

THE PRESIDIO AT WILLIAMS CENTRE
Architectural & Landscape Design Guidelines
Approved at the January 15, 2019 Board of Directors Meeting

Purpose and Authority

The following standards and rules implement Article VII of the Covenants, Conditions and Restrictions for The Presidio at Williams Centre, and regulate application, review, approval and inspection of modifications and additions to existing improvements on any lot.

In the following text the single word “Committee” means the Architectural Review Committee (ARC) of The Presidio at Williams Centre Homeowners Association, or a designated agent of the ARC. The single word “Work” means any modification of, or addition to, the existing improvements on any lot within the subdivision. The single word “Owner” means owner or owners of record of the lot which the Work is to be performed. “Yard Wall”, means perimeter enclosure, including gate.

Government Approval

The lot Owner is solely responsible for obtaining all required permits and approvals from applicable public agencies such as County or city. This is particularly critical in case of any structural, mechanical or electrical Work, or when any such Work may create a potential fire hazard.

The Committee will not knowingly approve any proposal that might violate governmental codes and regulations. However, the approval by the Committee (whether “Automatic” or by application, as described later) **does not** indicate or imply compliance with such codes and regulations. Conversely, governmental approval **does not** guarantee that the application will be also approved by the Committee.

Automatic Approval by the Committee

The Committee recommends submission of all prospective work in order to avoid any potential complications. However, work that complies with all the following criteria does not require application and review by the Committee, and is deemed automatically approved:

1. Located entirely within building and yard walls.
2. Not visible at mature height, from any point outside building and yard walls.
3. Does not include prohibited modifications, additions, materials or plants (listed later in this document).
4. Installation does not require equipment or personnel to pass through adjacent properties or drainage facilities, or to modify or remove any existing improvements visible from any point outside building and patio walls.
5. Does not require specific approval as mentioned later in this document.

Furthermore, the following are also automatically approved:

- ✓ Repainting outside walls and trim with exactly the same paint type and color as the existing finish.
- ✓ Repairs of existing exterior features such as walls, roofs, doors, windows, trims, with exactly the same material and color as the existing finish.

Application, Review, Approval and Inspection Procedures

All work that does not qualify for “Automatic Approval” as described in the preceding section requires application for review, approval and inspection by the Committee. A request form is available for your convenience through the Committee.

Application

Application for review and approval must be made in writing on a form included in this document, or in any other written form as long as it contains all the following information:

1. Owner’s name
2. Owner’s daytime telephone number
3. Lot number
4. Address
5. Brief statement of proposed Work (for example, “landscaping front yard”, “installation of satellite dish”, “replacing an exterior light fixture”, etc.).
6. Dimensioned sketch, plan and/or view that clearly illustrates all features of the proposal
7. If landscaping, show locations and names of plants, location and size of other features such as boulders, etc.
8. State whether the proposal requires approval by any governmental agency, agency name and whether application has been filed yet or approved by such agency or agencies.
9. Proposed start and completion date

Mail or deliver the completed application to:

**The Presidio at Williams Centre Homeowners Association
c/o Platinum Management, Inc.
7225 E Broadway Blvd., Ste 140
P.O. Box 14198
Tucson, AZ 85732**

Review, Approval, Disapproval, Appeal

Upon receipt of the application, the Committee will respond within 30 days in writing. The response may be:

- Approved as submitted. No further discussion is needed. If the Committee does not respond within 60 days, then the application is also deemed approved as submitted.
- Approved as revised by the Committee. The Owner may accept the revisions without further discussion or may request a meeting with the Committee to find an acceptable compromise.
- Not approved. In this case, the Owner may request a meeting with the Committee to discuss the reason for disapproval and possible alternatives.

In cases 2 and 3, if a compromise or alternative cannot be agreed upon, then the Owner may appeal the decision of the Committee to the Board of Directors of The Presidio at Williams Centre Homeowners Association.

Inspection and Certification of Compliance

The Committee may inspect the Work within 30 days from the completion date stated in the application or within 30 days from the Owner's request for such inspection, whichever comes sooner. If the completed work conforms with the approved application, the Committee will so certify in writing on the approved application.

General Approval Criteria

The Committee may not reject any proposal which conforms to the following general criteria and to the specific guidelines described in the next section:

- **Positive visual impact:** Harmony with improvements existing on the Owner's lot and in surrounding neighborhood, i.e. similarity of style, material, color, size and quality, including similar character of trees and other landscaping.
- **No adverse impact:** The Work does not impair access, view, sunlight, ventilation or drainage of adjacent properties, and does not create hazard or nuisance of any kind in the neighborhood, including light pollution.
- **Workmanship:** Professional, neat, finished, clean, safe.

