

Rancho Vistoso
Architectural & Landscape Review Committee Guidelines

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Architectural & Landscape Review Committee

Section II- Common Projects Guidelines
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VISTOSO COMMUNITY ASSOCIATION

SECTION II- COMMON PROJECTS GUIDELINES

PHILOSOPHY OF RANCHO VISTOSO	3
APPLICATION PROCEDURES	4
A. LIGHTING	8
B. STRUCTURAL ADDITIONS	9
C. RECREATIONAL EQUIPMENT (TEMPORARY OR PERMANENT)	10
D. UTILITY EQUIPMENT	11
E. MECHANICAL EQUIPMENT	12
F. EXTERIOR PAINT & YARDSCAPE COLOR GUIDELINES	13
G. POOLS/SPAS/RELATED EQUIPMENT	15
H. YARDSCAPING	18
I. SIGNAGE	25
J. ORNAMENTATION	27
K. WALLS, GATES, WROUGHT IRON/RAILINGS	28
L. ANTENNAE	29
M. DOORS/WINDOWS/AWNINGS	30
N. ROOF MOUNTED DEVICES	31
O. ROOFING	32
P. MISCELLANEOUS	33

SECTION II / COMMON PROJECTS GUIDELINES

PHILOSOPHY OF RANCHO VISTOSO / Architectural Review Committee

Rancho Vistoso is a master planned community located north of Tucson in the Town of Oro Valley, Pima County. At the center of Rancho Vistoso is Big Wash, a major drainage way formed by steep escarpments and dominated by lush vegetation and abundant wildlife.

The overall intent for Rancho Vistoso is to create a self-sufficient master planned community set respectfully into the natural desert. It will include a full range of residential choices, a resort hotel, an office research park, commercial uses from neighborhood to regional shopping opportunities, schools, churches, several golf courses, an adult community, and both natural and developed open space. The community is planned to respect the natural desert. Development will preserve and enhance the natural setting of this unique location.

The purpose of these design guidelines is to provide an overall framework for development and to create a cohesive community at Rancho Vistoso which is reinforced from one project to another. The guidelines will provide standards for height, colors, exterior materials, recommended plant materials, amongst other things, a process for approval for all development projects and, in the final section, construction regulations. These guidelines have been adopted by the Architectural Review Committee (the "Committee") pursuant to the Rancho Vistoso Declaration of Covenants, Conditions, Restrictions and Easements and may be more restrictive than existing municipal ordinances.

With these guidelines your Association Architectural Review Committee will make decisions regarding the projects submitted. As a reminder, all modifications to your home must be submitted and approved by your Architectural Review Committee prior to construction / painting / installation / etc. (These projects include all landscaping, exterior painting, walkways, borders, etc.)

The Architectural and Landscaping Review Committee consists of three regular members and one alternate member as appointed by the Board.

In accordance with the Declaration of Covenants, Conditions, Restrictions and Easements for Rancho Vistoso (the "Declaration"), the Board of the Vistoso Community Association has adopted the following Architectural and Landscaping Review Committee Guidelines ("Guidelines") for the Architectural and Landscaping Review Committee (the "Committee"). These Guidelines shall apply to all Lots and Parcels located within Rancho Vistoso, except for Neighborhood One, Sun City Vistoso.

NOTE: All construction, repair, enhancements and other activities within Rancho Vistoso are subject to the refuse and debris restrictions per your CC&-R's

APPLICATION PROCEDURES

A. INTRODUCTION AND DEFINITIONS

Whenever any action by or approval of the Architectural Review Committee is required by the terms of the Declaration for these Guidelines, requests for such action or approvals shall be submitted to the Architectural Review Committee (the "Committee"), in accordance with the procedures set forth herein. Requests for approvals shall be reviewed by the Architectural Review Committee in accordance with these Guidelines and the Declaration. Capitalized terms used in these Guidelines shall have the meanings set forth in the Declaration.

B. FORMS

The Architectural Review Committee may adopt forms upon which all requests for actions or approvals from the Architectural Review Committee must be submitted. Such forms shall indicate the number of copies of each set of plans, specifications, site plans or other documents which must accompany the application and set forth instructions to be followed in submitting applications.

C. REVIEW FEES

The Architectural Review Committee may require payment of a fee in connection with its review and appeal procedures.

D. COMPLIANCE DEPOSIT

The Architectural Review Committee may require compliance deposits in connection with the construction, reconstruction, landscaping, etc. submitted to the Association.

REVIEW PROCEDURES

A. MEETINGS

The Architectural Review Committee shall meet to review the applications for approvals. The Chairman of the Architectural Review Committee may call meetings upon two (2) days prior written or oral notice to the other members of the Committee. A quorum for each meeting shall consist of two (2) members. An alternate member may participate at any meeting at which a regular member is not present. The alternate member shall have all of the authority of a regular member while so participating. The Architectural Review Committee may also process submittals with Action in Lieu of a Meeting as called by the Chair of the Committee.

