

RANCHO SAHUARITA VILLAGE PROGRAM ASSOCIATION

DESIGN GUIDELINES

Effective April 6, 2001

As adopted by the Rancho Sahuarita Village Program Association Board of Directors April 6, 2001.

Revised and approved by the RSVP Board of Directors July 21, 2011, effective October 1, 2011

Revised and approved by the RSVP Board of Directors July 30, 2012, Effective December 1, 2012

Revised and approved by the RSVP Board of Directors July 27, 2016, Effective May 3, 2017

Revised and approved by the RSVP Board of Directors August 1, 2022, Effective October 1, 2022

This document is subject to revision and may be amended or supplemented from time to time. To ensure that you have the most recent edition, please contact the Association management representatives,
Associa Arizona 520-742-5674

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The Design Guidelines (DG) have been promulgated, pursuant to Section 4.5 of the Declaration of Covenants, Conditions, Restrictions, and Easements for Rancho Sahuarita Village Program Association (the Declaration) and as may be amended or supplemented from time to time. The DG are binding upon each Owner, 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 DG are administered and enforced by the Architectural Review Committee (ARC) in accordance with the Declaration and the procedures herein and therein set forth.

It should be noted that all residential communities within Rancho Sahuarita Village Program Association will be governed by the Design Guidelines. Any Land Tract or Lot that is to be governed by the 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) shall be governed by the Design Guidelines.

The Design Guidelines are intended to outline the design review process and related design standards for a homeowner's common projects. Typically, these projects are undertaken at some point after the Builder-Developer's original construction has been completed.

Any particular version of the DG may be amended from time to time in an effort to enhance Rancho Sahuarita Village Program Association. It is the responsibility of each Owner or other person to obtain and review a copy of the applicable and most recently revised DG document that addresses his/her needs.

DEFINITIONS

Architectural Review Committee – Upon delegate by Declarant or upon expiration or termination of the Declarant's rights under this Article, the Association, acting through the ARC, shall assume jurisdiction over architectural matters hereunder. The ARC, when appointed, shall consist of at least three, but not more than seven, persons who shall serve and may be removed and replaced at the board's discretion. The members of the ARC need not be Members of the Association or representatives of Members, and may, but need not, include architects, engineers or similar professionals, whose compensation, if any, shall be established from time to time by the Board.

Community-Wide Standard – The standard of conduct, maintenance, or other activity generally prevailing throughout the Properties. Such standard shall be established initially by the Declarant and may be more specifically defined in the Design Guidelines, the Use Restrictions, and in Board resolutions.

Declarant – Rancho Sahuarita I, an Arizona partnership, its successors and such of its assigns as to which the rights of the declarant (as defined in the Governing Documents) have been assigned by written instrument.

Declaration (CC&R's) – Shall mean the Declaration of Covenants for the Master Association, amendments and supplements thereto.

Design Guidelines – The architectural, design and construction guidelines and review procedures adopted pursuant to Article IV, as they may be amended.

Detached Structure – describes a structure that stands on its own and is not joined to a Dwelling.

Exclusive Common Area - A portion of the Common Area primarily benefiting one or more, but less than all, Neighborhoods, as more particularly described in Article XII.

Gazebo – a small, open-sided and slightly elevated building that typically has a solid roof.

Governing Documents - A collective term referring to the CC&R's, any Supplemental Declarations, the By-Laws, the Articles, the Design Guidelines, and the Use Restrictions, as they may be amended.

Improvements – Shall mean and refer to all structures of any kind, including, without limitation, any building, fence, wall, structure alteration, screen enclosure, drainage, landscaping, and exterior lighting.

Owner – The record holder of legal title to fee simple interest in any Unit or per A.R.S. Section 33-741(2). An Owner shall include any Person who holds record title to a Unit in joint ownership or as an individual interest.

Pergola – a frame structure consisting of colonnades or posts with lattice or slatted roof.

Porch – a raised platform with a roof attached to structure of the Dwelling, and partly enclosed with low walls or fully enclosed with screens or windows.

Ramada – an open porch or structure that typically has a solid roof.

Rancho Sahuarita Village – The real properties as shown on the Master Plan, as amended from time to time.

Shade shelter or Sun Canopy – a lightweight freestanding open-sided canopy.

Shed – a small structure, either free-standing or attached to the Dwelling, used for storage or work area.

Unit/Dwelling – Shall mean and refer to the individual residential structure constructed on a Lot or an individual condominium or cooperative unit.

1.0 Rancho Sahuarita Village Philosophy

Rancho Sahuarita Village is a master planned community located within Pima County. The community is unique because of its mountain views and an abundance and variety of typical Sonoran desert plant and animal life.

The overall intent for Rancho Sahuarita Village is to create a self-sufficient master planned community set respectfully into the natural desert. Upon completion, it will likely include a number of residential product choices, commercial uses from neighborhood to regional shopping opportunities, schools, churches, and both natural and developed open space. Rancho Sahuarita Village is envisioned and planned to respect its natural desert and mountain backdrop. Development will strive to preserve and enhance the natural setting of this unique location.

Design standards and restrictions have been developed to implement this vision. Minimum standards of design provide direction to an Owner in the planning, design, and construction of his/her particular project to ensure compatibility with the particular existing community and the overall Rancho Sahuarita Village context. The purpose of the Design Guidelines is to provide an overall framework for quality development and to create a cohesive overall community appearance at Rancho Sahuarita Village, which is reinforced from one project to another. The Architectural Review Committee (ARC) will encourage creativity in design, innovative use of materials, and unique methods of construction so long as the final result is consistent with Rancho Sahuarita Village's overall intent and vision.

2.0 Overview of Design Review Process

In order to assist each Owner in the planning, design, and construction of his/her particular project, an easy-to-understand design review process has been established pursuant to the DG. The process provides an opportunity to the Owner to draw upon the expertise and knowledge, which has been acquired during the planning and development of Rancho Sahuarita Village. The preservation and enhancement of a particular existing home community's character, within the overall Rancho Sahuarita Village context, is an important principle that the ARC is charged with ensuring and carrying out development.

By way of a practical reminder, any and all modifications, alterations, additions, or changes to the original scope, construction, or improvements of any residence must be submitted to, and approved by, the ARC prior to the construction or implementation of such contemplated work.

Please refer to Section 4, Design Review Process and Submittal Requirements, which outlines specific information and criteria dealing with all project submittals.

3.0 Design Standards

3.1 Lighting

The following are common lighting projects:

- Accent lighting
- Security/motion lighting
- Flood lighting
- Pole mounted lamp/light
- Wall/safety mounted lamp/light
- Holiday lighting

3.1a Submittal requirements for lighting projects (needed for ARC review)

Layout shows placement/location of lights, direction and elevation of illumination, color of lights, wattage of each light, type of lighting, height of pole mounted fixture, duration of usage for each light, 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, providing such lighting is consistent with 3.1 c (5) below.

