

ROCKING K SOUTH MASTER HOMEOWNERS ASSOCIATION

**ARCHITECTURAL AND LANDSCAPING REVIEW COMMITTEE
(ALRC)**

**HOMEOWNER
HOME and LOT MODIFICATION
DESIGN GUIDELINES**

**COMMON PROJECT DESIGN GUIDELINES
(Common DG)**

**FOR
PRODUCTION RESIDENCE COMMUNITIES**

As adopted by the Rocking K South Master Homeowners Association Architectural and Landscaping Review Committee and approved by the Rocking K Master Association Board of Directors.

Revised March 2022

This document is subject to revision and may be updated, amended, or supplemented. To ensure that you have the most recent edition, please contact the Association Management Company.

ROCKING K SOUTH MASTER HOMEOWNERS ASSOCIATION

Architectural and Landscaping Design Guidelines for Common Projects for Production Residences Communities

These Architectural and Landscaping Review Committee Design Guidelines for Common Projects for Production Residence Communities, commonly referred to as Homeowner Design Guidelines or Common Project Design Guidelines (Common DG) have been promulgated according to Article 4 of the Declaration of Covenants, Conditions, Restrictions, and Easements for Rocking K (the Declaration), recorded on August 15, 2019, Pima County, Arizona, and may be amended or supplemented from time to time. The Common DG are binding upon each owner, Builder-Developer, or other person who, at any time, constructs, reconstructs, refinishes, alters, or maintains any Improvement upon a Lot, or makes any change in the natural or existing surface, drainage, or plant life thereof. The Common DG are administered and enforced by the Architectural and Landscaping Review Committee (ALRC) per the Declaration and the procedures herein and therein set forth.

It should be noted that all residential communities within Rocking K will be governed by one of three versions of the Design Guidelines, two for production residence communities and one for custom residence communities. The versions are as follows:

1. Common Project Design Guidelines for Production Residences Communities, Homeowner Home and Lot Modification Design Guidelines, which are intended to outline the design review process and related design standards for an owner's common projects. Typically, these projects are undertaken at some point after the Builder-Developer's original construction has been completed.
2. Architectural and Landscaping Design Guidelines for Builder-Developer Production Residences (Builder DG), which are intended to outline the design review process and related design standards that apply to all original construction within the various Rocking K production communities.
3. Architectural and Landscaping Design Guidelines for Custom Residences (Custom DG), which are intended to outline the design review process and related design standards that apply to all original construction as well as any subsequent modifications or additions within Rocking K custom or semi-custom communities.

Any land tract or lot governed by the Architectural and Landscaping Design Guidelines for Custom Residences will be so designated in the applicable Tract Declaration. All other land tracts or lots (those lacking a specific mention of such designation in the Tract Declaration) must be governed by the two applicable production residence community documents. These are the Common DG, referenced in item number 1 above, and the Builder DG, referenced in item number 2 above.

Each of the three Architectural and Landscaping Design Guidelines documents outlined above were developed as separate and distinct documents. Only the Common DG for production residence communities are contained in this version. The other two documents are not included in this version but are available as two separate and distinct documents from the Community Manager.

Any version of the Design Guidelines may be amended from time to time to enhance Rocking K. It is the responsibility of each owner or other person to obtain and review a copy of the applicable and most recently revised Design Guidelines documents that address their needs.

Terms within this document, where there may be confusion or conflict, may be clarified by referring to the Definitions section of the related document, Architectural and Landscaping Design Guidelines for Builder-Developer Production Residences (Builder DG) and the Declaration of Covenants, Conditions, Restrictions and Easements for Rocking K, which is available from the Community Manager.

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Preamble: Rocking K Legacy Statement

Rocking K, a master-planned community located in the Rincon Valley in eastern Pima County within the community of Vail, was envisioned decades ago. Over time, this community, at the base of the Rincon Mountains and adjacent to Saguaro National Park East, will mature into the legacy community envisioned. The Rocking K identity, its sense of place, has strong “design connectors” to the vernacular of the historical Upper Sonoran Desert region, the Tucson locale, and foremost, with the Rincon Valley.

Rocking K is set respectfully into the natural desert land that was formerly the Rocking K Ranch. This ranch, or “hacienda” in Spanish vernacular, has a long history as a working farm and cattle ranch, but it can adapt and adjust to the changing environment. Early settlers of the Rincon Valley were diverse, resourceful, and entrepreneurial, all with a pioneer’s sense of adventure and a true appreciation for their neighbors. Today, the new residents of Rocking K will bring their own sense of pride and diversity and an appreciation of neighbors, building upon the foundation laid by those before them.

1. Rocking K Development Philosophy

The Rocking K development philosophy is to create a master-planned community set respectfully into the natural desert. This philosophy is what drives the overall brand for the community, “Designed by Nature.” More than just a single residential subdivision with its mountain backdrop, the community fully embraces the outdoors, respecting the natural desert landscape and preserving the dark night-time southern Arizona skies. The design focus is a welcoming balance between natural open spaces and the outdoors with neighborhoods and homes. A specific development goal is to coexist and respect the natural setting of this unique location. Upon completion, it is planned to include an architecturally branded and cohesive community with various residential types, community services, active recreation, and natural open spaces.

The Rocking K Architectural and Landscaping Review Committee Guidelines encourage a community and residential design that uses natural resources, adapts to site conditions, encourages diversity, emphasizes the outdoors, outdoor lifestyle, and the guidelines provide for community connectivity for neighbors. Design standards and restrictions have been developed to implement this vision. Minimum standards of design give direction to owners in the development (planning, design, and construction) of their project to ensure compatibility with the specific existing production home community and the overall look and feel of Rocking K.

The purpose of the Architectural and Landscaping Design Guidelines for Common Projects for Production Residence Communities (Common DG) is to provide an overall framework for quality development and to create a cohesive community appearance that is reinforced from one project to another. The Architectural and Landscaping Review Committee (ALRC) will encourage creativity in design, innovative use of materials, and unique methods of construction, so long as the final result is consistent with Rocking K’s overall intent, vision, and brand, “Designed by Nature.” It is important to note that the Common DG are intended to provide guidelines for homeowners when planning common Improvements or projects within their lot. Still, it is not intended to address every possible request. Each submittal will be reviewed on a case-by-case basis and, when possible, compared with these guidelines for reference.

2. Overview of Design Review Process

To assist each owner in the development (planning, design, and construction) of each project, a design review process has been created pursuant to these Common DG. The process provides an opportunity for owners to draw upon the expertise and knowledge the ALRC has acquired during the planning and development of any existing production residential community's character and within the overall Rocking K context.

As a reminder, any modifications, alterations, additions or changes to the original scope, construction or Improvements of any production residence or lot must be submitted to, and approved by, the ALRC prior to the construction or implementation of such contemplated work. Applications for Modifications which meet the submittal requirements, are not Visible from Neighboring Property, and are fully compliant with the Common DG, may be approved administratively. Modifications, alterations, additions or changes to the original construction of any production residence or lot that are Visible from Neighboring Property (including Common Area) must be reviewed and approved by the ALRC.

Owners are encouraged to utilize licensed, bonded, and insured contractors for Improvements. For Improvements which abut Association Common Area, licensed, bonded, and insured contractors are required.

Please refer to Section 4, Design Review Process and Submittal Requirements, which outlines specific information and criteria dealing with all project submittals. Complete submittals are essential to ensure a timely review and response. The ALRC Members are tasked with making informed decisions and benefit from any submittal's specificity in terms of products, materials, locations, color, construction schedule, contractors, and installation details.

3. Common Project Design Standards

This document is subject to revision and may be updated, amended, or supplemented. To ensure that you have the most recent edition, please contact the Association Management Company.

3.1 Exterior Lighting

The following are common exterior lighting projects:

- (1) Accent lighting
- (2) Safety/motion lighting
- (3) Wall or pole-mounted floodlighting
- (4) Holiday lighting

3.1a Submittal requirements for lighting projects (needed for ALRC review):

The owner/applicant must submit a layout that shows placement and location of lights, direction and elevation of illumination, lumens/wattage of each light, bulb (light source) color, type of lighting, height of pole-mounted fixture, duration of usage for each light and whether lighting is continuous/automatic (on timers), or intermittent (triggered by switches or motion detectors). Holiday lighting does not require a specific submittal and approval, provided such lighting is consistent with 3.1c(c) below.

3.1b General guidelines (expected approved uses) for lighting projects:

In general, other than for reasonable safety reasons, the Association's expectation is for exterior low-level and limited-use light installations. Selective accent lighting installations can be used to highlight landscape, and lighting of pathways, sidewalks, and pools. Safety/motion installations and wall or pole-mounted flood installations can be used to create safety enhancements or illuminate use areas.

All lighting illumination should be directed toward an owner's property and away from neighboring property. Actual lumens/wattage, bulb (light source) color, shielding of lighting, and illumination pattern will be reviewed and considered and may require a post-installation inspection to determine if the installation meets the Association's expectation of low-level and limited use illumination.

3.1c Specific approval conditions, exclusions, etc. for exterior lighting projects:

- a. Accent lighting: Ground installation to highlight selective landscape, in only one color (soft white preferred), not exceeding 18 watts per bulb may be approved by the ALRC. Accent lighting may also be strung in/on and around patios, eaves, and porches. String lights may be permitted at the discretion of the Committee but may not be attached to existing privacy (side yard) wall or community (rear yard) wall or fence.
- b. Safety/motion lighting: Installation must be directed downward (below the horizon) onto homeowner's property and away from neighboring property and fixtures must shut off approximately 5 minutes after being triggered. Spotlights and floodlights are prohibited unless activated by a motion detector. Additionally, such fixtures are

required to be painted to match the structure to which they are attached. Light emitted from fixtures cannot spill onto neighboring properties or Common Areas. The maximum height of any wall-mounted light source must not exceed 12 feet. Related exposed conduit or poles must be painted to match the adjacent house color.