B. SUBMITTAL REQUIREMENTS

1. Generally speaking, a drawing and/or written description of the project to be submitted, together with samples of material and colors will be all that is required. However, the ARC through the

management company may request additional information prior to the ARC making a decision (ie Town of Oro Valley approval or permit.)

It is recommended that a member wishing to submit a plan to the ARC contact the management company prior to the submittal to discuss the level of detail and the sample list required for a particular type of submittal.

2. It is recommended that when submittals require Town of Oro Valley approval, that submittals should be made to the Committee prior to being submitted to the Town of Oro Valley. Approval by the Architectural Review Committee of the site plan, building plans, or variances does not guarantee approval by any governing agency. Nor does approval by any governing agency guarantee approval by the Architectural Review Committee.

C. DECISIONS

The Architectural Review Committee shall review all applications submitted to it and shall furnish a written decision to the applicant setting forth the reasons for its decisions. An affirmative vote of two members of the Architectural Review Committee shall be necessary for any decision (Action in Lieu of a Meeting requires all three member approval). The Architectural Review Committee may disapprove any application if there is not sufficient information submitted for the Architectural Review Committee to exercise the judgment required by these Guidelines. In all cases, the Architectural Review Committee shall attempt to itemize the nature of its objections.

D. VARIANCES

The Architectural Review Committee has the authority to deviate from the requirements contained in these Guidelines if following the requirements would create an unreasonable hardship or burden for an Owner, Tenant or Resident. An affirmative vote of a majority of the members of the Architectural Review Committee must be gained for a variance to be granted. All variances are to be in writing and maintained in the Association records. Variances may have expiration dates as determined appropriate by the Architectural Review Committee at the time the variance is granted.

E. APPEAL TO BOARD

Except as otherwise provided in the Declaration, any Owner, Tenant or Resident aggrieved by the decision of the Architectural Review Committee may appeal the decision to the Board. Such appeal must be made within fourteen (14) days after the decision of the Architectural Review Committee and must be accompanied by the written decision of the Architectural Review Committee together with, if the appeal is made by the applicant, copies of the application and all items submitted to the Architectural Review Committee, and any other relevant evidence previously submitted to the Committee. All Appeals must be in writing. Members are invited to appear in person to be heard before the Board.

F. WRITTEN RECORDS

The Architectural Review Committee shall keep and safeguard complete written records of all applications for approval submitted to it (including one [1] set of all preliminary sketches and all architectural plans) of all actions of approval or disapproval and of all other actions taken by it under the provisions of these Guidelines. All such records shall be maintained in the offices of the Management Company for the Association after approval or disapproval.

G. NATURE OF APPROVAL

Any approval of plans, specifications or proposed construction given by the Architectural Review Committee shall be only for the purpose of permitting construction of proposed improvements within Rancho Vistoso and shall not constitute compliance with town, county, and state laws. SUCH APPROVAL SHALL NOT CONSTITUTE AN APPROVAL, RATIFICATION OR ENDORSEMENT OF THE QUALITY OR ARCHITECTURAL OR ENGINEERING SOUNDNESS OF THE PROPOSED IMPROVEMENT AND NEITHER THE ARCHITECTURAL REVIEW COMMITTEE, ITS MEMBERS, THE BOARD, THE OFFICERS OF THE ASSOCIATION, NOR THE DECLARANT SHALL HAVE ANY LIABILITY IN CONNECTION WITH OR RELATED TO APPROVED PLANS, SPECIFICATIONS OR IMPROVEMENTS.

ARCHITECTURAL GUIDELINES

A. COMPLIANCE WITH THE LOCAL CODES

All buildings and structures erected within Rancho Vistoso and the use and appearance of all land within Rancho Vistoso shall comply with all applicable local zoning and code requirements as well as the Declaration and these Guidelines.

B. ARCHITECTURAL THEME

1. It is recommended that when submittals require Town of Oro Valley approval, that all buildings and other improvements erected within Rancho Vistoso must be approved by the Architectural Review Committee prior to submittal to the local government or the commencement of construction.
2. Preliminary architectural designs for all development plans, buildings and structures must be reviewed and tentatively approved by the Architectural Review Committee prior to the preparation of final plans to be submitted to the Town.
3. The Architectural Review Committee encourages product designs and use of materials and style appropriate to the Rancho Vistoso Planned Area Development and in accordance with the Town of Oro Valley Design Review Board. Architectural design should be sensitive to and compatible with the natural desert environment.
4. The Architectural Review Committee encourages use of details which will soften and enhance the architectural design.
5. When a building design has been approved and the necessary building permit obtained from the local jurisdiction, the applicant should proceed in a timely manner with the commencement and completion of all construction work. Such commencement and completion shall occur within 180 days from the date of obtaining the building permit from the local jurisdiction. If the applicant fails to comply with the 180-day commencement and completion, the approval from the Architectural Review Committee may be revoked.