3.1b General use guidelines for lighting projects

In general, other than for reasons of safety, the Association advocates the use of lighting at a minimum level. Accent lighting can be used for landscape illumination, safety lighting of pathways, sidewalks, and pools. Security/motion, flood, pole/wall lamp/light can be used to highlight areas and create safety enhancements. Holiday lighting, as with holiday decorations is to be used in consistency with the timing and theme of the holiday. Illumination of lighting should be directed on homeowner's own property and away from neighboring property. Actual wattage, bulb color, shielding of lighting, and illumination pattern to be reviewed and considered on a submittal basis, and may require post installation inspection to determine if the intensity of the lighting meets the community standard of low intensity/low usage level.

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

Accent Malibu type lighting: in only one color (white preferred), not exceeding 18 watts per bulb. Accent/mini lighting strung in/on and around patios, eaves, porches, trees, plants, shrubs, cactus must be approved in advance, unless for seasonal or singular events.

Security motion detectors are to be installed with illumination directed at owner's property and should shut off approximately 5 minutes after triggering.

Flood illumination is to be directed at owner's property, away from neighboring property (gazebo, recreation areas, trees, cactus, ornamentation), actual wattage and quantity of flood lighting will be reviewed with submittal.

Pole mounted lamp/light with pole painted black or painted to match color of house, not to exceed 6' in height, with illumination directed at the owner's property, away from neighboring property.

Holiday lighting can be installed 30 days prior to the recognized holiday and it must be removed within 30 days after the Holiday associated with the lighting (recognized holidays includes New Year's Day, Easter, Memorial Day, 4th of July, Labor Day, Halloween, Thanksgiving Day, and the Christmas season).

3.2 Structural Additions

The following are common Structural addition projects:

- Detached Structures
- Gazebos
- House Expansions
- Outdoor Fireplaces
- Ramadas
- Sheds
- Patio (porch) Additions
- Patio (porch) Enclosures
- Pergola

3.2a Submittal requirements (needed for ARC review)

Design layout with structural specifications, noting the following (at a minimum): type of material, dimensions (width, height, length) of structure, color sample of structure, lighting installation, relationship to existing house structure, location of structure on property, pictorial and/or photo of proposed structure, if available. House expansion requires a set of floor plans and elevation drawings.

3.2b General use guidelines for structural additions

In general, the Association reviews structural addition plans for architectural consistency within the community. The association encourages Owners who are planning any of these projects to consider minimizing neighboring property interference (views, color clashes, lighting).

3.2c Specific approval conditions, exclusions, etc. for Structural additions

- 1) Attached Structural additions require the material and color selection to closely match the architectural construction of the existing house structure. This could include a matching of the existing house roof form and material.
- 2) All Structural additions that exceed six feet in height (except for outdoor fireplaces) must maintain a five-foot setback to any adjacent side property line and a five-foot setback to any adjacent rear property line. Further, all structural additions must also comply with the Town of Sahuarita Codes.
- 3) For appropriate color selection, refer to Section 3.6 Exterior Paint and Yardscape Color Standards.
- 4) For lighting specifications, see Section 3.1 Lighting.
- 5) Detached, portable storage sheds cannot be visible and cannot exceed the height of the surrounding wall, unless the color complements the existing structure. Storage sheds are not permitted in front yards, or side yards in front of the privacy wall.
- 6) Outdoor fireplaces must meet all of the following criteria:
 - a. The visible portion above any wall cannot exceed 3' in width or 30" in height.
 - b. Installed with a spark arrestor and/or firebox.
 - c. Installed no closer than five feet to a shared party wall.
 - d. Cannot be installed on a wall where the exterior side of the wall faces an adjacent parallel street.
- 7) Carports are not permitted.
- 8) No bright colors, aluminum, and/or reflective material will be permitted.

3.3 Recreational Equipment (temporary or permanent)

The following are common recreational equipment projects:

- Playhouses
- Play gyms
- Swing sets
- Basketball Backboard/Pole
- Volleyball
- Tetherball
- Field Hockey/Loose Equipment
- Trampolines
- Dog Run
- Shade Shelter or Sun Canopy

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

Provide layout of area where recreational equipment is to be installed, with a description of equipment, proposed color, design and dimensions of equipment. Sample brochures, pictorial drawings, or photographs of similar equipment are helpful. Permanent attachment of recreational equipment to house structure requires prior ARC approval.

3.3b General use guidelines for recreational equipment

In general, the Association encourages the use of recreational equipment to promote leisure time activities for adults and children in the community. However, the Association discourages, and does not endorse, the installation of recreational equipment, which forces users of such equipment onto the streets to use this equipment. Please note that Town of Sahuarita ordinances require that public rights-of-way (streets, sidewalks, drainage areas) be maintained free and clear for access by motorists and pedestrians.

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

- 1) Permanent or portable basketball poles approved by the ARC must be placed in the enclosed rear yard areas, 10 feet from any privacy wall.
- 2) Permanent or portable poles placed in driveway areas can remain in the front yard as long as they do not block the public right of way.
- 3) Permanent basketball poles and backboards must be painted black, white, or color of house.
- 4) Temporary and/or portable recreational equipment except basketball poles are to be stored away each day when the equipment is not in use.
- 5) Recreation equipment, such as playhouses, play gyms, etc. must be placed in the enclosed rear yard; they must be situated at least five feet from or, a minimum as established by the product manufacturer, whichever is a greater setback from the wall.
- 6) All recreational equipment must be kept in an aesthetically pleasing manner at all times.
- 7) Recreational equipment shall not be permitted for permanent placement in the front yard areas with the exception of basketball backboards.
- 8) As required by the Town of Sahuarita Code, public rights-of-way (streets, sidewalk, and drainage areas) shall be maintained free and clear for access by motorists and pedestrians. Therefore, basketball poles should not be placed in these areas.

3.4 Utility Equipment

3.4.a Submittal requirements for utility equipment projects:

Layout shall include area to be screened and/or painted, designating what colors will be applied to which surface or equipment, and what type of landscaping plants are to be used for each area.

3.4.b In general, the Association neither encourages, nor discourages, members to paint or screen the utility boxes located on their property, either near the sidewalk/curb area, or mounted directly on the home. If the homeowner chooses to paint or screen the boxes, upkeep and maintenance must comply with CC&R's (encroachments, building repair).

3.4.c Specific Approval Conditions

- 1) For painting curbside boxes or on house boxes, refer to Section 3.6 Exterior Paint and Yardscape Color Standards.
- 2) The letters and numbers originally placed on the boxes must not be painted.
- 3) If screening curbside boxes with landscaping (plants, bushes, etc.) consider placement of plantings near sidewalk, so that future growth of the plants do not block/encroach on sidewalk. Since utility workers will need access to these boxes, consider landscaping screening that will be easy to work around and does not contain any plants with sharp, thorny branches or limbs.
- 4) NOTE: If the utility company needs to work in the boxes, it has the right-way to displace any landscaping or screening (at the homeowner's expense) to work on its equipment.
- 5) When painting on-house boxes, meter faces must not be painted.
- 6) NOTE: Some utility boxes have been painted by the builder or the Rancho Sahuarita Village Program Association. If so, these boxes must not be repainted a different color without specific written approval by the Architectural Review Committee.