- c. Decorations in connection with any nationally recognized holiday may be displayed no more than 30 days in advance of such holiday and must be removed within 30 days after the holiday, and in no event may any such lights and decorations remain on display for more than 60 days. Lights or decorations in connection with any holidays that are not nationally recognized by the United States of America may only be permitted with the prior written consent of the Committee. Recognized holidays include; New Year's Day, Easter, Memorial Day, 4th of July, Labor Day, Halloween, Thanksgiving, and Christmas.
- d. All lighting is subject to lumen caps and light curfews for unshielded fixtures or lighting sources and must comply with the Pima County Outdoor Lighting Code. Ensuring compliance in that regard is the owner's sole responsibility. See below link for text of the aforementioned code:

https://bit.ly/OLC_Pima2012

3.2 Structural Additions (attached and detached):

The following are some examples of common structural addition projects:

- (1) Awnings
- (2) Rain Gutters / Rainwater Harvesting Systems
- (3) Ramadas
- (4) Gazebos
- (5) Sheds
- (6) Detached Structures
- (7) Patio (porch) Additions
- (8) Patio (porch) Enclosures
- (9) House Expansions
- (10) Outdoor Kitchens/BBQ/Fireplace/Fire Pits
- (11) Courtyards
- (12) Privacy screening and privacy (rear yard) walls

3.2a Submittal requirements (needed for ALRC review):

The owner/applicant must submit a Design layout with structural specifications to include the following (at a minimum): type of material, dimensions (width, height, length) of structure, a color sample of structure, lighting installation, relationship to existing house structure, location of the structure on the property and a picture and/or photo of proposed structure, if available. Structural Addition projects require a set of drawings commensurate with Pima County permit requirements.

3.2b General guidelines (expected approved uses) for structural additions:

In general, the ALRC reviews structural addition plans for architectural consistency with the existing residence and compatibility with the community context. The ALRC encourages owners who are planning these projects to consider minimizing neighboring property interference (views, color clashes, lighting, etc.).

3.2c Specific approval conditions, exclusions, etc. for structural additions:

- a. Attached structural additions require the style, roof form, materials, and color selections to match the architecture of the existing house structure.
- b. All structural additions that exceed 6 feet in height (except for outdoor fireplaces) must maintain a minimum 5-foot setback from any adjacent side property line and a 10-foot setback from any adjacent rear property line. All freestanding structural additions must maintain a 10-foot separation from the main house structure. Further, all structural additions must also comply with Pima County standards and, if required, a county permit for the structure must be obtained.
- c. For appropriate color selection, refer to Section 3.6. Paint Colors.
- d. For lighting specifications, see Section 3.1, Exterior Lighting.
- e. Detached storage sheds must not be visible and cannot exceed the height of the surrounding privacy (rear yard) wall or fence.

Detached or attached storage sheds may exceed the height of the surrounding privacy (rear yard) wall or fence up to the first story roofline if the shed matches the home's construction and color and maintains a 5-foot minimum setback from the existing privacy (side yard) wall or community (rear yard) wall or fence. For detached storage sheds which exceed the height of the surrounding privacy (rear yard) wall or fence, see Section 3.2c(g).

Storage sheds are not permitted in front yards or side yards in front of the privacy (rear yard) wall.

- f. Woodburning firepits are not allowed. Open burning is prohibited by the Rincon Valley Fire District without a permit from Pima County Department of Environmental Quality. Propane or natural gas outdoor fireplaces/fire pits must meet the following criteria:

Maintain a 5-foot setback to any adjacent existing privacy (side yard) wall or community (rear yard) wall or fence.

Maintain a 15-foot setback from any structure.

Incorporate a fire-rated liner.

Must not exceed 3 feet in width or 30 inches in height above the existing

privacy (side yard) wall or community (rear yard) wall or fence.

Must be equipped with a screen or cover such as a spark arrestor.

Must have a fire extinguisher and/or garden hose readily accessible.

- g. Detached storage sheds or similar structures must not exceed 12 feet above finished grade. The size of such structure must not exceed 150 square feet. All such structures must be constructed of stable, non-deteriorating materials and must be compatible with the design, color, and materials of the existing home and must maintain a minimum setback of 10 feet from existing privacy (side yard) wall or community (rear yard) wall or fence. In addition, any such structure with exposure to the community trail system or other similar Common Areas may be considered on a project-specific basis.
- h. Ramada, gazebo, canopy, shade sails or other similar structures must not exceed 12 feet above finished grade. The size of such structure must not exceed 150 square feet and, to ensure an open and airy appearance, no side of any ramada or gazebo may exceed 25% enclosed. In other words, at least 75% of each side must be open. All ramadas and gazebos must be constructed of stable, non-deteriorating materials and must be compatible with the design, color, and materials of the existing home and must maintain a minimum setback of 10 feet from existing privacy (side yard) wall or community (rear yard) wall or fence. In addition, any such structure with exposure to the community trail system or other similar Common Areas may be considered on a project-specific basis.
- i. Rain gutters may be added to residences to prevent erosion of landscaped areas. All gutter installations must be configured to the appropriate roof drainage plans for specific homes and elevations. In addition, they must be painted or manufactured to match the home or the home's trim.
- j. Prohibited structural additions include, but are not limited to:
 - Clotheslines or clothes poles
 - Detached garages/carports
 - Dog runs or kennels
 - Livestock pens or chicken coops
 - Raised planters utilizing the property walls in their construction
 - Permanent tent structures – temporary tents may be permitted in the rear yard only, for a period not to exceed 7 calendar days.
 - Awnings, unless the material, location and color approved by ALRC

3.3 Recreational Equipment (temporary or permanent):

The following are some common recreational equipment projects:

- (1) Playhouses
- (2) Play Gyms
- (3) Swing Sets

- (4) Basketball Backboard/Poles
- (5) Volleyball Courts
- (6) Tetherball Facilities
- (7) Soccer Goals
- (8) Trampolines
- (9) T-Ball, softball, Baseball Tossing Machines/Pitching Screens
- (10) Field Hockey/Loose Equipment
- (11) Skateboard/Bicycle ramps

3.3a Submittal requirements for recreational equipment projects (needed for ALRC review):

The owner/applicant must submit a full description of the equipment, including dimensions, color, and materials of construction and a site plan indicating the location of the equipment on the owner's lot.

3.3b General guidelines for recreational equipment:

In general, the ALRC encourages the use of recreational equipment to promote leisure time activities for adults and children in the community. However, the ALRC discourages, and does not endorse, the installation of recreational equipment which results in the use of any portion of the streets or other such Common Areas. Local ordinances and federal laws may prohibit impeding traffic or pedestrian access to sidewalks.

The placement of recreational equipment and other temporary recreational equipment, including portable basketball equipment in other areas on the owner's lot and driveway areas, is done at the owner's liability and risk. All portable recreational equipment must be removed and stored out of view when not in use.

3.3c Specific approval conditions, exclusions, etc. for recreational equipment:

- (1) All recreational equipment must maintain a minimum 5-foot setback from existing privacy (side yard) wall or 10-foot minimum setback from community (rear yard) wall or fence. In addition, any such recreational equipment with exposure to the community trail system or other similar Common Areas may be considered on a project-specific basis.
 - a. Permanent or portable basketball equipment must be placed in the enclosed privacy (rear yard) area and must be painted black or a color to match the existing main body house.
 - b. Recreational equipment such as playhouses, trampolines, play gyms, etc., in the enclosed privacy (rear yard) area must maintain a 5-foot minimum setback from the existing privacy (side yard) wall or community (rear yard) wall or fence.
 - c. Trampolines and similar recreational equipment must be anchored or weighted to limit damage in high wind or other hazardous weather conditions. Submittal for a trampoline must include details of the anchoring/installation of the equipment.
 - d. Play gyms/play structures that have a height of 8 feet or more and/or

cover a ground area greater than 50 square feet will be considered on a case-by-case basis by the ALRC.

- (2) In considering the placement or installation of any recreational equipment, the following must be considered:
 - a. Visibility, orientation, and location relative to neighboring lots, the street, or other Common Areas.
 - b. The compatibility (size, mass, colors, materials, and the nature of the recreational equipment, etc.) with respect to neighboring lots, the street, and other Common Areas.

3.4 Utility Equipment:

3.4a Submittal requirements for utility equipment projects:

The owner/applicant must submit a layout to include the areas to be screened and the type of landscape plants to be used for each area.

3.4b In general, the ALRC discourages owners from landscape screening the utility equipment boxes located on their property, either near the sidewalk or street curb area. If an owner chooses to screen the boxes, upkeep and maintenance must comply with the Declaration (encroachments, building repair).

3.4c Specific Approval Conditions

- (1) Utility company workers need access to these boxes. Consider landscape screening that will be easy to work around and does not contain any plants with sharp, thorny branches or limbs.
- (2) Utility companies have the legal right-of-way to displace any landscaping or screening (at the owner's expense) to work on the utility equipment. In addition, the utility company is responsible for the maintenance and repair of these boxes.

3.5 Mechanical Equipment:

The following are some common mechanical equipment projects:

- (1) Air Conditioning Units
- (2) Evaporative Coolers
- (3) Water Softeners/Conditioners
- (4) Solar Heaters/Panels
- (5) Surveillance Cameras
- (6) Pool Pumps and Motors

3.5a Submittal requirements for mechanical equipment projects (needed for ALRC review):

The owner/applicant must submit a layout that includes the area where equipment

is to be placed or installed and related screening.

3.5b Surveillance camera requirements:

Surveillance cameras are prohibited unless activated by a motion sensor. Wall-mounted surveillance camera placement may not exceed 12 feet in height. Installation must be shielded or directed downward (below horizon) on homeowner's property and must shut off no later than 5 minutes after movement ceases. Additionally, surveillance cameras should be painted to match the surface to which they are installed. The camera's angle may not encompass adjacent properties, including Common Areas and must only be activated by movement within the owner's property. Doorbell cameras are exempt from above requirements.

3.5c General Guidelines (expected approved uses) for mechanical equipment projects:

In general, the Association encourages placement of mechanical equipment in the interior of garages or within existing privacy (rear yard) walls to shield it from neighboring views.