The Committee encourages you to discuss your proposal with adjacent neighbors before applying to the Committee. In some cases, the Committee may request a written agreement of your neighbors to be submitted along with your application, as one of the conditions of approval.

Specific Design Guidelines

Building Modification or Additions

1. Match texture and color of adjacent walls.
2. Use same type of windows and doors as existing.
3. Don't place reflective films on windows.
4. Use roofing materials similar to existing.

Yard Walls

1. Do not make any modifications that are visible from outside of the yard wall. This includes painting or stuccoing the yard wall, increasing or decreasing the height of the wall, or inserting any openings into the wall.
2. Do not support any structures directly on yard walls.
3. Do not build structures higher than the yard walls directly adjacent to those walls.

Satellite Dishes, Equipment, Lighting

1. Satellite Dish location shall be approved by the ARC prior to installation.
2. Place mechanical or electric equipment on the ground and screen it with plants from view from adjacent properties and from streets.
3. Do not place equipment in such a way that it would obstruct access to existing air conditioning units, or to electric and gas meters.
4. Do not place any mechanical or electric equipment on roofs.
5. Avoid unshielded light fixtures that are visible from adjacent properties. In front yards use only screened landscape lights near the ground and directed downward.

6. Safety (anti-burglar) lights should be motion controlled and not lighted all night. The controls must be adjusted so as to not be triggered by movement on adjacent lots or streets. The lights must be directed so as to not shine into adjacent properties or streets.
7. Replacement exterior light fixtures adjacent to garage doors should be wall-mounted, weather resistant and similar to original Presidio light fixtures in (1) shape, (2) size, and (3) coloration. Glass should be transparent or translucent.
 - (1) Shape: Lantern style
 - (2) Size: H 16-18 inches; W 7-11 inches; D 5-8 inches
 - (3) Coloration/Finish: Bronze, i.e. Old Bronze, Antique Bronze, Rubbed Bronze, Rust

Ponds, Spas & Sports Courts

1. Ponds and spas may be placed only within yard walls and meet County health & City standards.
2. Any removal or modification of yard walls required by the construction of pools and spas must be approved in advance by the Committee. Any damaged concrete must be repaired.
3. Drainage or emptying of ponds and spas must comply with City & County requirements.
4. Equipment shall be located adjacent to your house and must be placed away from adjacent neighbor's bedroom windows. Equipment may not be located next to yard walls that are common with another lot.
5. All Work must be completed within three (3) months.

Landscaping

1. Except inside yard walls as noted above under "Automatic Approval", consider plants from the "Approved Plant List" later in this document.
2. Do not plant any trees with invasive horizontal root structure (for example, Mexican Palo Verde) any closer than 4 feet from any wall or pavement.
3. Do not plant trees and bushes in front of electric, gas or water meters, such that they would obscure the view of the gauges for the employees of utility companies.
4. Do not plant trees that would shed leaves and other debris, onto neighboring properties.
5. Keep in mind a plant's mature size when planting near structures & walls.
6. Since one person's "art" may be offensive to others, statues and similar features, especially of religious, mythological, political or racial nature, will generally not be permitted outside buildings and yard walls. All fountains, statues, and art objects must be submitted if placement is in front yards or above yard wall.
7. If planters become an architectural feature, their placement and size must be approved by the ARC.

Prohibited Modifications, Additions, Materials and Plants

Prohibited Modifications and Additions

- Changing of established rainwater drainage pattern, whether within yard walls or elsewhere on the lot.

Prohibited Materials

1. Any combustible materials or finishes placed closer than 3 (three) feet from any lot line.
2. Any reflective decorative window film.
3. Any wooden materials that are not termite treated, when placed on or close to the ground.

Prohibited Plants

1. Any species of skyline trees (to include but not limited to) the following: Eucalyptus, Italian Cyprus, Poplar, Cedar, Honey Locust, Salt Cedar, Silk Oak, Tamarisk and Pines, or any tree exceeding 20 feet.
2. Any variety of Washingtonian or Phoenix palm trees.
3. Olive trees, except for the Swan Hill variety.
4. Mulberry trees.
5. Oleanders (unless maintained at height of 8 feet, or less)
6. Desert Broom shrubs.
7. Fountain grass.