3.5 Mechanical Equipment

The following are common mechanical equipment projects:

Air Conditioning Units
Evaporative Coolers
Water Softeners/Conditioners
Solar Heaters/Panels

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

Layout includes area to be screened and/or painted, designating what colors are to be applied to what areas and/or equipment, and what type of landscaping plants are to be used for each area.

3.5b General use guidelines for mechanical equipment projects

In general, the Association encourages placement of mechanical equipment in garages, or behind privacy walls, to shield it from neighboring views.

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

Mechanical equipment potentially visible at the front of the house from the street or sidewalk must be shielded from view (shielding to be approved by the ARC).

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 shall match, and maintain, the original color selections of the house. Any contemplated color changes must be submitted and approved by the ARC prior to proceeding with such changes. All color palettes are on file with the Management Company.

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

Provide specific color chip sample and product manufacturer's information, including light reflectivity values. In addition, the ARC reserves the right to require and review a large sample applied to the house or improvement.

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

- 1) Front/rear door- Match existing color, match color of house or approved stain color.
- 2) Security door - Match color of house, or trim color of house.
- 3) Garage door - Match existing color.
- 4) Garage door border - Match existing color.
- 5) Rear patio/balcony - If wood, approved wood stain color or match main color of house. If stucco, paint to match main color of house.
- 6) Gate - If wood, approved wood stain color match main house color, or match adjacent wall color. If wrought iron, match color of house or trim color of house.
- 7) Window screening - Match color of house, or match existing screen color.
- 8) Roof tiles - match existing type and color.
- 9) Flat roof coating - match existing color. White, off white, or reflective aluminum coatings will not be allowed.
- 10) Privacy walls - exterior/interior to match existing finish and color.
- 11) Entryway walkway/driveway - protective finishes/coatings must be either color of the existing pavement or painted to match the base color of the home, subject to approval by the ARC. Overcoats with subdued patterns shall be considered on a case-by-case basis.
- 12) Exterior rock mulch or gravel - exterior color choices (single or dual color), earth tone, maximum two colors of rock or gravel. Decomposed granite is not allowed other than in areas confined by privacy walls.
- 13) Wall/door ornamentation- minimal use of other colors to provide alternative complementary accents.
- 14) Detached portable storage sheds- Earth tone, low reflectivity, color needs to be submitted (see Sec. 3.2) and approved by ARC. Utility boxes - match main house color.
- 15) Wrought iron - Match the base color of house or trim color of house.

3.7 Pools/Spas (and related equipment) – If pool part of builder package – DO NOT need to submit.

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

Pool/spa
Heaters (non-solar)
Filters
Pool Lighting
Diving Boards
Pool Slides
Pool Decking

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

Design layout with pool specifications noting the following (at a minimum): type of pool filtering system, wall up/down access to pool area during construction, lighting enhancement around pool area, location and height of pool equipment (filters, heaters, diving boards, slides). A pool contractor will usually provide a layout with specifications to meet the above requirements. If a pool/spa installation includes a gazebo/ramada addition, refer to Section 3.2, Structural Additions. If a pool/spa installation includes landscaping additions, refer to Section 3.8, Yardscaping. If lighting is part of the pool installation, refer to Section 3.1 Lighting. For solar heaters and panel refer to Section 3.5 Mechanical Equipment. Above ground pools will be handled on a case-by-case basis and must be approved by the ARC prior to installation. In particular, elevated, above grade decking is subject to review and approval (with a minimum setback of five feet from privacy walls).

3.7b General use guidelines for pool/spa projects

In general, the ARC reviews pool plans for specific safety considerations to be followed during pool construction. Consideration shall be given to minimizing impacts of the pool and recreational equipment installation on neighboring properties.

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

- 1) Diving boards are restricted to springboard types, no platform types are permitted.
- 2) Slides shall not exceed 10' in height and color restricted to white, blue, or desert hues. All pool slide locations require ARC approval (with a minimum setback of five feet from side property lines and ten feet from rear property lines)
- 3) A design layout, which results in backflushing into common areas or onto streets, is prohibited. Diatomaceous earth or sand filters require backflushing and, as such, are subject to regulation by Pima County. Please check with Pima County and/or the Town of Sahuarita on the actual regulations for this installation.
- 4) A conditional approval granted for pool installation will regulate safety measures to be followed by the Owner and pool contractor during construction. The letter of approval, with conditions, must be signed by the owner and pool contractor, prior to beginning of pool excavation.
- 5) Pool and spa mechanical equipment located outside the privacy wall must be completely shielded from view.

3.8 Yardscaping

The following are common yardscaping projects:

Vegetation (ground cover, shrubs, trees, cactus, vines, grass, flowers)
Gravel (rocks, boulders, wood chips)
Irrigation and drainage
Accent walls/planter boxes
Trellises, fencing, staking, plant protection, cloth screening
Fountains
Flagstone, brick/pavers, concrete, steps
Driveway expansions
Railroad ties

3.8a Submittal requirements for yardscaping projects (needed for ARC review)

- 1) A conceptual landscape layout plan identifies location of vegetation, botanical and common name of vegetation, colors included in foundation/ground cover, irrigation installation, any gravel and/or pictorial samples. Submittals for trellises should include location, color and types of plants to grow on trellises. No landscape or other improvement (other than decorative rocks) will be permitted between sidewalks and street curbs without specific written ARC approval.
- 2) Plant replacement of like kind needs no submittal to the ARC.

3.8b General use guidelines for yardscaping projects

The Rancho Sahuarita Village landscape concept is based on a philosophy of compatibility with the existing Sonoran desert, 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 are preserved wherever possible. The majority of introduced plant materials should be indigenous, arid, or semiarid plants ensuring minimal water usage and compatibility with the built and natural environments. The Association 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:

- 1) All yardscaping projects must include the minimum landscape requirements as provided in this Document (refer to Community Wide Standard.)
- 2) All plants incorporated into any yardscaping project must comply with the Approved Plant list (see Appendix A), or as otherwise approved by the ARC. Plants on the Prohibited Plant list shall not be permitted (see Appendix B).
- 3) All landscaping must be installed in a manner to prevent the appearance of a "hedge" or "wall height extension" except for the appearance of a "hedge" that is perpendicular to the adjacent residence and is maintained at a height that is no greater than 5'. Specifically, no hedges will be permitted along sidewalks. (Short sections of aligned bushes are encouraged to help shield utility boxes, etc.)
- 4) All landscaping must be maintained within property lines.
 - a. All lots and parcels, excluding any portion of the lot which is enclosed by a perimeter wall around the rear yard, shall be landscaped in a manner consistent with the natural desert, with accent features of non-indigenous plants, ground covers and yard ornaments approved in writing by the ARC, for each lot and parcel so landscaped.
 - b. All original and subsequent landscaping must be installed in accordance with a plan approved by the ARC. The objective of the landscaping is to generally enhance the natural desert environment and to screen, accent, soften and improve the visual character of Rancho Sahuarita. 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.
- 5) 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. Pavers, subject to ARC approval, can be used in proportion to the overall landscape of the front yard, provided it does not become the dominant feature of the front yard hardscaping.
- 6) No tree, shrub or plant of any kind on any lot or Parcel may overhang, or otherwise encroach upon, any public sidewalk or other public pedestrian way or bikeway from ground level to a height of eight (8) feet.
- 7) Turf is an approved ground cover in areas completely confined by privacy walls. Turf must be installed and maintained in compliance with the following conditions:
 - a. Common Bermuda grass, Fountain grass and all other grasses prohibited on the Prohibited Plant list of this document together with all Pima County and the Town of Sahuarita restricted grasses shall be prohibited on any area, of any lot. Installation of grasses shall not interfere with lot drainage or cause seepage problems through property walls, etc.
- 8) 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 watering on walls so as to cause structural damage to party walls.
- 9) 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 shall be restricted to an appropriate proportional percentage of the square footage of the front yard. Accent walls may not be placed on property lines or adjacent to the public sidewalk. Accent wall finish materials must match that used on the house, i.e. stuccoed and painted to match.
- 10) Temporary fencing, staking, and plant protection shade cloths must be properly maintained, when visible from neighboring property.
- 11) For color selections on yardscaping materials, refer to Section 3.6, Exterior Paint & Yardscape Color Standards.
- 12) Theme landscaping (i.e., sculptured trees/bushes that reflect animals and/or other architectural designs) will be reviewed on a case-by-case basis.
- 13) Trellises, when used sporadically near the structure, providing the height does not exceed 8 feet.
- 14) Trellises near property walls, providing no effect of raising the height of the wall results from such placement.

3.9 Exclusive Common Area projects:

Exclusive Common Area is a portion of the Common Area primarily benefiting one or more, but less than all, Neighborhoods, as more particularly described in Article XII.

The following are the types of Exclusive Common Area projects:

Ornamentation/Furniture
Lighting
Decorative items
Landscaping

3.9a Submittal requirements for Exclusive Common Area projects (needed for ARC review)

Layout and/or pictorial samples show placement/location of any type of ornamentation/furniture, lighting and/or landscaping, decorative items and/or pictorial samples to be placed in the exclusive common area or green court areas.

3.9 b General use guidelines for Exclusive Common Area projects

The Rancho Sahuarita Village landscape concept is based on a philosophy of compatibility with the existing Sonoran desert, and supports the natural desert environmental theme.

3.9c Specific approval conditions, exclusions, etc., for Exclusive Common Area projects:

- a. Any exterior modification to the exclusive common area must be submitted to the ARC for approval, with the exception of real estate signage.
- b. A plant palette must be submitted for review.
- c. Only solar lighting is allowed.

3.10 Signage

The following are common sign projects:

See list of signs in Section 3.10b and section 3.10c below:

3.10a Submittal requirements for signage projects (needed for ARC review)

3.10b General use guidelines for signage projects

- 1) All signs must conform to the Sahuarita Town Code. The Town Code may be amended from time to time, therefore it is the responsibility of the Owner to refer to the Town Code at <http://www.codepublishing.com/AZ/sahuarita.html>, Title 18 – Zoning; Chapter 18.79 Sign Standards.
- 2) No signs may be placed on RSVP Common Area except as approved, and signs can be placed in the public right of way subject to the Town Code. Signs placed in the public of way are enforced by the Town.
- 3) Signs that do not conform to guidelines, may be removed and disposed of.
- 4) RSVP may post Community Signs at their discretion for RSVP sponsored and hosted events.

Property For Sale / Lease Signs: Temporary, one-time usage signs or permanent lot identification signs: Property For Sale/lease Signs: One (1), post-mounted, not to exceed 5' high "For Sale/Lease by Realtor/Owner" sign (professionally designed and mounted) is 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 or removed from the resale market listing. This sign is prohibited from being placed on Association common areas, walls, and/or builder construction lots (unless specific to that lot).

No other "For Sale/Lease Realtor/Owner" signs are permitted for posting. No flyer-type (paper) "For Sale/lease Realtor/Owner" signs are allowed for postings on lots, parcels, common areas, model homes, postal/mail units, Town of Sahuarita right-of-way, regulatory poles/signs, utility boxes, fire hydrants, entryway monuments/signage or buffer walls/plantings.

Yard Sale Signs: are allowed on property lots only. Signs may be posted the day of the event and must be removed the same day and are not to remain overnight on the property. Signs are not allowed on model homes, postal/mail units, decorative street poles/signs, utility boxes, fire hydrants, buffer walls/plantings. Gated sections of Rancho Sahuarita are limited to two (2) community sales each year as designated by the Board in order to preserve the attributes of living in a gated community.

Open House Signs: In conjunction with the "For Sale/Lease Realtor/Owner" sign a lot owner, may also have one (1) sign (professionally designed and mounted) announcing an open house event on the lot and one (1) small, ground level bandit and/or A-Frame realtor sign (similar in design and less than 24" in height) only in Association common areas for the duration of the open house. No flyer type (paper) signs for open houses are allowed for postings on lots, parcels, common, areas, buffer zones, model homes, postal/mail units, decorative street poles/signs, utility boxes, fire hydrants, entryway monuments/signage, Town of Sahuarita rights -of-way, or buffer walls/plantings.

Lot Identification Signs: Alarm/security identification signs are permitted without ARC approval, providing signs are placed on lots within three (3) feet of structure, no more than 18" to top of sign and such signs may not be self-illuminating.

Construction signs: Temporary pool and construction signs as required by governmental agencies, and not self -illuminating. Signs shall be removed upon completion of the project.

Vehicular For Sale Signs: Vehicular For Sale signs are permitted on vehicles within the community, providing signs are placed in vehicle windows, made of quality construction material or store bought signs (no signage painted on vehicle and/or hand written on windows). No Vehicular For Sale signs are allowed for postings on lots, parcels, common areas, model homes, postal/mail units, decorative street poles/signs, utility boxes, Town of Sahuarita rights-of-way, fire hydrants, or buffer walls/plantings.

3.10c Specific approval conditions, exclusions, etc.

Other signs are not permitted in the community, without proper authorization from RSVP or the ARC.

Political Signs: The Ordinance for the Town of Rancho Sahuarita will dictate political signage regulations. No political signs may be placed on RSVP Common Area.

3.11 Ornamentation

The following are common ornamentation projects:

- Yard furniture
- Exterior wall ornamentation
- Flagpoles (permanent, ground installation)
- Yard ornaments
- Holiday decorations
- Roof ornamentation
- Statues
- Hanging ornamentation (flags, wind socks, banners)

3.11a Submittal requirements for ornamentation projects (needed for ARC review)

Layout of area where ornamentation is to be installed, with 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 holiday. No submittal is required for lawn furniture or lawn ornaments placed in the rear yard area.