3.5d Specific approval conditions, exclusions, etc. for mechanical equipment projects:

- a. Mechanical equipment potentially visible at the front of the house from the street or any Common Area must be screened from view by a wall or similar Improvement as approved by the ALRC.
- b. Window or roof-mounted Air Conditioning Units and Evaporative Coolers are prohibited.
- c. No mechanical equipment, other than approved solar installations, will be installed on any roof.

3.6 Exterior Paint and Yardscape Color Standards:

In general, all exterior paint and finishes must match and maintain the original color selections of the house. Any contemplated color changes must be submitted to, and approved by, the ALRC before proceeding with such changes.

3.6a Submittal requirements for exterior paint and yardscape color projects (needed for ALRC review):

The owner/applicant must provide a specific color chip sample and product manufacturer's information, including light reflectivity values (LRV). In addition, the ALRC reserves the right to require and review a sample applied to the house or Improvement.

3.6b Specific approval conditions, exclusions, etc. for exterior paint and yardscape color projects:

- a. Front door - Match existing color.
- b. 'Security' door - Match existing color.
- c. Garage door - Match existing color.
- d. Accent or trim color - Match existing color.
- e. Window screening - Match existing color.
- f. Roof tiles - Match existing type and color.
- g. Flat roof coating - Match existing color. White, off white, or reflective aluminum coatings will not be allowed.
- h. Improvements to existing privacy (side yard) wall or community (rear yard) wall or fence must not be modified or changed, including paint color. In addition, nothing will be attached to, mounted on, or encouraged to be grown on such Improvements.
- i. Improvements located in the front yard such as courtyard walls, "Pony" walls, accent, or demising walls are restricted to a finished height of 3 feet or less above finished grade elevation when constructed in the front yard of any lot. Exterior/interior finishes and colors must match the color of the home when constructed. Said walls may be located no closer than 10 feet from the front yard property line.
- j. Retaining walls that are partially below the finished grade or walls used to create freestanding planters must be properly moisture-proofed to avoid unsightly moisture staining. No portion of any privacy (side yard) wall or community (rear yard) wall or fence may be utilized in the construction of a raised planter or as a retaining wall.

- l. Entryway walkway/driveway/hard surface paths on a lot must have protective finishes/coatings that are either the color of the existing surface or painted to match the base color of the home, subject to approval by the ALRC. Overcoats with subdued patterns will be considered on a case-by-case basis.
- m. Exterior rock mulch or gravel must match the existing material (color and size) in all areas, excluding enclosed privacy (rear yard) areas. Within enclosed privacy (rear yard) areas, other groundcover options will be considered on a case-by-case basis by the ALRC.
- n. House-mounted utility boxes - Match the existing color or base color of the house.
- o. Metal (wrought iron) house trim – Match the existing color.

3.7 Pools/Spas (and related equipment):

The following are some common pool/spa (and related equipment) projects:

- (1) In-ground Pool/Spa
- (2) Above-ground Pool/Hot Tub/Spa
- (3) Pool Controlled Access/ Barrier / Wall
- (4) Heaters (Non-solar)
- (5) Pumps/Filters
- (6) Drains /Drainage
- (7) Pool Lighting
- (8) Diving Boards
- (9) Pool Slides
- (10) Pool Decking

3.7a Submittal requirements for pool/spa projects (needed for ALRC review):

The owner/applicant must submit a design layout with pool specifications noting the following (at a minimum): type of pool filtering system, construction access to pool area and associated hardscape removal and restoration, lighting enhancement around the pool area, location, height, and screening of pool equipment (filters, heaters), and placement of diving boards, slides, or other permanent recreation elements. The pool contractor must provide the design layout with specifications to meet the above requirements. If a pool/spa project includes a gazebo/ramada addition, refer to Section 3.2, Structural Additions. If a pool/spa project includes landscaping additions, refer to Section 3.8, Yardscaping. If lighting is part of the pool project, refer to Section 3.1, Exterior Lighting. Above-ground pools will be reviewed on a case-by-case basis and must be approved by the ALRC before installation. In particular, elevated, above grade decking is subject to review and approval.

3.7b General guidelines (expected approved uses) for pool/spa projects:

In general, the ALRC reviews pool plans for industry and government-required licenses, certifications, and permits that govern pool construction.

Consideration will be given to minimizing the impacts of the pool and recreational equipment installation on neighboring properties. All pool/spa projects are to be

located within existing privacy or community (rear yard) area walls.

3.7c Specific approval conditions, exclusions, etc. for pool/spa projects:

All pool/spa projects, including related "water edge" conditions, must maintain a minimum setback of 5 feet from privacy (side yard) wall or community (rear yard) wall or fence.

Slides will not exceed 8 feet in height and are color restricted to desert hues. Diving boards are restricted to springboard types, no platform types are permitted. Slides and/or diving boards must maintain a minimum setback of 5 feet from privacy (side yard) wall or community (rear yard) wall or fence.

Pool and spa mechanical equipment must be located within the existing rear yard and be shielded when viewed from the outside by a solid wall/fence. The equipment and/or required new shielding wall/fence must maintain a minimum setback of 5 feet from privacy (side yard) wall or community (rear yard) wall or fence.

The design layout for pool related equipment, including back flushing, must maintain the original drainage and grading of the lot. Diatomaceous earth or sand filters require backflushing and, as such, are subject to Pima County regulations for filter installations and backflushing. Please refer to Pima County guidelines for drainage restrictions. A website address is provided below for informational purposes.

https://webcms.pima.gov/UserFiles/Servers/Server_6/File/Environment/Water/2014_PD_EQ_SwimmingPoolWaterDischargeBrochure.pdf

During construction, rear yard access must occur through the existing return walls to the property and may not encroach upon right-of-way or Common Area at any time. If access to the rear yard causes any damage to a Common Area or requires the removal of any return segment of the privacy wall, said damage or removed wall sections must be returned to their original condition using materials that match the existing.

All debris from the project must be removed and disposed of properly off property. No debris, including concrete washout or remains, are to be placed upon or transported over Common Area or native desert surrounding the property.

3.8 Yardscaping:

Yardscaping includes both landscaping and hardscaping and may include permanent modifications as well as seasonal or temporary changes. The following modifications include, but are not limited to:

- (1) Vegetation/Landscape (ground cover, shrubs, trees, cactus, vines, grass, flowers)
- (2) Crushed Rock (inert groundcover or similar material)
- (3) Irrigation and Drainage
- (4) Accent Walls/Planter Boxes
- (5) Gardening Containers/Pots/ Planters
- (6) Irrigation
- (7) Trellises, Fencing, Staking Plant Protection, Cloth Screening
- (8) Fountains

- (9) Bird Feeders
- (10) Yard Art/Sculpture
- (11) Seasonal Decorations Holiday Yard Art
- (12) Flagstone, Brick/Pavers, Concrete, Railroad Ties, Large Rocks, Steps
- (13) Driveway Expansions

3.8a Submittal requirements for yardscaping projects (needed for ALRC review):

The owner/applicant will submit a conceptual landscape plan which identifies the plants and whether they are listed on the Approved Plant List (see Appendix C), the location, and initial and mature size of vegetation (trees, shrubs, groundcover, accent plants including cacti), botanical and common name, and irrigation installation. Any hardscape elements, including crushed rock, pavers, cement, treillage etc., should include location and specifications, such as materials, colors and pictorial or physical samples. No landscape or other Improvements (other than decorative crushed rock) will be permitted between sidewalks and street curbs. For homes with individual mailboxes, no temporary or permanent Improvements may be attached or affixed to mailboxes.

3.8b General guidelines (expected approved uses) for yardscaping projects:

The Rocking K landscape concept is based on a philosophy of compatibility with the existing Sonoran Desert, a sensitivity to its fragile ecosystems and a commitment to low water usage vegetation. To this end, existing natural features, such as stands of Saguaros, unique vegetative groups, rock outcroppings and washes must be preserved wherever possible, in a natural state. The majority of introduced plant materials should be indigenous, arid, or semi-arid plants, ensuring minimal water usage and compatibility with the built and natural environments. The ALRC promotes the seven principles of "Xeriscape", which include:

- (1) Water Conserving Design
- (2) Low Water Use/Drought-Tolerant Plants
- (3) Reduction in Turf Areas
- (4) Water Harvesting Techniques
- (5) Appropriate Irrigation Methods
- (6) Soil Improvements and Use of Mulches, and
- (7) Proper Maintenance Practices.

3.8c Specific approval conditions, exclusions, etc. for yardscaping projects:

All plants incorporated into any yardscaping project must comply with the Approved Plant List (see Appendix C), or as otherwise approved by the ALRC. Plants on the Prohibited Plant List will not be permitted (see Appendix D).

All landscaping must be installed in a manner to prevent the appearance of a "hedge" or "wall height extension". Specifically, no hedges will be permitted along property lines, sidewalks, etc., as such non-random placement of landscaping would have the effect of raising sections of privacy walls, creating a secluded front yard area, etc. (short sections of aligned bushes are encouraged to help shield utility boxes, if necessary). All landscaping must be maintained within property lines. Delineation of the front yard lot boundaries or property lines by landscape, hardscape, etc. is not permitted.

- a. All lots and parcels, excluding any portion of the Lot which is enclosed by privacy (rear yard) walls, must be landscaped in a manner consistent with the natural desert, with accent features of non-indigenous plants, groundcovers and yard ornaments approved by the ALRC, for each lot and parcel so landscaped.
- b. All original and subsequent landscaping must be installed in accordance with a plan approved by the ALRC. The objective of the landscaping is to generally enhance the natural desert environment and to screen, accent, soften and improve the visual character of Rocking K. All plant material should be drought-resistant, water-conserving and generally compatible with the indigenous plant materials list in the Approved Plant List. Drip irrigation systems are encouraged, and all irrigation lines must be located a minimum of 3 feet from all property lines, privacy and party walls or view fence. Any spray irrigation will be reviewed on a case-by-case basis and all plans must include appropriate measures to limit overspray on privacy (side yard) wall or community (rear yard) wall or fence.