APPROVED PLANT LIST

Any cactus, succulent, yucca or agave, and the following plants (botanical nursery names are listed in parenthesis):

Trees

Acacia

Cat Claw (*Acacia greggi*)
Mulga (*Acacia aneura*)
Pencilleaf (*Acacia stenophylla*)
Sweet (*Acacia minuta/smallerii*)
Twisted (*Acacia schaffneri*)
Wattle Tree (*Acacia saligna*)
Weeping Wattle (*Acacia salicina*)
Whitethorn (*Acacia constricta*)

Chinese Elm (*Ulmus parvifolia*)

Fan Tex Ash (*Fraxinus velutina*)

Mastic (*Pistacia lentiscus*)

Mesquite

Argentine (*Prosopis alba*)
Chilean (*Prosopis chilensis*)
Honey (*Prosopis juliflora* var. *Glandulosa*)
Phoenix/Velvet (*Prosopis juliflora* var. *Velutina*)

Palo Blanco (*Mariosousa willardiana*)

Palo Brea (*Cercidium praecox*)

Palo Verde

Blue (*Cercidium floridum*)
Desert Museum (*Cercidium*)
Foothills (*Cercidium microphyllum*)
Mexican (*Parkinsonia aculeata*)
Sonoran Emerald (*Parkinsonia*)

Texas Ebony (*Pithecellobium flexicaule*)

Texas Mountain Laurel (*Sophora secundiflora*)

Western Hackberry (*Centis reticulata*)

Willow

Australian (*Geijera parviflora*)
Desert (*Chilopsis linearis*)
Pittosporum (*Pittosporum phillyraeidea*)

Vines

Arizona Grape (*Cissus trifoliata*)

Cat Claw (*Macfadyena unguis-cati*)

Fig Ivy/Creeping Fig (*Ficus purnila*)

Ground Cover

Acacia redolens (*Acacia redolens*)

Australian Saltbush (*Atriplex semibaccata*)

Bursage

Paper Flower (*Psilostrophe cooperi*)

Primrose

Baja (*Oenothera stubberi/drummondii*)

Mexican Evening (*Oenothera berlandieri*)

Perezia (*Perezia wrightii*)

Rosemary (*Rosmarinus officinalis*)

Trailing Indigo Bush (*Dalea greggi*)

Trailing Lantana (*lantana montevidensis*)

Verbena (*Verbena rigida/tenuisecta*)

Peruvian (*Verbena peruviana*)

Sand (*Abronia villosa*)

Shrubs

Arizona Rosewood (*Vaquelinia californica*)

Bird of Paradise

Mexican Red (*Caesalpinia pulcherrima*)

Yellow (*Caesalpinia gilliesii*)

Bright Bead Cotoneaster (*Cotoneaster glaucophyllis*)

Brittlebush (*Encelia farinosa*)

Bush Lantana (*Lantana camara*)

Cassia

Feathery (*Cassia artemisioides*)

Green (*Cassia nemophylla*)

Creosote Bush (*Larrea tridentata*)

Desert Hackberry (*Celtis pallida*)

Desert Honeysuckle (*Anisacanthus thurberi*)

Fairy Duster (*Calliandra californica/eriophylla*)

Feather Bush (*Lysiloma thornberi*)

Grey Thorn (*Zizyphus obtusifolia*)

Honeysuckle

Desert (*Justicia californica*)

Mexican (*Justicia spicigera*)

Hopbush (*Dodonea viscosa*)

Jojoba (*Simmondsia chinensis*)

Lavender cotton (*Santolina chamaecyparissus*)

Limberbush (*Jatropha cardiophylla*)

Little Leaf Cardia (*Vera prieta*)

Mexican Hummingbird (*Zauschneria latifolia mex.*)

Quail Bush (*Atriplex lentiformis*)

Triangle (*Franseria deltoidea*)
White (*Franseria dumosa*)
Dwarf Coyote Bush (*Baccharis pilularis*)
Desert Zinnia (*Zinnea acerosa*)
Gazania (*Gazania regins*)
Hearts and Flowers (*Aptenia cordiflora*)

Sage

Autumn (*Salvia greggi*)
Garden Blue (*Salvia officinalis*)
Great Basin Blue (*Salvia dori*)

Saltbush

Brewer's (*Atriplex lentiformis breweri*)
Four-Wing (*Atriplex canescens*)
Shrubby Senna (*Cassia wislizeni*)
Texas Ranger (*Leucophyllum frutescens*)
Texas Ranger, Violet (*Leucophyllum laevigatum*)
Trixis (*Trixis californica*)
Wolf Berry (*Lycium berlanderi*)

Flowering Desert Seeds

African Daisy (*Dimorphotheca sinuata*)
Blackfoot Daisy (*Melampodium leacanthum*)
Desert Marigold (*Baileya multiradiata*)
Desert Senna (*Cassia covessi*)
Dyssodia (*Dyssodia pentacheata*)
Globe Mallow (*Sphearacea ambigua*)
Lupine (*Lupinus sparsiflorus*)
Lupine, Royal Desert (*Lupinus ordoratus*)
Penstemon (*Penstemon barbatus*)
Eaton's (*Penstemon eatoni*)
Firecracker (*Penstemon parryi*)
Poppy
Arizona (*Kallstroemia grandiflora*)
California (*Eschscholtzia californica*)
Verbena (*Verbena goodingi*)