3.11b General use guidelines for ornamentation projects

In general, the Association promotes ornamentation in harmony with the surrounding Southwest 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 holiday and patriotic events is permitted by the ARC, with appropriate colors and decorations.

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

- 1) Permanent placement of lawn/garden patio furniture or decorative wrought iron furniture/benches in front yard requires approval.
- 2) For specific color choices on ornamentation projects, refer to Section 3.1 Exterior Paint and Yardscape Color Standards.
- 3) Holiday decorations can be installed 30 days prior to the holiday and must be removed 30 days after the holiday associated with the decorations.
- 4) Permanent roof-mounted ornamentation is not permitted.
- 5) For specific color choices on ornamentation projects, refer to Section 3.5 Exterior Paint and Yardscape Color Standards.
- 6) Permanent placement of lawn/garden ornamentation in driveways is not permitted.
- 7) Flags displaying advertising are not permitted.
- 8) U.S. Flags
 - Owners have the right and privilege to display the U.S. Flag.
 - Maintain flag and use proper etiquette while displaying the flag.
 - Flag poles cannot be higher than 20 feet and must be of brushed steel, earth tone shades or the color of home. No highly reflective materials.
 - Flag poles are subject to ARC approval, setbacks do apply.
 - Ground mounted flagpoles are not permitted over twenty (20) feet. Displaying the American flag, utilizing a staff pole and bracket mounted to the main building or suspending the flag downward from the roof overhang, will be allowed with a submittal. Any flag so displayed shall not exceed 30 square feet in area.

9) Consistent with Arizona Revised Statute 33-1808, the community allows the outdoor display of an American flag or an official or replica of a flag of the uniformed services of the United States, if such American flag or a uniformed services flag is displayed in a manner consistent with the federal flag code (PL 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10). Similarly, these rules do not prohibit, although they do regulate outdoor display of POW/MIA flag, Arizona State flag, Arizona Indian Nations flag the Gadsden flag, a first responder flag and/or a blue star service flag or a gold star service flag. -No flag shall exceed three (3') feet by five (5') feet in size. Flags flown from temporarily from removable poles attached to the house, and do not require an Architectural Review.

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

The following are common enclosure projects:

- Walls (privacy, party, buffer)
- Gates/Gate Screening
- Wrought Iron
- Railings
- Wrought Iron Screening

3.12a Submittal Requirements for enclosure projects (needed for ARC review)

Layout of existing enclosures on property, noting height of existing walls, proposed height of additional courses of brick, materials of construction, including finish and color and gate/screening material. If submitting plans for screening, color of screen and/or sample of material required.

3.12b General use guidelines for enclosure projects

Walls and fences in Rancho Sahuarita Village have two functions. The most basic use of walls and fences relate to privacy and security, both of which are extremely important. The Design Guidelines, however, are concerned with the potential to provide a handsome and unifying element for the overall community.

3.12c Specific approval conditions, exclusions, etc. for enclosure projects:

- 1) Residential walls and fences in "normal" conditions shall be a maximum of six (6) feet high as measured from the lowest adjacent average finished grade measured on the outside of the wall. Closely spaced parallel walls shall be disapproved.
- 2) Prior to the construction of any fence or wall, plans indicating materials to be used and location shall be submitted to the Architectural Review Committee for approval. Property lines shall be verified by the Owner prior to construction.
- 3) In the event rebuilding of a party wall or party fence, or with respect to the sharing of the cost thereof, such adjoining Owners shall submit the dispute to the ARC for resolution.
- 4) Any fences or walls installed as part of a home's original construction will not be removed altered or painted without the ARC's prior written approval.
- 5) All CMU (cinder) block walls visible from any street, parking area or open space within the community will be constructed and finished to match the community's original construction standards.
- 6) Wrought iron screening- reference to Section 3.6 Exterior Paint & Yardscape Color Standards for appropriate color selection.

3.13 Antennas /Satellite Dishes

The following are common antenna projects:

Conventional
Dish/Microwave
Cabling/mounting hardware

3.13a Requirements for antenna project locations

1. Ask the installer to ensure that the dish is in as inconspicuous a location as possible to still receive a clear signal.
2. Proper mounting of visible cables and mounting hardware.
3. Cables should be secured to the home to prevent shifting.

ARC has the right to review the location and installation after the antenna is installed and may require that it be moved to a preferred location. Cannot place on common walls – CMU – (cinder block walls – common shared walls)

3.13b General use guidelines for antenna projects

Antennas are defined as any antenna or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation (including related hardware, cables, brackets), that shall be erected, used, or maintained outdoors on any Lot, whether attached to a building or structure or otherwise located within that Lot. The definition of antennae is universal and pertains to all manufacturers and technologies. In general, antennae installations will conform to the federal government regulations as defined in FCC 96-328 or as currently amended.

3.13c Specific approval conditions, exclusions, etc. for antenna

Prior to installation of an antenna or satellite dish, it is advisable to submit plans, depicting the location and type of the device, to the Management Company for review, in order to assure that an Owner will not have to modify location, and thereby incur unnecessary cost, at a later date. In general, antennas and satellite dishes should be placed so as not to be visible from neighboring properties, i.e. ground -mounted, or, as an alternative, they should be screened with landscaping, or camouflaged, to mitigate visual impacts. In no event, however, per FCC regulations, shall any satellite dish/antenna installations be restricted so as to:

- 1) Impair an Owner's ability to receive signals,
- 2) Unreasonably delay or prevent installation, maintenance, or use of such a device,
- 3) Unreasonably increase cost of installation, maintenance or use of such device, or
- 4) Preclude reception of an acceptable quality signal.

3.14 Doors/Windows/Awnings

The following are common Door/Window/Awning projects:

- Internal Window Treatments
- Screen Doors
- Security Doors
- Gated Entries
- Window Framing
- Sunscreens (solar and film)
- Gutters
- Rolling Shutters
- Exterior Awnings

3.14a Submittal requirements for door/window/awning projects (needed for ARC review)

Provide layout of house area where project is to be installed, with description, proposed color, design and dimensions. Sample brochures, pictorial drawings, or photographs are required.