All landscaping should reflect the Southwest character of the development:

- a. Rocks and boulders, patios, sidewalks, courtyards, and walls may be used to supplement and create imaginative landscaping design.
- b. The only inorganic crushed rock groundcover that is pre-approved by the ALRC must match the original material placed by the Builder/Developer. All other materials must be approved by the ALRC.
- c. Pavers, subject to ALRC approval, may be used in proportion to the overall landscape of the front yard, provided said pavers do not become the dominant feature of the front yard hardscaping.
- d. No tree, shrub, or plant of any kind on any lot or parcel may overhang, or otherwise encroach upon, any street, sidewalk, or other Common Area Improvement from ground level to a height of 10 feet.
- e. Turf and artificial turf are an approved groundcover in areas completely confined by privacy (rear yard) walls. Turf must be installed and maintained in compliance with f. below:
- f. Common Bermuda Grass, Fountain Grass and all other grasses prohibited on the Prohibited Plant List of the document, together with all Pima County restricted grasses, are prohibited in any area of any lot. Installation of grasses must not interfere with lot drainage or cause seepage problems through property walls, etc. Natural turf must maintain a minimum setback from privacy (side yard) wall or community (rear yard) wall or fence of at least 5 feet and all installation should be edged to prevent overgrowth or spread.

When installing landscaping and/or irrigation, care should be given to maintaining proper grading on the lot to eliminate any undue drainage onto neighboring lots. Irrigation systems should not produce excessive moisture on walls that may result in structural damage to party walls.

Any leaks or damage to irrigation systems should be a priority for repair and the systems should be shut down until repairs can be made. Excess water entering a Common Area or natural desert open space can have a negative effect on local

wildlife and the surrounding ecosystem. With the installation of approved irrigation systems, the owner agrees to properly maintain the system.

Accent walls may be placed in the front yard to form seating areas or small courtyards, provided such walls do not exceed 3 feet in height. The area encompassed by accent walls are restricted to an appropriate proportional percentage of the square footage of the front yard which will be determined by the ALRC at its sole discretion. Accent walls may not be placed on property lines or adjacent to any street curb, sidewalk, or other Common Area Improvement. Accent wall finish materials must match that used on the house, i.e., stucco and paint to match.

Temporary fencing, staking and plant protection shade cloths must be properly maintained when Visible from Neighboring Property, street view or Common Area.

For color selections on yardscaping materials, refer to Section 3.6, Exterior Paint & Yardscape Color Standards.

Theme Landscaping (i.e., sculptured trees/bushes that reflect animals and/or other architectural designs) are discouraged but will be considered by the ALRC on a case-by-case basis.

Trellage when used selectively near the structure, may be approved provided the height does not exceed 8 feet and is not affixed to a community wall.

Trellage near privacy (rear yard) walls may be approved, provided the height of the trellis does not exceed the height of the adjacent privacy (rear yard) wall and it is located a minimum of 5 feet from any existing privacy (side yard) wall or community (rear yard) wall or fence.

Permanent yard art, either stand-alone or affixed, which is Visible from Neighboring Properties must be submitted to the ALRC and will be considered on a case-by-case basis taking into account the nature, subject matter, scale, composition, material and colors of the yard art.

Exterior Decorative Objects: Permanent or semi-permanent sculptures, statuary, or other exterior decorative objects are permitted within the enclosed backyard. Decorative objects placed in the front yard, affixed to the home's exterior and/or visible from the community Common Area are encouraged to blend with and complement, the colors of nature and the native vegetation and wildlife of the area. ALRC approval is required for all exterior decorative objects.

Holiday yard art: Decorations in connection with any nationally recognized holiday may be displayed no more than 30 days in advance of such holiday and must be removed within 30 days after the holiday, and in no event may any such decorations remain on display for more than 60 days. No decorations in connection with any other holidays which are not nationally recognized by the United States of America are permitted without the prior written consent of the Committee. Recognized holidays include New Year's Day, Easter, Memorial Day, 4th of July, Labor Day, Halloween, Thanksgiving and Christmas.

3.9 Signage:

Sign types which may be permitted on lots are outlined in Sections 3.9b below.

3.9a Submittal requirements for signage projects (needed for ALRC review):

Signs requiring ALRC submittal, review, and approval must designate the number of signs to be placed, location of each sign, size of all signs, design and message content of each sign, colors associated with each sign and construction materials of each sign. Signs requiring management company approval only (as designated in Section 3.9b and 3.9c) will not require an ALRC submittal process. All signs, as applicable, must comply with the Rocking K Sign Program (a copy of which is available from the management company.)

3.9b General guidelines (expected approved uses) for signage projects:

Signs requiring management company approval only (verbal authorization) include temporary, one-time usage signs or permanent lot identification signs as follows:

Property For Sale/Lease Signs: Pursuant to ARS 33-1808, 1 such sign, not to exceed 18" high by 24" wide, 1 such "For Sale/Lease by Realtor/owner" sign and 1 sign rider not to exceed 6" high by 24" long, will be permitted per property/lot and placed only at the specific home for sale. This sign for the lot is to be removed when the home is either sold, leased, or removed from the resale market. Such signs may not be placed on Association Common Areas, walls, and/or builder construction lots (unless specific to that lot).

No flyer-type (paper) "For Sale/Lease Realtor/owner" signs are allowed for postings on lots, parcels, Common Areas, model homes, postal/mail units, on Pima County rights-of-way, regulatory poles/signs, utility boxes, fire hydrants, entryway monuments/signage or buffer walls/plantings.

School Announcements, Garage Sale, Bake Sale: Signs (paper and professionally designed/mounted) are allowed on property lots and buffer zones for the day of the event only. Once the event has been completed, all such signs are to be removed immediately. Signs are not allowed on model homes, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, buffer walls/plantings and within Common Areas.

Open House: In conjunction with the "For Sale/Lease Realtor/owner" sign, a lot owner may also have signs announcing an open house event on the lot. No flyer-type (paper) signs for open houses are allowed for postings on parcels, Common Areas, buffer zones, model homes, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, entryway monuments/signage, within Pima County rights-of-way or buffer walls/plantings and Common Areas.

Home Alarm Systems/ Home 'Security' Signs: 1 alarm/'security' identification sign is permitted without ALRC approval, provided it is placed on the lot within 3 feet of the structure, no more than 18" to the sign top, and such sign may not be self-illuminating.

Construction Signs: Temporary pool and construction signs, as required by governmental agencies and not self-illuminating, may be permitted on the owner's private property only and must be removed upon completion of the project.

Vehicular for Sale Signs: Vehicular for Sale signs are permitted on vehicles within the community, provided signs are placed in vehicle windows, are made of quality construction material or store-bought signs (no signage painted on vehicle and/or handwritten on windows). No Vehicular for Sale signs are allowed for postings on lots, parcels, Common Areas, model homes, postal/mail units, regulatory poles/signs, utility boxes, within Pima County rights-of-way, fire hydrants, or buffer walls/plantings in Common Areas.

Political Signs: Political signs may be displayed on an owner's property so long as they are placed and removed per the provisions of ARS 33-1808. The indoor or outdoor display of a political sign by an association member on that member's property is permitted provided the political sign is displayed no earlier than 71 days prior to the day of an election and no later than 15 days after an election day and the maximum aggregate total dimensions of all political signs on a member's property does not exceed 9 square feet. For the purposes of this section, "political sign" means a sign that attempts to influence the outcome of an election, including supporting or opposing a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition, or the recall of a public officer. Political signs may not be displayed on the Association Common Areas.

Birthday/anniversary/welcome home/special occasion signs may be permitted provided that the signs are placed on the owner's private property within 5 feet of the property line. Display of such signs may not exceed 3 days.

3.9c Specific approval conditions, exclusions, etc.

Other signs (as noted below) are not permitted in the community without prior written approval of the ALRC.

- (1) Neighborhood watch signs
- (2) Identification signs for residential usage, restricted in number to 1 per lot and a total of 40 square inches in size
- (3) Common Area/trails signage
- (4) Home business identification signs: The ALRC will preview the sign size, color, and placement on the front exterior of the home. Home occupations must comply with Pima County requirements.
- (5) The Management Company is authorized to approve only those signs designated in Section 3.9b above without following the ALRC submittal process.

3.10 Ornamentation:

The following are common ornamentation projects:

- (1) Yard Furniture
- (2) Exterior Wall Ornamentation
- (3) Flags/Flagpoles

- (4) Yard Ornaments
- (5) Holiday Decorations
- (6) Roof Ornamentation
- (7) Statues
- (8) Hanging Ornamentation (windsocks, wind chimes, banners, etc.)

3.10a Submittal requirements for ornamentation projects (needed for ALRC review):

The owner/applicant must submit a layout of the area where ornamentation is to be installed with a description of ornamentation, proposed color, design and dimensions of ornamentation. Sample brochures, pictorial drawings or photographs are helpful. No submittal is required for holiday decorations that are consistent with the theme and timing of the applicable recognized holiday as defined in Section 3.1, Exterior Lighting and 3.8, Yardscaping. No submittal is required for lawn furniture or lawn ornaments placed in the privacy (rear yard) area which do not exceed the height of the surrounding privacy or party walls.

3.10b Flags:

The State of Arizona regulates the display of flags. Please refer to the Arizona Revised Statutes link below or request the most current list of approved flags from the Rocking K South Master Association Management Company. The following is a list of the approved flags that may be displayed, or are otherwise permitted by Arizona law:

- a. The American flag, POW/MIA flag, United States Military flags, Arizona State flag, Arizona Indian Nation flags, and the Gadsden flag may be placed on a lot, so long as the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94-344, 90 Stat. 810 and the United States Code sections 4 through 10.) and pursuant to ARS 33-1808(A). See below link for text of the aforementioned legislation:

<http://www.azleg.gov/ars/33/01808.htm>

- b. Flags must be maintained in good condition. The size of the flag may not exceed 3 feet by 5 feet. Flags that are torn, ripped, faded, etc. constitute grounds for fines and removal. Flag content must not be offensive as determined by the Board of Directors, solely at their discretion.