C. EXTERIOR COLORS (refer to Section F -Paint Colors)

1. The exterior colors of all buildings and structures must be approved by the Architectural Review Committee based on submitted manufacturer's color chips and/or on surface samples. The intent is to reflect the rich and varied colors of the desert. Extremely dominant and/or primary colors will not be

permitted. All colors must be submitted for approval, including, but not limited to house colors, trim colors, fascia colors, roof materials, and all surfaces visible from neighboring properties. With rare exceptions, exterior material colors should not exceed a 50% Light Reflective Value (LRV).

2. Plans and specifications submitted to the Architectural Review Committee must include details of the exterior color scheme, including all exterior surfaces. Exterior surfaces must be compatible with the other buildings in the neighborhood.

3. Any repainting or redecorating of exterior surfaces will also require submission of a color scheme to the Architectural Review Committee for approval.

D. BUILDING MATERIALS

1. All exterior building materials and the commencement of any exterior alteration must be approved by the Architectural Review Committee.

2. Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.

3. Permitted exterior finished materials include plastered unit masonry, adobe, slump, split or textured decorative block or wood. Other materials may be approved by the Architectural Review Committee. Accent panels of wood or brick may be utilized if approved by the Architectural Review Committee.

E. ADDITIONS OR ALTERATIONS

Any addition or alteration to any building, structure, Lot or Parcel must be approved in writing by the Architectural Review Committee prior to the commencement of construction or alteration unless the additions or alterations are not visible from neighboring property or public properties and do not violate or conflict with the Declaration or these Guidelines (additions or alterations requiring Architectural Review Committee approval includes but is not limited to landscape, solar energy devices, painting, grading changes, ornamentation, security doors, pools, signage, driveway coatings, satellite dish installation).

F. CONSTRUCTION DEBRIS

No garbage or trash may be placed on any Lot or Parcel except in covered containers meeting the specifications of the local jurisdiction. Rubbish, debris and garbage shall not be allowed to accumulate. Each Owner shall be responsible for removal of rubbish, debris and garbage not only from his Lot or Parcel but also from all public rights-of-way either fronting or siding his Lot or Parcel excluding (a) public roadway improvements and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the Vistoso Community Association. (Includes lots and homes under development).

Owners are responsible for the conduct and behavior of their agents, representatives, builders, contractors and subcontractors in Rancho Vistoso. Appropriateness of conduct and behavior, for the purposes of this section, will be determined by the Vistoso Community Association ARC.

A. LIGHTING

Section 1: Common Lighting Project

1. Accent lighting
2. Security/motion lighting
3. Flood lighting
4. Pole mounted lamp/light.
5. Wall/safety mounted lamp/light
6. Holiday lighting

Section 2: Submittal Requirements (needed for ARC Submittal)

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 an ARC submittal, providing such lighting is consistent with Section 4, item 5.

Section 3: General Association Guidelines (expected approved uses)

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 are to be used consistent with the timing and theme of the holiday. NOTE: 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.

Section 4: Specific approval conditions, exclusions, etc

1. Accent malibu type lighting: in only one color, 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.
2. Security motion detectors are to be installed with illumination directed at owner's property and should shut off approximately 5 minutes after triggering.
3. Flood illumination is to be directed at owner's property, away from neighboring property (gazebos, ramadas, recreation areas, trees, cactus, ornamentation), actual wattage and quantity of flood lighting will be reviewed with submittal.
4. 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.
5. Holiday lighting can be installed 30 days prior to the recognized holiday and must be removed within 30 days after the holiday associated with the lighting (recognized holidays include New Year's Day, Easter, Memorial Day, 4th of July, Labor Day, Halloween, Thanksgiving Day, and the Christmas season).

B. STRUCTURAL ADDITIONS

Section 1: Common Structural Addition Projects

1. Ramadas
2. Gazebos
3. Sheds
4. Detached Structures
5. Patio Additions
6. Patio Enclosure
7. House Expansion
8. Beehive Fireplace

Section 2: Submittal Requirements (needed for ARC Submittal.)

Design layout with structural specifications noting the following (at a minimum): type of material, dimensions (width, height, length) of structure, color 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.

Section 3: General Association Guidelines (expected approved uses)

In general the Association reviews structural addition plans for architectural consistency within the community. The Association encourages members who are planning any of these projects to consider minimizing neighboring property interference (color selections, lighting, or privacy). An approval from the Association does not imply an approval by any governmental organization or of any engineering specifications.