3.14b General guidelines for door/window/awning projects

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

3.14c Specific approval conditions, exclusions, etc. for door/window/awning projects:

- 1) Gutters and downspouts shall closely match the surface to which the gutter/downspouts are to be attached (high reflective aluminum is prohibited).
- 2) Sunscreen material shall be black, bronze, or match existing screen color (no white or bright color screening material).
- 3) Plastic sheeting material, when visible from neighboring property is not permitted as an awning for patios and balconies.
- 4) Security doors made of welded steel tube or wrought iron (for color, refer to Section 3.6).
- 5) No highly reflective material may be installed in windows or doors.
- 6) Exterior wrought iron window treatment (bars) will be considered on a case-by-case basis, and window-by-window basis, and will be required to meet the highest aesthetic standards. All wrought iron window treatment submittals will require prior written approval from the ARC to include the specific windows approved and wrought iron design for each window. Generally speaking, any approved window wrought iron must be installed flush with the surrounding wall section, painted the color of the home with custom design characteristics. Installation of well designed, custom wrought iron window treatments may be considered for approval, whereas, less aesthetically pleasing "bars over windows" would be less likely to be approved.
- 7) Exterior awnings (cloth)
 - a. Only solid color to match main exterior house color (not trim color)
 - b. Awnings are permitted in the rear yard area only (no front or side elevation awnings).
 - c. One permitted in lieu of or in addition to rear covered patio structure, the dimensions of the patio area/awning shall not extend out from the house more than 10 feet from the access door and at full extension shall not be any closer than 5 feet from any privacy wall, while the width of the awning across the structure shall not exceed 20 feet.
 - d. Awnings must be maintained in good condition at all times.
 - e. Metal framing to be beige or other color as approved by ARC.
 - f. No plastic, metal, aluminum awning material (except frame)
 - g. Awnings restricted to lower story only.
 - h. No ground mounted vertical supports.
- 8) Rolling shutter assemblies shall match the color of home and/or window trim area. All rolling shutter installations require specific written approval of the ARC.

3.15 Roof-mounted devices

The following are common roof mounted device projects:

- Solar Panels
- Solar Heaters
- Solar tube
- Skylights
- Roof Ventilators
- External Gable Ventilator

3.15a Submittal Requirements for roof-mounted device projects (needed for ARC review)

Layout of area where roof-mounted device is to be installed on property/structure, type of device, dimensions of device, proposed color of device, if possible, pictorial/brochure of device to be installed. Mechanical equipment, including evaporative coolers, will not be allowed on any roof. As such, all mechanical equipment is to be ground mounted and screened.

3.15b General use guidelines for roof mounted device projects

In general, the Association encourages the use of energy efficient devices, providing the devices, materials, colors, and screening are aesthetically acceptable to the surrounding community.

3.15c Specific approval conditions, exclusions, etc. for roof-mounted device projects:

- 1) Roof-mounted devices, such as solar tubes and skylights are shall have flashing colored or painted to closely match the adjacent roof color. All glazing shall be solar bronze or clear with no white glazing allowed.
- 2) Solar applications such as panels or heaters will be considered on a case-by-case basis. Solar applications shall be an integral part of the Structure, further concealed by it or be ground mounted within a private yard area, further concealed by landscaping. Any installation should minimize its exposure when viewed from any other lot, Common Area, or from the surrounding community.

3.16 Roofing

The following are common roofing projects:

- 1) Structural Additions (refer to Section 3.2 Structural Additions)
- 2) Maintenance or repair

3.16a Submittal requirements for roofing projects (needed for ARC review)

In general, roofing material is installed as part of the home's original construction, reviewed and approved during the development review process with a submittal from the builder-developer.

3.16b General guidelines for roofing projects

Materials and colors of roof materials are to be maintained and shall remain as originally specified and installed. As such, no submittal with respect to maintenance or repair work is required.

3.16c Specific approval conditions, exclusions, etc., for roofing projects:

White, off-white, aluminum or other highly reflective coatings or colors will not be permitted. Structural addition roofing color/style materials shall match the existing house color/style roof material and installation. Aluminum flashing material must be painted to match the existing house color. Roof vents, and other miscellaneous roof penetrations must be colored or painted to match the adjacent roof color.

3.17 Miscellaneous items

The following are common miscellaneous items:

- 1) Trash Containers- Trash containers may only be visible at the front of the home on trash collection days. Trash containers may be placed curbside for no more than 24 hours.
- 2) Trash Container Storage:
 - a. Owner must make every reasonable effort for containers not to be visible from the street or neighboring property views and to place them back behind the house as much as possible dependent on the architecture of the home or placed on the side of the home.
- 3) Maintenance Equipment (tools, ladders, hoses) – should be stored not to be visible from the street or neighboring properties
- 4) Mailboxes

3.17a Submittal requirements for miscellaneous items (needed for ARC review)

No ARC submittal is required (except for changes to, or replacement of, mailbox or mailbox post)

3.17b Specific approval conditions, exclusions, etc., for miscellaneous items:

- 1) Containers, primarily designed for trash, placed on curb on pickup days shall be maintained in a clean, well-kept manner.
- 2) No changes to individual mailboxes shall be granted from original builder installed approved mailboxes

3.18 Community Wide Standard

Community Wide Standards are those standards of conduct, maintenance, or other activity generally prevailing throughout the Properties. Standards of maintenance set by the Association for Owners properties should be maintained in a quality manner to ensure pride of ownership, respect for the property and neighboring properties. Owners are responsible for any damage or destruction of structures on or comprising the Unit and Owner shall proceed promptly to repair or to reconstruct in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with Article IV of the CCRs.

Each Owner shall maintain his or her Unit and all landscaping and improvements comprising the Unit in a manner that is consistent with the Design Guidelines, Community Wide Standard, the Use Restrictions and any Board resolutions. This includes the repair and replacement, as necessary to maintain the property to a level consistent with the Community Wide Standard.

Paint: Exterior paint should be applied in a manner to maintain the wood and stucco structure from exposure to the elements and to provide an aesthetically pleasing curb appeal to the neighborhood and neighboring properties. Deterioration of wood, excessive chipping and peeling of paint or stucco shall cause the Owner to make prompt repairs, replacement or maintenance to the structure.

Wood Doors/Fences: Wood doors and/or fences should be treated as any other wood structure exposed to the elements.

Regular painting, varnish or oiling will keep wood from drying out if exposed to direct sun, or at any time the wood appears to be dry.

Landscape: Each Owner is responsible to adhere to the Back yard and Front yard minimum landscape requirements.

Where decomposed granite (DG) has been provided, it is best to properly clean up DG after storms or winds. Improper maintenance could cause erosion and excess build up on concrete sidewalks.

Where trees are provided, the Owner is responsible to maintain the trees or to replace them as necessary. It is part of the Community Wide Standard to have at least one (1) tree in every yard which provides an aesthetically attractive tree street theme in the neighborhoods.

Party Walls and Other Shared Structures: The exterior surface of a Wall shall be that portion which faces, or exposed to, or is visible from the Common Area, public or private right-of-way, or pedestrian or bicycle pathway or trail within or abutting the Properties. The Association's maintenance obligation shall be limited to the cosmetic and aesthetic appearance of such exterior Wall surfaces. Owners may not alter the appearance of the exterior surface of any Wall without prior written approval of the Association.

The Owner of the Unit on which a Wall is located shall be responsible for the cosmetic and aesthetic appearance of the interior surface of the Wall, and the Owner shall be responsible for the structural maintenance and repair to that portion of the Wall lying within the Unit's boundaries.

3.18a Minimum Landscape Requirements

Backyard Minimum Requirements

Backyard Landscape Minimum Standard:

That bare ground be covered with decorative rock or decomposed granite in any backyard that is visible or has a view wall abutting any Public or private street, common area, Paseo Trail, walkway or the Lake Park. Backyard installation must be complete two (2) years from the date of the revised Design Guidelines. Existing homes will have two (2) years from the date of the revised Design Guidelines to complete any submittals and installation. Backyard submittals and installation for new construction must be complete within one (1) year from the close of escrow.