Bracket-mounted flagpoles:

Bracket-mounted flagpoles must be mounted on the wall of the house using a 45-degree mounting bracket mounted in a location that places the top of the flagpole lower than the top of the immediately adjacent roof line or parapet wall of the house. Flagpoles may be burnished aluminum, bronze aluminum, wood or painted to match the main color of the house.

Ground-mounted flagpoles:

Ground-mounted poles may not exceed 20 feet in height. The minimum distance of the flagpole from any lot line, street, sidewalk, or other Common Area must be at least the height of the flagpole. Ground-mounted flagpoles may be burnished aluminum, bronze aluminum, wood or painted to match the main house color.

Normally, only one flagpole and two flags will be allowed on each lot. Any flagpole must be used and maintained without disturbing the quiet use and enjoyment of any neighboring lot or property.

3.10c General guidelines (expected approved uses) for ornamentation projects:

In general, the ALRC promotes ornamentation in harmony with the surrounding Southwestern desert theme and colors. Furniture, wall ornamentation, and yard ornamentation should be used in unobtrusive proportion to the size of the house and yard. Observance of recognized holidays and patriotic events is permitted by the ALRC with appropriate colors and decorations.

3.10d Specific approval conditions, exclusions, etc. for ornamentation projects:

Permanent placement of lawn/garden patio furniture or decorative wrought iron furniture/benches in areas outside of privacy (rear yard) areas requires ALRC approval.

For specific color choices on ornamentation projects, refer to Section 3.5, Exterior Paint and Yardscape color standards.

Permanent roof-mounted ornamentation is not permitted.

3.11 Enclosure Projects (Walls, Gates, Wrought Iron, Railings)

The following are common enclosure projects:

- (1) Walls (privacy, party, buffer)
- (2) Gates/Gate Screening
- (3) Wrought Iron
- (4) Railings
- (5) Wrought Iron Screening

3.11a Submittal Requirements for enclosure projects (needed for ALRC review):

The owner/applicant must submit a layout of existing enclosures on the property, noting height, material, and finish of existing walls, proposed height of additional courses of masonry, and materials of construction, including finish and color and gate/screening material. If submitting plans for screening, detailed information on installation and the color of the screen and/or a sample of the material is required.

3.11b General guidelines (expected approved uses) for enclosure projects:

Walls and fences in Rocking K serve two functions. The most basic function of walls and fences relates to privacy and safety. Beyond that, the Design Guidelines

envision walls/enclosures as a unifying element for the overall community.

3.11c Specific approval conditions, exclusions, etc. for enclosure projects:

Residential privacy (rear yard) walls and fences in general must not exceed 6 feet maximum in height and lower walls are encouraged. Any combination of retaining wall and freestanding solid wall must not exceed 6 feet in height. Wall heights must be measured from an average of finished grade on the outside of the wall, taking into consideration variations between the lowest and highest adjacent average finished grade.

Before the construction of any wall or fence, a layout submittal (location, height, materials, finish, color, etc.) must be provided. The expectation is that all proposed wall or fence conditions will match the existing conditions on the owner's lot. Property lines must be verified by the owner prior to construction.

In the event of the rebuilding or new building of a shared privacy wall (including any cost-sharing arrangement), the adjacent owner must jointly provide the layout submittal. Any modifications to shared property walls require the consent of the adjoining owner.

Any privacy (rear yard) wall or fence installed as part of a home's original construction will not be removed, refinished, painted, or modified in any way without prior written approval.

Any wall or fence visible from any street, parking area, Common Area, or open space within the community will be constructed, detailed, and finished to match the community's original construction standards.

Any modification of existing gates must match the existing material and finish.

Double gates may be permitted on a case-by-case basis with the stipulation that no parking of any motor vehicle, trailer, boat, recreational vehicle, etc. will be permitted in the rear yard of the property.

Wrought iron screening - Refer to Section 3.6, Exterior Paint & Yardscape Color Standards, for appropriate color selection.

For residences that have a view wall, no landscape or hardscape material may be affixed to the view fence. Any additional wire mesh or screening material must be submitted to and approved by the ALRC prior to installation. No landscape or hardscape material may be attached to, or come in contact with, the view wall.

3.12 Antennas /Satellite Dishes

The following are common antenna projects:

- (1) Conventional
- (2) Dish/Microwave
- (3) Cabling/Mounting Hardware
- (4) HAM Radio

3.12a Submittal requirements for antenna projects (needed for ALRC review):

The owner/applicant must submit a layout of the area where the antenna is to be installed on property/structure along with the type of antenna or satellite dish, dimensions, and screening/camouflaging, if applicable.

3.12b General guidelines (expected approved uses) for antenna projects and antenna definitions:

Antennas are defined as any device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation (including related hardware, cables, and brackets), which must be erected, used or maintained outdoors on any lot, whether attached to a building or structure, or otherwise located within the lot.

The definition of antennas is universal and pertains to all manufacturers and technologies.

In general, antenna installations will conform to the federal government regulations, as defined in FCC 96-328, or as currently amended.

As the OTARD (Over-the-Air Reception Devices) Rule does not include HAM radio, AM radio or FM radio antennas, those types of antennas are prohibited.

3.12c Specific approval conditions, exclusions, etc. for antennas:

Prior to installation of an antenna or satellite dish, an owner should provide a submittal depicting the location and type of device to the Management Company for review. Doing so helps to assure that the owner will not have to modify location, and thereby incur unnecessary cost. In general, and when possible, antennas and satellite dishes should be located so as not to be Visible from Neighboring Properties, i.e., ground-mounted, or, as an alternative, they should be located to reasonably mitigate their visual impact when viewed from adjacent streets or Common Areas. All satellite dishes/antennas must be installed on the owner's private property and not upon any party walls shared with adjacent owners or Common Area. In no event, however, per FCC regulations, must any satellite dish/antenna installations be restricted to:

- a. Impair an owner's ability to receive signals,
- b. Unreasonably delay or prevent installation, maintenance, or use of such a device,
- c. Unreasonably increase the cost of installation, maintenance, or use of such device, or
- d. Preclude reception of an acceptable quality signal.

3.13 Door/Window Treatments:

The following are common Door/Window Treatment projects:

- (1) Internal Window Treatments
- (2) Screen Doors
- (3) 'Security' Doors

- (4) Gated Entries
- (5) Window Framing
- (6) Sunscreens (solar and film)
- (7) Exterior Awnings
- (8) Rolling Shutters or Shades

3.13a Submittal requirements for door/window treatment projects (needed for ALRC review):

The owner/applicant must submit a layout of the house area where the project is to be installed with description, proposed color, design and dimensions. Sample brochures, pictorial drawings or photographs are required.

3.13b General Guidelines for door/window treatment projects:

In general, the ALRC promotes the installation of exterior treatments in harmony with the surrounding Southwestern desert theme. Exterior treatments are subject to weathering conditions and will require periodic maintenance to remain in good condition.

3.13c Specific approval conditions, exclusions, etc. for door/window treatment projects:

- a. Sunscreen material must be black, bronze or match existing screen color (no white or bright color screening material).
- b. Plastic sheeting material is not permitted as an awning/screening material for patios, balconies, ramadas, gazebos, porches, etc.
- c. 'Security' doors must be made of welded steel tube or wrought iron painted to match the house or trim, or as approved on a case-by-case basis by the ALRC. (For color, refer to Section 3.6, Exterior Hardscape and Yardscape)
- d. No reflective/mirrored material may be installed or placed in any windows or doors.
- e. Exterior wrought iron window/door treatment (bars) will be considered on a case-by-case basis. Said treatments must meet the highest aesthetic standards and will require prior ALRC approval. The submittal must list each window/door opening and include the proposed wrought iron design layout for each. Any approved window wrought iron must be installed flush with the surrounding wall section, painted the color of the home or other approved color and include custom design layout characteristics. Well-designed custom layouts of wrought iron may be considered for approval, whereas, less aesthetically pleasing "bars over windows" are less likely to be approved.

Exterior awnings (fabric/cloth)

- α. Awnings will be considered on a case-by-case basis. Submittals must

- include the direction/orientation of each proposed installation.
- b. Only 1 solid color awning per house may be approved and it must match either the exterior house main color or exterior house trim color.
- c. In general, awning widths must correspond to the covered opening and at full extension may not exceed 3 feet. Installations on the house side elevations, if allowed, must also comply with applicable Pima County building code standards.
- d. On the house rear elevation, the dimensions of 1 patio area awning may not extend out from the structure house wall more than 10 feet. Also, at full extension, it must maintain a 5-foot minimum setback from the existing privacy (side yard) wall or community (rear yard) wall or fence. The width of the patio area awning mounted to the house wall must not exceed 20 feet.
- e. Awnings must be maintained in good condition at all times.
- f. Wall-mounted support framing must be beige metal or other color and material approved by the ALRC. No ground-mounted vertical supports will be approved.
- g. All awning canopy material must be industry-standard fabric/cloth and UV rated. No plastic, metal or aluminum awning canopy material will be permitted.
- h. Awnings are restricted to the lower story of a home only.

Rolling shutters or shades:

- a. Rolling shutters or shades, including the direction/orientation of each proposed installation, will be considered on a case-by-case basis.
- b. For the assemblies, only 1 solid color will be permitted, which must match either exterior house main color or exterior house trim color.

3.14 Roof-mounted devices:

The following are common roof-mounted device projects:

- (1) Solar Energy Devices
- (2) 'Solatube'
- (3) Skylights
- (4) Roof Vents
- (5) External Gable Vents

Sec. 3.14a Submittal requirements for roof-mounted device projects (needed for ALRC review):

The owner/applicant must submit a layout of the area where any roof-mounted device is to be installed on the property/structure. The submittal must include the type of device, dimensions, proposed color and, if possible, a pictorial/brochure of the device to be installed. No mechanical equipment (see 3.5, Mechanical Equipment). Solar installations must be submitted for review, but will be approved, pursuant to regulations.

3.14b General Guidelines (expected approved uses) for roof-mounted device projects:

In general, the ALRC encourages the use of energy-efficient devices, provided the devices, materials, colors, and screening are aesthetically acceptable to the community.

