and their immediate families, their tenants ("Lessee") under a written lease and occasional guests not to exceed six (6) guests at one time.
3. No child under twelve (12) years of age may use the pool or spa unless accompanied by an adult who shall be responsible for the safety of the child.
4. Pool gates must be locked at all times. Each Member or Lessee is responsible for shutting and latching the gate upon entering or leaving the pool area.
5. No running, pushing, rowdiness or other unacceptable behavior is allowed in pool area by either children or adults.
6. Proper swim attire is required. No cutoffs, street clothes or underwear will be allowed in the pool. All incontinent persons of any age are required to wear approved swim diapers.
7. Pets are NOT allowed in the pool or around the pool area with the exception of service animals.
8. Glass, ceramic, china or other breakable items are NOT permitted in or around the pool area.
9. Smoking is prohibited in and around the pool area.
10. The total number of a Member's or Lessee's guests allowed in the pool area may not exceed six (6).
11. Portable audio or visual equipment shall be permitted in the pool area only if sound is maintained at a level that does not disturb others. Only battery operated equipment is allowed. Earphones are recommended.
12. Patio furniture in the pool area shall not be removed from the pool area.
13. No alcoholic beverages of any kind are allowed in the pool area. Intoxicated persons are not allowed in the pool or pool area.
14. The pool area CANNOT be reserved for a private function or closed to Member use. The Community Manager may need to close the pool area during certain authorized work activity.
15. The swimming pool is for the exclusive use of the Members, Lessees and their guests. Members, Lessees and their guests must abide by the rules for pool use as posted in the

pool area or hereafter promulgated and published by the Board. Failure to abide by such rules shall result in forfeiture of the right to use the pool for a period to be determined by the Board, and Member or Lessee may be subject to a fine as outlined in the Community Fine Policy. Members and Lessees should use discretion in inviting guests.

16. In order to economically maintain the filter system, hairpins should be removed and showers are recommended to remove body oils before entering the pool.
17. Do not use the pool and spa if you have a communicable illness, infectious skin diseases, open sores, eye, nasal or ear discharges.
18. Gum is prohibited in the pool area.
19. Please take all belongings when leaving the pool area.
20. Please use toweling on the patio furniture to protect from the residue left by suntan oils, lotions, etc.
21. Each Member or Lessee is responsible for placing trash generated by such Member, Lessee and their guests in containers provided. Members and Lessees using the pool area may be subject to a cleaning fee for leaving the pool area in a dirty, trashy, or messy condition. Should additional cleaning be needed, Member is responsible for any charges.
22. Personal possessions such as rafts and pool toys are NOT to be left stored anywhere in the pool area.
23. No motorcycles, bikes, motor scooters, mini bikes, mopeds, go-peds, roller skates, roller blades, skateboards or other equipment of similar nature are permitted in the pool or pool area.
24. Climbing on the pool fence is prohibited.

# DESIGN REVIEW COMMITTEE SUBMITTAL FORM

Please mail to:

Jorde Farms Community Association

c/o AAM, LLC

1600 W. Broadway Rd., Ste 200

Tempe, AZ 85282

Phone: (602) 957-9191 Fax: (602) 957-8802

<https://www.homeownerresources.com/hoa-and-community-forms/architectural-submission/>

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Community: \_\_\_\_\_ Lot# \_\_\_\_\_

Address: \_\_\_\_\_ Phone# \_\_\_\_\_

Submittal Type: i.e., changes to be made to my property, changes to the exterior of my home, etc.

Type of Material to be used - (attach samples / pictures / brochures): \_\_\_\_\_

Color to be used – (attach samples / pictures / brochures): \_\_\_\_\_

MUST INCLUDE A PLOT PLAN INDICATING LOCATION OF SUBMITTAL AND INCLUDE APPLICABLE MEASUREMENTS AND DIMENSIONS.

## **INCOMPLETE SUBMITTALS WILL BE DENIED**

Homeowner agrees to comply with all applicable Town, county, state, federal laws, and to obtain all necessary permits. Approval by the Design Review Committee shall not be deemed a warranty or representation as to the quality of such construction, installation, addition, alteration, repair, change or other work, or that work conforms to any applicable building codes or other federal, state or local law, statute, ordinance, rule or regulation.

Design Review Committee requests will be reviewed within forty-five (45) days. Requests will be approved, approved with stipulation, denied, or returned for additional information.

## ***“FOR OFFICE USE ONLY”***

THE ABOVE DESCRIBED ARCHITECTURAL CHANGE HAS BEEN:

APPROVED \_\_\_\_\_

DISAPPROVED \_\_\_\_\_

APPROVED subject to the following condition(s): \_\_\_\_\_

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_