Front yard Minimum Requirements

For lot sizes 60 – 80'

Front yard Landscape Minimum Standard: That there is a general overall compliance for maintenance of front yards to adhere to the minimum planting requirements, as is reasonable for the lot to accommodate the minimum standard. Owners must comply and meet the minimum standards within one (1) year from the date of the revised Design Guidelines. Plant replacement of like kind needs no submittal.

- 1) Minimum planting requirements from the Approved Plant Palette are:
 - a. Two (2) trees – minimum fifteen (15) gallon
 - b. Four (4) shrubs – minimum one (1) gallon
 - c. Five (5) groundcovers – 1 gallon or six-pack
- 2) All bare ground must be covered by an approved material to provide a neat, dust-free appearance (crushed rock ground cover is required in all front yard areas, decomposed granite is not approved).
- 3) Decorative Rock Specifications:
 - a. Desert Brown or approved equal
 - b. ½" 4:1 slopes or flatten
 - c. ¾" 3:1 to 4:1 slopes
 - d. 6" diameter on slopes steeper than 3:1

For Lot sizes 40-55'

- 1) Minimum planting requirements from the Approved Plant Palette are:
 - a. One (1) tree – minimum fifteen (15) gallon
 - b. Three (3) shrubs - minimum one (1) gallon
 - c. Five (5) groundcovers – 1 gallon or six-pack
- 2) All bare ground must be covered by an approved material to provide a neat, dust-free appearance (crushed rock ground cover is required in all front yard areas, decomposed granite is not approved).
- 3) Decorative Rock Specifications:
 - a. Desert Brown or approved equal
 - b. ½" 4:1 slopes or flatten
 - c. ¾" 3:1 to 4:1 slopes
 - d. 6" diameter on slopes steeper than 3:1

4.0 Design Review Process and Submittal Requirements

4.1 Commencement of Construction

In general, no construction activity related to any proposed common project shall be allowed to commence until the project has been approved, per these Design Guidelines, by the ARC.

4.2 Submittal Fees

The ARC may adopt a fee schedule in connection with its review process. All fee amounts are subject to periodic adjustment as determined by the ARC. Please verify in advance with an ARC representative the applicable fee amount for any particular project. All checks should be made payable to "Rancho Sahuarita Village Program Association" and must be included as part of the initial submittal to the ARC. Project submittals will not be reviewed by the ARC unless the related fees have been paid.

In addition, the ARC may adopt a compliance deposit schedule in connection with particular projects. Please verify in advance with an ARC representative whether a particular project will require such a deposit prior to the start of construction.

4.3 Submittal Fees Adjustments

All fees as outlined (see 4.2 Submittal Fees) are subject to periodic adjustment as determined by the ARC. In addition, under most conditions, the design review process is a linear one with continued movement in a forward direction. However, certain projects might back track and repeat a particular phase of the total design review process. When this occurs, an additional design review fee over and above the initial amount required shall be paid on a prorated basis as determined by the ARC considering the particular phase of the design review process that was required to be duplicated or repeated.

Approval by the ARC, at any phase of the design review process as outlined herein, for any Improvement refers only to the DG and in no way implies conformance with any government regulations. It shall be the sole responsibility of the Owner to comply with all applicable government regulations, ordinances, and procedures and to adequately coordinate such required governmental reviews with the process and procedures outlined in these DG's.

In addition, any consideration, action or approval by the ARC shall not constitute an approval, ratification or endorsement of the quality or architectural and engineering soundness of the project or Improvement. Furthermore, the ARC, its members, the Association, nor the Declarant shall have any liability in connection with or related to the project, its plans, its specifications, or its execution.

4.4 Reviews of Submittals

The ARC, or its duly appointed representative, shall conduct reviews of submittals during its regularly scheduled monthly meetings, or at such other times as it deems appropriate.

Minimum submittal deadline dates, at least 7 calendar days prior to the review meeting date, will be set by the ARC. The Owner or his/her representative shall not attend a meeting of the ARC, unless specifically requested to do so by the ARC. Per the legal documents, the ARC has 30 days to review submittals. The ARC will endeavor to respond in writing within 14 calendar days after the review is completed by the ARC, provided that the submittal is in accordance with the requirements outlined.

4.5 Enforcement

These DG's shall be enforced by the ARC or the Association as provided herein or in the Declaration. The ARC reserves the right to waive, vary, or otherwise modify any of the standards or procedures set forth herein at its discretion, for good cause shown. Notwithstanding this, the DG may not conflict with the provisions of the Declaration.

APPENDIX A
Approved Plant list

The following plants are approved for use in project landscape improvements in Rancho Sahuarita Village, for both front and rear yards. Those designated with an (N) are native, indigenous plants, which may be used anywhere on an individual property. Likewise, those plants designated with a (T), for transitional area, may be used anywhere on the property. Those plants designated with a (P) are restricted to rear privacy areas and, because plants may have an appearance or a growth habit deemed incompatible with the surrounding desert, size restrictions may apply (See Appendix B).

All proposed landscape plans must be submitted to the Architectural Review Committee for review and approval, prior to installation.

Palm trees will be permitted subject to ARC review and approval. Palm trees are restricted to rear privacy areas only. Palm trees must be groomed properly including removal of dead fronds and any seed growth.

Med Fan Palms, Sago Palms, Pygmy Date Palms, and Pindo Palms:

These palms may not exceed 10' feet in height as measured from grade to the top of the trunk. Should the palm exceed the height requirements, it must be removed at the owner's expense.

Queen Palms are restricted to rear privacy areas only and must be maintained at a maximum height of 30' feet as measured from grade to the top of the trunk. Queen Palms cannot be reasonably pruned once they reach a height of 30', therefore they must be removed from the property at the owner's expense.

Trees:

T	Acacia abyssinica	Abyssinian Acacia
N	Acacia constricta	Whitethorn Acacia
N	Acacia farnesiana	Sweet Acacia
N	Acacia greggii	Cat Claw Acacia
N	Acacia smalii	Southwest sweet Acacia
T	Acacia stenophylla	Shoestring Acacia
N	Canotia holacantha	
N	Celtis pallida	Desert hackberry
T	Celtis reticulata	Netleaf hackberry
T	Celtis douglasii	Western hackberry
N	Cercidum floridum	Blue Palo Verde
N	Cercidum michophyoom	Foothills Palo Verde
N	Chilopsis linearis	Desert Willow
P	Eriobotrya japonica	Loquat
T	Heteromeles arbutifolia	Toyon
T	Lauros nobilis	Sweet Bay
N	Olneya tesota	Ironwood
T	Pithecellobium flexicaule	Texas Ebony
P	Podocarpus macrophyllus	Yew Pine
N	Prosopis ssp	Mesquite
P	Prunus ssp	Purple Plum, Carolina Laurel Cherry
T	Quercus emeryi	Emory Oak
T	Quercus gambelii	Gamble Oak
N	Sambucus carnadensis	Elderberry
T	Sophora secundiflora	Mescal Bean, Texas Mountain Laurel
T	Vitex agnus castus	Chaste Tree
T	Olea europaea	Swan Hill Olive
T	Fraxinus velutina	Arizona Ash