3.14c Specific approval conditions, exclusions, etc. for roof-mounted device projects:

Roof-mounted devices, such as 'Solatubes' and skylights, must be colored or painted to closely match the adjacent roof color. All glazing must be solar bronze or clear with no white glazing allowed.

Solar energy device (photo-voltaic, water heater, etc.) installations will be considered on a case-by-case basis. The ALRC acknowledges the applicable Arizona Revised Statutes that regulate the committee's ability to review and approve solar energy devices, however, those same statutes also allow the ALRC to have "reasonable rules regarding the placement of a solar energy device." Any installation is encouraged to:

- a. be integrated and concealed by the house structure
- b. be a low-profile condition,
- c. be installed to minimize their exposure and painted to match adjacent surface, and
- d. include non-reflective bird abatement to mitigate future issues with birds roosting beneath the equipment.

3.15 Roofing:

3.15a General guidelines for roofing projects:

Materials and colors of roofing materials must be maintained and must remain as originally specified and installed. As such, no submittal for maintenance or repair work is required.

3.15b Specific approval conditions, exclusions, etc. for roofing projects:

- a. White, off-white, aluminum or other highly reflective coatings or colors will not be permitted.
- b. Structural addition roofing materials (type, shape, size, color) must match the existing house roofing material. Roof flashing material and roof vents must be finished/painted to match existing house conditions (See Sec. 3.2, Structural Additions).

3.16 Miscellaneous items:

The following are common miscellaneous items:

- (1) Refuse and Recycle Containers
- (2) Maintenance Equipment (tools, ladders, hoses, etc.)
- (3) Mailboxes

3.16a Refuse and recycle containers:

The owner/applicant must submit an application for any type of pad for storage of trash or recycling containers, a path or sidewalk for moving the containers to the curb for pick up and/or for any type of screening or shed for storage. Refer to Section 3.2, Structural Additions and Section 3.8, Yardscaping.

Containers primarily designed for refuse or recycle use placed curbside on pick-up days must be maintained in a clean, well-kept manner. In no event will such containers be Visible from Neighboring Property, except for a reasonable time immediately before and after collections. All containers will be stored behind the rear privacy wall or in the garage when not out for collection.

3.16b Maintenance Equipment

Maintenance Equipment (tools, ladders, hoses, etc.) when not in use must be stored within the garage. Alternatively, such equipment can be stored within the private (rear yard) area if the adjacent wall is solid (not fence) and, the equipment is stored below the adjacent wall height. A water hose may be stored at the base of the house wall or on the immediately adjacent ground in a well-kept manner.

03.16c Mailboxes

No modification to individual or group builder-installed mailboxes will be permitted.

4 . DESIGN REVIEW PROCESS AND SUBMITTAL REQUIREMENTS

This document is subject to revision and may be updated, amended, or supplemented. To ensure that you have the most recent edition, please contact the Association Management Company.

4.1 The Architectural Landscaping Review Committee's Authority:

Architectural and design review and control for the Rocking K South Master Association is handled by a Committee established by the Board of the Rocking K South Master Association, Inc. ("Association"). The Architectural and Landscaping Review Committee (ALRC) is responsible for all initial construction, and it monitors, reviews and controls subsequent Improvements or modifications in the Rocking K Community. 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 will prevail. To the extent that any local government standard is less restrictive than these Design Guidelines or the Declaration, the Declaration, Design Guidelines and Rules (in that order) will prevail.

4.2 Consultation with Community Manager:

The Community Manager has the authority, consistent with Rocking K's organizational documents, and as delegated by the ALRC, to determine the appropriate design review process.

Any owner contemplating a project (modification, alteration, addition, etc.) to their residence or other Improvement upon their lot should consult with the Community Manager before planning or submitting an application for approval. The Community Manager will make available to the owner the ALRC Submittal Instructions & Process Form (see Appendix A). This form should be completed along with any related more detailed layout or submittal referenced herein, for any contemplated common project.

The Community Manager, who initially receives an application, determines the appropriate review process, based on the type and scope of the owner's project. In the event there is any change in the scope of the owner's proposed project, the ALRC, in conjunction with the Community Manager, reserves the right to alter the agreed-upon design review process, including any adjustment of the design review fee, which alteration will become binding on the owner.

4.3 Application for Approval and Plan Requirements:

Pursuant to the Declaration, owners must submit a request for approval to the ALRC for any/all modifications to an owner's property which would be Visible from Neighboring Properties or Common Areas. Improvements requiring ALRC approval include, but are not limited to:

Any/all structural modifications to a lot (including painting),

Installation of a pool, spa, or other water features,

Construction or modification of 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 (including original landscape unless provided by the Builder and previously approved in writing by the committee),
Installation of awnings and sunscreens, rolling shutters, etc.
Alterations to existing grading or drainage, or
Placement or construction of other miscellaneous decorations, lighting, yard art or other items Visible from Neighboring Properties or Common Areas.

There are no exemptions from the ALRC review and approval process, which must be completed before commencement of any construction or work on a project, as outlined in these Common DG. The ALRC review process is further defined below.

It is the responsibility of all owners to comply with all standards and procedures within these Design Guidelines, as well as all requirements of the Declaration, and any applicable Tract Declaration.

After a Lot and its structures and landscaping have been completed according to approved plans, the owner must submit all proposed changes to the exterior of the structure and the Lot including modifications, additions and alterations made to lots, to structures and landscaping to the ALRC for review. Pursuant to Article 4, Section 4.5 of the Declaration the ALRC is a committee of the Board, but appointed by the Declarant, for the periods of time set forth herein, and thereafter by the Board.

4.4 Submittal Procedures:

The following procedures apply to owners when submitting review requests to the ALRC.

A complete application (ALRC submittal) requesting review by the committee which, at a minimum, include the following information (submittal requirement may be modified by the ALRC at any time):

- (1) Owner's name, email, mailing address and telephone number.
- (2) The neighborhood and street address of the Lot.
- (3) The nature of the request.
- (4) An acknowledgment that the owner is responsible for scheduling all work in a timely manner and for complying with any approval issued by the appropriate committee.
- (5) The name, address, and telephone numbers of the owner's agent, representative, or subcontractor (if applicable).

For changes to, or additions to, the home or Lot, the owner must submit three sets of lot plans for the site. On such plans, the owner must draw the proposed changes or additions to the exterior.

If the owner/applicant has a photograph of another house or a picture from a magazine that will assist the Committee in its review, such photo should be submitted. The application should contain a description of the materials the 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 owner must include a planned completion date for the construction or modification proposed in the application and accompanying plans.

The Committee may require that plans be prepared by the architect or engineer depending upon the nature of the request.

The 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 (2" to 3") be painted on key exterior walls before 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 must be deemed incomplete.

All submittals should be addressed to the Rocking K South Master Association, Inc. at such address as designated by the Board in a written notice to the owners.

4.5 ALRC Review/Action:

Upon receipt of a complete application, the ALRC will:

- Review and approve plans,
- Review and consider exceptions to, or deviations from, the Design Guidelines,
- Review and consider a change to the provisions of the Design Guidelines, if/when appropriate.

The ALRC must review all requests without hearings and, based solely on the information contained within the submittal, however, the ALRC, its members, and authorized agents may, at any time, request additional information, or perform inspections of a lot for compliance with the Declaration, these Design Guidelines and any approved plans for construction or modification. The ALRC meetings must be open to community Members under ARS. 33-1804.

The ALRC will reference these Design Guidelines in reviewing requests. Although the Design Guidelines address a broad range of exterior building and site conditions, they are not intended to be all-inclusive. The committee may permit variances to these Design Guidelines, so long as such variance is in accordance with the Declaration.

Within 60 days of the receipt of a complete review request, the ALRC must respond to the owner. The committee's decision will be as follows:

"Approved" - The entire document submitted is approved in total.

"Approved with Stipulations" (Conditionally Approved) - The document

submitted is approved only if completed according to and incorporating the stipulations set forth by the committee and detailed in the response.

"Not Approved" (Denied) – The entire document submitted is not approved and no work may commence.

Appeal of "Not Approved" and "Conditionally Approved" Decisions:

An owner will have the right to appeal a decision of the ALRC by resubmitting the information, documents and fees outlined in the Declaration, however, such appeal will be considered only if the appellant has modified the proposed construction or provided new information that would, in the committee's opinion, warrant reconsideration. If an owner fails to appeal a decision of the ALRC, or if the committee again rules in a manner aggrieving the appellant, the decision of the committee is final. The filing of an appeal does not extend any maximum time period for the completion of any new construction or modification.

In the event the ALRC fails to advise the submitting party of a decision by written notice within the period specified in the Design Guidelines, approval will be deemed to have been denied.

4.6 Implementation of Approved Plans:

All work must conform to approved plans. If it is determined by the ALRC or its authorized agent that work completed or in progress on any lot is not in compliance with the Design Guidelines, or any approval issued by the ALRC, the Board will be notified. The Board will notify the owner in writing of such non-compliance within 30 days of inspection, specifying in reasonable detail the particulars of non-compliance and the owner will be required to remedy the non-compliance. If the owner fails to remedy such non-compliance or fails to commence and continue diligently toward achieving compliance, then such non-compliance will be deemed to be in violation of the Declaration and these Design Guidelines.

If construction does not commence on a project for which plans have been approved within 120 days of such approval, such approval will be deemed withdrawn, and it will be necessary for the owner to resubmit the plans to the ALRC for reconsideration.

The ALRC may impose 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 3 days before the expiration of the maximum time period, which extension may be approved or disapproved by the ALRC in its sole discretion.

If construction is not completed on a project for which plans have been approved within the period outlined in the approval or within any extension approved by the ALRC, such approval will be deemed withdrawn and such incomplete construction will be deemed to be in violation of the Declaration and these Design Guidelines.

4.7 Building Permits:

If the plans submitted by an owner require a permit, it is the responsibility of the owner to obtain such permit. The approval issued by the ALRC is not a guarantee that the jurisdiction or governing agency will approve such plans. If the jurisdiction or governing agency requires the ALRC to approve the plans prior to a permit being

issued, the ALRC will provide the necessary documentation of said approval.