Shrubs and Accent Plants:

P	Abelea grandiflora	Glossy abelia
T	Acacia redolens	Ground Cover acacia
P	Acanthus mollis	Bear's Breech
N	Agave americana	Century Plant

N	Agave huachucensis	Wide leaf agave
N	Agave vilmoriniana	Octopus agave
N	Agave weberi	Smooth-edge agave
P	Ajuga reptans 'purpurea'	Bronze ajuga
N	Aloe barbadensis	Aloe vera
T	Aloe ferox	Cape aloe
N	Ambrosia deltoidea	Bur sage
P	Antigonon leptopus	Queens Wreath
T	Arctostaphylos pungena	Poinleaf manzanita
N	Asclepias subulata	
N	Asclepias linstis	
P	Asparagus d. sprengeri	Asparagus fern
P	Asparagus falcatus	Asparagus fern
N	Atriplex ssp	Saltbush (many varieties)

Shrubs and Accent Plants:

T	Baccharis polularis	Coyote bush
N	Baileya multiradiata	Desert Marigold
P	Bambusa ssp	Bamboo
T	Bougainvillea ssp	Bougainvillea
T	Caesalpinia gilliesii	Mexican Bird of Paradise
T	Caesalpinia pulcherrima	Red Bird of Paradise
P	Callistemon citrinus	Lemon Bottlebrush
P	Callistemon viminalis	Weeping Bottlebrush
P	Camellia japonica	Camellia (many varieties)
P	Carissa grandiflora	Natal Plum
T	Cassia ssp Carnegiea	Cassia and Senna (many varieties)
N	gigantea Convolvulus	Saguaro
T	mauritanicus Cotoneaster	Ground Morning Glory
P	ssp	Cotoneaster (many varieties)
P	Cycas revoluta Cyperus	Sago Palm
P	alternifolius Dasyliron	Umbrella Plant
N	wheeleri Dodonaea	Desert Spoon
N	viscosa Echinocereus	Hopseed Bush
N	engeinannli Eleaeagnus	
P	m. 'Ebingei'	Silverberry
N	Encelia farnosa	Brittle Bush
N	Encelia trifurca	
N	Ephedra faciculata	
N	Eripgonum faciculatum v. poliofolium	
P	Euonymus ssp	Euonymus
P	Fatshedera lizei	Fatshedera
P	Fatsia japonica	Aralia
T	Feijoa sellowiana	Pineapple Guava
N	Ferocactus ssp	Barrel Cactus
P	Ficus ssp	Fig
N	Fouquieria splendens	Ocotillo
P	Gardenia jasminoides	Gardenia (many varieties)
T	Gazania ssp	Gazania (many varieties)
T	Gelsemium sempetvirens	Carolina jasmine
N	Gutierrezia sarothrae	
P	Hedera ssp	Ivy
T	Hesperaloe paraviflora	Red Aloe
P	Hibiscus ssp	Hibiscus
P	Ilex ssp	Holly
P	Jasminum ssp	Jasmine
T	Juniperus ssp	Juniper (see Appendix B)
N	Justica spigera (Calif.)	Desert Honeysuckle

P Lagerstroemia indica
 T Lantana ssp
 N Larrea divaricata
 T Leucophyllum Frutescens
 P Ligistrum ssp
 P Liriope museari

Crape Myrtle
 Lantana
 Creosote Bush
 Texas Ranger
 Privet
 Liriope

Shrubs and Accent Plants:

N Lotus rigidus
 N Lycium exsertum
 N Lycium Fremontii
 N Lysiloma thornberi
 P Macfadyena unguiculata
 T Mahonia aquifolium
 T Malehore erocea
 P Motrs itifioifrd
 P Myrtus cominus
 T Nandina domestica
 P Nerium oleander "petite"
 N Nolina microcarpa
 P Ophiopogon japonicus
 N Opuntia ssp
 T Osteospermum fruticosum
 T Penstemon ssp
 P Philodendron selloum
 T Photinea ssp
 P Pittosporum ssp
 T Potentilla ssp
 P Pyracantha a ssp
 P Raphiolepis indica
 T Rhus ovata
 T Rose
 T Rosa banlesiae
 T Rosmarinus officinalis
 T Santolina ssp
 T Senecio cineraria
 N Simmondsia chinensis
 P Spirea ssp
 T Tecoma stans
 P Tecomaria capensis
 T Tellerium chamaedrys
 P Trachelospermum
 N Trixis californica
 N Vauquelinia californica
 P Viburnum ssp
 N Viguira deltoidea
 P Vinca ssp
 N Yucca haccata
 N Yucca ssp

Feather Bush
 Cat's Claw Vine
 Oregon Grape
 Ice Plant
 Fortnight Lily
 Myrtle
 Heavenly Bamboo
 Dwarf Oleander (see Appendix B)

 Mondo Grass
 Prickly Pear Cactus
 Trailing African Daisy
 Penstemon
 Philodendron
 Photinia
 Mockorange
 Cinquefoil
 Pyracantha
 Indian Hawthorn
 SugarBush
 Rose (see Appendix B)
 Lady Banks' Rose
 Rosemary
 Santolina
 Dusty Miller
 Jojoba
 Spirea
 Trumpet Blish
 Cape Honeysuckle
 Germander
 Star Jasmine

 Arizona Rosewood
 Viburnum

 Periwinkle
 Yucca
 Yucca (many varieties)

Appendix B
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 with the exception of those species specifically listed in Appendix A or those approved by the ARC, are prohibited.
2. Fountain grass (*Pennisetum setaceum*) and pampas grass (*Cortaderia Lseloana*) will be prohibited as a defined weed with the potential to spread through the development.
3. Common Bermuda grass will be prohibited as a defined weed and for its profuse production of allergy-producing pollen.
4. Roses are permitted in either front or rear yards, but within front yards, a maximum of five rose bushes may be planted not more than five feet from the house structure (courtyard or accent walls are not considered a part of the house structure). Within walled front courtyards, rose bushes may be permitted in unlimited numbers, provided the height does not exceed the height of the surrounding wall.
5. Citrus and fruit trees must be a dwarf variety and are restricted to rear privacy areas, and because plants may have an appearance or a growth habit deemed incompatible with the surrounding desert, size restrictions may apply. All Citrus, Oleanders, Cypress, False Cypress, Juniper, and, whose mature growth height may reasonably be expected to exceed ten feet will be prohibited for aesthetic reasons. Dwarf varieties, of Citrus, Oleanders, Cypress, False Cypress, and Juniper 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."
6. Oleanders are allowed in front yards as long as their height is maintained at 5' or less.

Specific plants prohibited because of aesthetic reasons or their allergy-producing characteristics, or susceptibility to disease include:

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