4.8 Fees:

The ALRC, as determined by the Declaration, may establish and charge reasonable fees for review of applications. In addition, the ALRC may require refundable or non-refundable fees and deposits, if necessary.

4.9 Enforcement:

In the event of any violation of the Design Guidelines, the Board may take any action available pursuant to Arizona law, or otherwise outlined in the By-laws or the Declaration. Additionally, any violation of the Design Guidelines may be deemed a violation of the owner's obligations outlined in Article 4, Section 4.9 of the Declaration. If the Board is notified of an enforcement issue and determines, after providing reasonable notice and an opportunity to be heard, that any owner is in violation of these Design Guidelines and has failed to cure the violation within 15 days after the date of the written notice, the Association may, at the discretion of the Board, enter onto the owner's Lot to correct the violation of the Design Guidelines. All costs for correcting the violation will be the personal obligation of such owner and will constitute a lien on such owner's Lot, which lien will have priority and may be enforced in the manner described in Article 10, Section 10.1 and 10.2 of the Declaration.

Appendix B

Architectural & Landscape Review Fee and Construction Completion Compliance Deposit

All ALRC requests for modifications, alterations, additions or changes to the original scope, construction or Improvements of any production residence that are reviewed by the ALRC are subject to an Architectural Review Fee and a Construction Completion Compliance Deposit.

Submittals which are made administratively by the Association Management Company and are not forwarded to the ALRC (Architectural and Landscape Review Committee) for review are not subject to ALRC Review Fees or Construction Completion Compliance Deposits.

The Construction Completion Compliance Deposit is refundable and serves to ensure the timely completion of an Improvement as approved by the ALRC. It is assessed for larger Improvement projects including, but not limited to: improvements visible to neighboring properties, home additions, pool installations, wall modifications. The funds will be returned upon Project completion and Association inspection. For Projects that are delayed or are not completed as ALRC approved, the Construction Completion Compliance Deposit may be used to address deficiencies. Any remaining balance will be refunded.

If the Deposit does not cover the costs to complete, correct, or pay for damages incurred, the Association will bill the homeowner and may, at the discretion of the Board, complete, correct, and cure damages and assess the cost to the owner's ledger. Such cost is subject to late fees and interest. Any unpaid amount may be referred to collections and a lien filed against the property if unpaid.

The base refundable Construction Completion Compliance Deposit is \$1,000 per submittal. The ALRC reserves the right to adjust the Deposit amount. It will be refunded within 30 calendar days after the Association Management Company inspection and verification of successful project completion per the ALRC approval.

The Architectural Review Fee is direct cost reimbursement for an independent third-party architectural review of the submittal.

Initial submittal plan review: \$200

Subsequent revised submittal reviews: \$100

Any modification that requires Blue Stake, government (state, city, county, municipality) permit, or utility company services, is subject to an additional \$100 per review fee.

Fees and deposit amounts are subject to change at any time at the Board's discretion. Please contact your Association Management Company for the most current fee schedule.

Appendix C

Approved Plant List

The following plants are approved for use at Rocking K in designated areas. Plants approved for re-vegetation in Natural Areas (indigenous plants) are designated by (N). Plants approved for use within the Development Envelope in Transitional Areas are designated by (T) and include all (N) plants. Plants approved for use in the Private Areas are designated by (P) and include both (N) and (T) plants. Some of the varieties listed may need protection from freezing, check with your local nursery professional, horticulturist or landscape architect.

All Natural and Transitional Areas which are disturbed and/or vegetation has been destroyed or removed during construction shall be re-vegetated with plant types and minimum densities as follows: For every six hundred (600) square feet of disturbed area, the Builder- Developer must replant (2) desert trees, minimum 15-gallon size, 1” trunk caliper; (6) desert shrubs, minimum 5-gallon size; and (6) desert shrubs, minimum one-gallon size. Cactus may be substituted 2 for 1 for one-gallon shrubs. All container plantings shall be maintained on an irrigation system until the container plantings are fully established. In addition, the entire disturbed area shall be seeded with a seed mix approved by the ARC and watered a minimum of three times per day for two weeks. Further, plant materials salvaged as required in the Rocking K Conservation Plan (see Appendix C) are encouraged to be incorporated into the landscaping scheme for these areas.

Trees:

T	<i>Acacia abyssinica</i>	Abyssinian Acacia
N	<i>Acacia constricta</i>	Whitethorn Acacia
N	<i>Acacia farnesiana</i>	Sweet Acacia
N	<i>Acacia greggii</i>	Cat Claw Acacia
N	<i>Acacia smalii</i>	Southwest sweet Acacia
T	<i>Acacia stenophylla</i>	Shoestring Acacia
N	<i>Canotia holacantha</i>	
N	<i>Celtis pallida</i>	Desert hackberry
T	<i>Celtis reticulata</i>	Netleaf hackberry
T	<i>Celtis douglasii</i>	Western hackberry
N	<i>Cercidum floridum</i>	Blue Palo Verde
N	<i>Cercidum michophyoom</i>	Foothills Palo Verde
N	<i>Chilopsis linearis</i>	Desert Willow
P	<i>Eriobotrya japonica</i>	Loquat
T	<i>Heteromeles arbutifolia</i>	Toyon
T	<i>Laurus nobilis</i>	Sweet Bay
N	<i>Olneya tesota</i>	Ironwood
T	<i>Pithecellobium flexicaule</i>	Texas Ebony
P	<i>Podocarpus macrophyllus</i>	Yew Pine
N	<i>Prosopis ssp</i>	Mesquite
P	<i>Prunus ssp</i>	Purple Plum, Carolina Laurel Cherry

Approved Tree List (Continued)

T	<i>Quercus gambelii</i>	Gamble Oak
N	<i>Sambucus carnadensis</i>	Elderberry
T	<i>Sophora secundiflora</i>	Mescal Bean, Texas Mountain Laurel
T	<i>Vitex agnus-castus</i>	Chaste Tree

Shrubs and Accent Plants:

P	<i>Abelea grandiflora</i>	Glossy abelia
T	<i>Acacia redolens</i>	Ground Cover acacia
P	<i>Acanthus mollis</i>	Bear's Breech
N	<i>Agave americana</i>	Century Plant
N	<i>Agave huachucensis</i>	Wide-leaf agave
N	<i>Agave vilmoriniana</i>	Octopus agave
N	<i>Agave weberi</i>	Smooth-edge agave
P	<i>Ajuga reptans 'purpurea'</i>	Bronze ajuga
N	<i>Aloe barbadensis</i>	Aloe vera
T	<i>Aloe ferox</i>	Cape aloe
N	<i>Ambrosia deltoidea</i>	Bur sage
P	<i>Antigonon leptopus</i>	Queens Wreath
T	<i>Arctostaphylos pungena</i>	Poinleaf manzanita
N	<i>Ascleplas subulata</i>	
N	<i>Ascleplas linstis</i>	
P	<i>Asparagus desniflorus sprengeri</i>	Asparagus fern
P	<i>Asparagus falcantus</i>	Asparagus fern
N	<i>Atriplex ssp</i>	Saltbush (many varieties)
T	<i>Baccherts polularis</i>	Coyote bush
N	<i>Baileya multiradiata</i>	Desert Marigold
P	<i>Bambusa ssp</i>	Bamboo
P	<i>Bougainvillea ssp</i>	Bougainvillea
T	<i>Caesalpina gilliesii</i>	Mexican Bird of Paradise
T	<i>Caesalpina pulcherrima</i>	Red Bird of Paradise
P	<i>Callistemon citrinus</i>	Lemon Bottlebrush
P	<i>Callistemon viminalis</i>	Weeping Bottlebrush
P	<i>Camellia japonica</i>	Camellia (many varieties)
P	<i>Carissa grandiflora</i>	Natal Plum
T	<i>Cassia ssp</i>	Cassia and Senna (many varieties)
N	<i>Carnegiea gigantea</i>	Saguaro
T	<i>Convolvulus mauritanicus</i>	Ground Morning Glory
P	<i>Cotoneaster ssp</i>	Cotoneaster (many varieties)
P	<i>Cycas revoluta</i>	Sago Palm
P	<i>Cyperus alternifolius</i>	Umbrella Plant
N	<i>Dasylyron wheeleri</i>	Desert Spoon

N	<i>Dodonaea viscosa</i>	Hopseed Bush
P	<i>Eleaagnus macrophylla</i> 'Ebingei'	Silverberry
N	<i>Echinocereus engelmannii</i>	
N	<i>Encelia farnosa</i>	Brittle Bush
N	<i>Encelia trifurca</i>	
N	<i>Ephedra faciculata</i>	
N	<i>Eripgonum faciculatum</i> v. <i>poliofolium</i>	
P	<i>Euonymus</i> ssp	Euonymus
P	<i>Fatshedera lizei</i>	Fatshedera
P	<i>Fatsia japonica</i>	Aralia
T	<i>Feijoa sellowiana</i>	Pineapple Guave
N	<i>Ferocactus</i> ssp	Barrel Cactus
P	<i>Ficus</i> ssp	Fig
N	<i>Fouquieria splendens</i>	Ocotillo
P	<i>Gardenia jasminoides</i>	Gardenia (many varieties)
T	<i>Gazania</i> ssp	Gazania (many varieties)
T	<i>Gelsemium sempervirens</i>	Carolina jasmine
N	<i>Gutierrezia sarothrae</i>	
P	<i>Hedera</i> ssp	Ivy
T	<i>Hesperaloe parviflora</i>	Red Aloe
P	<i>Hibiscus</i> ssp	Hibiscus
P	<i>Ilex</i> ssp	Holly
P	<i>Jasminum</i> ssp	Jasmine
T	<i>Juniperus</i> ssp	Juniper (see Appendix B)
N	<i>Justica spigera</i> (California)	Desert Honeysuckle
P	<i>Lagerstroemia indica</i>	Crape Myrtle
T	<i>Lantana</i> ssp	Lantana
N	<i>Larrea divaricata</i>	Creosote Bush
T	<i>Leucophyllum frutescens</i>	Texas Ranger
P	<i>Ligustrum</i> ssp	Privet
P	<i>Liriope muscari</i>	Liriope
N	<i>Lotus rigidus</i>	
N	<i>Lycium exsertum</i>	
N	<i>Lycium fremontii</i>	
N	<i>Lysiloma thornberi</i>	Feather Bush
P	<i>Macfadyena unguis-cati</i>	Cat's Claw Vine
T	<i>Mahonia aquifolium</i>	Oregon Grape
T	<i>Malehore crocea</i>	Ice Plant
P	<i>Motsrs itifioifrd</i>	Fortnight Lily
P	<i>Myrtus comminus</i>	Myrtle
T	<i>Nandina domestica</i>	Heavenly Bamboo
P	<i>Nerium oleander</i> "petite"	Dwarf Oleander (see Appendix B)
N	<i>Nolina microcarpa</i>	
P	<i>Ophiopogon japonicus</i>	Mondo Grass
N	<i>Opuntia</i> ssp	Prickly Pear Cactus
T	<i>Osteospermum fruticosum</i>	Trailing African Daisy

T	Penstemon ssp	Penstemon
P	Pilodendron selloum	Phiolodendron
T	Photinea ssp	Photinia
P	Pittosporum ssp	Mockorange
T	Potentilla ssp	Cinquefoil
P	Pyracantha ssp	Pyracantha
P	Raphiolepis indica	Indian Hawthorn
T	Rhus ovata	Sugar Bush
P	Rose	Rose
T	Rosa banksiae	Lady Banks' Rose
T	Rosmarinus officinalis	Rosemary
T	Santolina ssp	Santolina
T	Senecio cineraria	Dusty Miller
N	Simmondsia chinensis	Jojoba
P	Spirea ssp	Spirea
T	Tecoma stans	Trumpet Bush
P	Tecomaria capensis	Cape Honeysuckle
T	Teucrium chamaedrys	Germander
P	Trachelospermum	Star Jasmine
N	Trixis californica	
N	Vauquelinia californica	Arizona Rosewood
P	Viburnum ssp	Viburnum
N	Viguira deltoidea	
P	Vinca ssp	Periwinkle
N	Yucca baccata	Yucca
N	Yucca ssp	Yucca (many varieties)

SUPPLEMENTAL PLANT LIST
(to Appendix A – Approved Plant List)

The ALRC recommends the following additional plant species for consideration. The evergreen species are noted with * on this list. These plants are taken from the Arizona Department of Water Resources Tucson Active Management Area Low Water Use / Drought Tolerant Plant List, and cross referenced for ADWR's noted freezing temperature. <https://www.new.azwater.gov> Additional plants listed below are from the Saguaro National Park – Rincon Mountain District Plant List <https://swbiodiversity.org> and the University of Arizona Cooperative Extension. <https://www.extension.arizona.edu>

- a. *Acacia constricta*, Whitethorn Acacia, cold tolerant to 5 degrees
- b. *Acacia gregii*, Catclaw Acacia, 0 degrees
- c. **Agave bracteosa*, Spider Agave, 10 degrees
- d. **Agave havardiana*, Havard Agave, -10 degrees
- e. **Agave montana*, Mountain Agave, 5 degrees
- f. **Agave murpheyi*, Murphy Agave, 10 degrees
- g. **Agave ocahui*, Ocahui Agave, 10 degrees
- h. **Agave parryii*, Parry's Agave, -20 degrees
- i. **Agave weberii*, Weber Agave, 10 degrees
- j. *Bignonia capreolata*, Crossvine, 15 degrees
- k. **Caesalpinia gilliesii*, Yellow Bird of Paradise, 10 degrees
- l. *Calliandra eriophylla*, Fairy Duster, 10 degrees
- m. **Callistemon citrinus*, Lemon Bottlebrush, 10 degrees
- n. *Celtis reticulata*, Western Hackberry, -20 degrees
- o. *Cercis canadensis Mexicana*, Mexican Redbud, 10 degrees
- p. *Chilopsis linearis*, Desert Willow, 0 degrees
- q. **Dalea pulchra*, versicolor, Indigo Bush varieties, 0-10 degrees
- r. **Dasyilirion leiophyllum*, Green Desert Spoon, -10 degrees
- s. **Dasyilirion texanum*, Green Desert Spoon, 0 degrees
- t. **Dasyilirion wheeleri*, Desert Spoon, 0 degrees
- u. **Ephedra nevadensis*, Mormon Tea, 0 degrees
- v. *Fouquieria splendens*, Ocotillo, 10 degrees
- w. *Gelsemium sempervirens*, Carolina Jessamine Vine, 20 degrees
- x. *Hamelia patens*, Texas Firecracker Bush, 10 degrees
- y. *Hesperaloe funifera*, Giant Hesperaloe, 5 degrees
- z. *Hesperaloe nocturna*, parviflora, species, 0-10 degrees
- aa. **Juniperus deppeana*, Alligator Bark Juniper, 0 degrees

- bb. **Larrea tridentata divaricata*, Creosote Bush, 5 degrees
- cc. **Leucophyllum* species, Texas Rangers, 5-10 degrees
- dd. *Lycium pallidum*, Desert Thorn, 10 degrees
- ee. *Macfadyena unguis-cati*, Catclaw Vine, 20 degrees
- ff. *Nolina bigelovii*, nelson, parryi, texana Beargrass, 0-10 degrees
- gg. **Pinus edulus*, Pinon Pine, -31 degrees
- hh. *Pistacia atlantica x integerimma*, 0 degrees
- ii. **Pistacia lentiscus*, Mastic Tree, 15%
- jj. *Prosopis pubescens*, Screwbean Mesquite, 0 degrees
- kk. *Prosopis glandulosa*, Honey Mesquite, 10 degrees
- ll. *Prosopis velutina*, juliflora, Velvet or Native Mesquite, 0 degrees
- mm. *Punica granatum*, Pomegranate, 10 degrees
- nn. **Pyracantha* varieties, Firethorn 0-10 degrees
- oo. *Quercus arizonica*, Arizona White Oak, 5 degrees
- pp. *Quercus emoryi*, Emory Oak, 5 degrees
- qq. **Quercus fusiformis*, *Quercus virginiana x fusiformis* Live Oak, Escarpment Oak, -10 degrees
- rr. *Quercus gambelii*, Gambel Oak, -30 degrees
- ss. **Quercus ilex*, Holly Oak, 5 degrees
- tt. *Quercus muhlenbergia*, Chinquapin Oak, -20 degrees
- uu. *Quercus polymorpha*, Monterey Oak, 0 degrees
- vv. **Quercus suber*, Cork Oak, 5 degrees
- ww. **Quercus turbinella*, Shrub Live Oak, 5 degrees
- xx. *Rhus trilobata* and varieties, Three Leaf Sumac, -40 degrees
- yy. **Rosa banksiae*, Tombstone Rose Vine, 10 degrees
- zz. *Sapindus Saponaria drummondii*, Soapberry, 5 degrees
- aaa. *Senecio confuses*, Mexican Flame Vine, 15 degrees
- bbb. *Senna wizlizenii*, Shrubby or Canyon Cassia, 10 degrees
- ccc. **Sophora secundiflora*, Texas Mountain Laurel, 5 degrees
- ddd. **Tecoma stans v. angustata*, Arizona Yellow Bells, 5 degrees
- eee. *Ugnadia speciosa*, Mexican Buckeye, 10 degrees
- fff. **Vaquelinia californica*, Arizona Rosewood, 10 degrees
- ggg. *Vitex agnus castus*, Chase Tree, Monk's Pepper, 5 degrees
- hhh. **Yucca faxoniana*, Giant Dagger Yucca, 10 degrees
- iii. **Yucca harrimaniae*, Harriman's Yucca, -20 degrees
- jjj. **Yucca rigida*, Mexican Blue Dagger Yucca, 10 degrees
- kkk. **Yucca* species varieties 0-10 degrees

Appendix D

Prohibited Plant List

1. Any species of tree or shrub whose mature height may reasonably be expected to exceed the height of the related Structure (see 3.8 Height of Landscaping) with the exception of those species specifically listed in Appendix A or those approved by the ARC, are prohibited.
2. Specific plants prohibited because of aesthetic reasons or their allergy-producing characteristics, or susceptibility to disease include:

Betula ssp	Birch (aesthetic)
Cupressus	Cypress (aesthetic)
Eucalyptus	All varieties (aesthetic)
Fraxinus velutina	Arizona Ash (aesthetic)
Populus fremontii & augustifolia	Cottonwood (aesthetic)
Platanus wrightii	Sycamore (aesthetic)
Parkinsonia aculeata	Mexican Palo Verde (disease)
Pistacia ssp	Pastiche (aesthetic)
Salix (many species)	Willow (aesthetic)
Melia acedarach	Mulberry (law)
Magnolia (many species)	Magnolia (aesthetic)
Acer (many species)	Maple (aesthetic)
Arundo donax	Giant Reed (aesthetic)
Baccharis sarothroides	Desert Broom (weed)
Brachychiton populneus	Bottle Tree (aesthetic)
Gleditsia ssp	Locust (aesthetic)
Grevillea ssp	Silk Tree (aesthetic)
Olea europaea	Olive (law)
Rhus Lancea	African Sumac (aesthetic)

3. Fountain grass (*Pennisetum setaceum*) and pampas grass (*Cortaderia Lseloana*) will be prohibited as a defined weed with the potential to spread through the development.
4. Common Bermuda Grass will be prohibited as a defined weed and for its profuse production of allergy-producing pollen. See 3.18 Project Development Area Landscaping for the criteria of approved grass installations.
5. All Citrus, Palms, Oleanders, Pines, Cypress, False Cypress, Juniper, and Cedar whose mature growth height may reasonably be expected to exceed ten feet will be prohibited for aesthetic reasons. Dwarf varieties, and those specimens whose mature growth height may reasonably be expected to be maintained at less than ten feet, may be installed on individual Lots within walled yard areas.