Section 4: Specific approval conditions, exclusions, etc

1. Carports are not a permitted structural addition.
2. Attached structural additions require the material and color selection to closely match the architectural construction of the existing house structure.
3. For appropriate color selection, refer to Section F, Paint Colors.
4. For lighting specifications, see Section A, Lighting.
5. Detached, portable storage sheds cannot be visible and cannot exceed the height of the surrounding wall. Storage sheds are not permitted in front or side yards in front of the privacy wall.
6. Beehive fireplaces: (must meet the all of the following criteria)
 - a. the visible portion above any wall cannot exceed 3' in width or 30" in height
 - b. will be installed with a spark arrester and/or firebox
 - c. will be installed no closer than 48' to a shared party wall
 - d. cannot be installed on a wall that the exterior side of the wall faces an adjacent parallel street
7. Permanent tent structures are not permitted.
8. No structural addition can be placed closer than 48" to any wall.
9. No bright colors, aluminum, and/or reflective material will be permitted.

C. RECREATIONAL EQUIPMENT (TEMPORARY OR PERMANENT)

Section 1: Common Recreational Projects

1. Playhouses
2. Play Gyms
3. Swing Sets
4. Basketball Pole
5. Volleyball
6. Tetherball
7. Field Hockey/Loose Equipment

Section 2: Submittal Requirements (needed for ARC Submittal)

Layout of area where recreational equipment is to be installed, with a description of equipment, proposed color, design, dimensions of equipment. Sample brochures, pictorial drawing, or photographs of similar equipment are helpful. Permanent attachment of recreational equipment to house structure requires prior Architectural Committee approval.

Section 3: General Association Guidelines (expected approved uses)

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. Note: Oro Valley ordinances require that public right-of-ways (streets, sidewalks, drainage areas) be maintained free and clear for access by motorists and pedestrians

Section 4: Specific approval conditions, exclusions, etc.

1. To receive an approval letter from the Association for the installation of a permanent or portable basketball pole, the basketball poles must be placed in the enclosed rear yard areas, 10 feet from any privacy wall.
2. Those who choose to place permanent or portable poles in driveway areas, will be doing so at their own liability and risk.
3. Permanent basketball poles and backboards must be painted black, white, or color of house.
4. Temporary and/or portable recreational equipment (non basketball poles) is to be stored away each day when the equipment is not in use.
5. When placing recreation equipment, such as playhouses, play gyms, etc., in the rear yard, consideration should be given to placing the equipment at least 48' from privacy walls.
6. All recreational equipment, other than basketball poles (which are placed in the front yard areas, are placed there at the member's risk and liability), shall not be permitted for permanent placement in the front yard areas.
7. As required by Oro Valley ordinances public right-of-ways (streets, sidewalks, drainage areas) shall be maintained free and clear for access by motorists and pedestrians, therefore basketball poles should not be placed in these areas.

D. UTILITY EQUIPMENT

Section 1: Common Utility Equipment Projects

1. Curbside Boxes (TEP box, cable box, phone box)
2. On house Boxes (cable box, gas meter)

Section 2: Submittal Requirements (needed for ARC Submittal)

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

Section 3: General Association Guidelines (expected approved uses)

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 the CC&R's (Encroachments, Building Repair).

Section 4: Specific approval conditions, exclusions, etc.

1. For painting curbside boxes or on-house boxes, see Section F, Paint Colors for approved color choices.
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, that does not have any sharp, thorny branches or limbs.
4. **NOTE: If the utility company needs to work in the boxes, they have the right-of-way to displace any landscaping or screening (at homeowners expense) to work on their 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 Vistoso Community Association. If so, these boxes must not be repainted a different color without specific written approval by the Architectural Review Committee.**

E. MECHANICALEQUIPMENT

Section 1: Common Mechanical Equipment Projects

1. Air Conditioning Units
2. Evaporative Coolers
3. Water Softeners/Conditioners
4. Solar Heaters/Panels

Section 2: Submittal Requirements (needed for ARC Submittal)

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

Section 3: General Association Guidelines (expected approved uses)

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

Section 4: Specific approval conditions, exclusions, etc.

1. Mechanical equipment visible at the front of the house from the street or sidewalk, must be shielded from view (shielding to be approved by the ARC).
2. No mechanical equipment can be installed on mission tile roofing, and may only be installed on Santa Fe roofs with complete and proper shielding.

F. EXTERIOR PAINT & YARDSCAPE COLOR GUIDELINES

In general, the Association promotes color choices in harmony with the surrounding desert. Complementary colors which enhance the dominant color of the house paint may be used minimally.

Each neighborhood has its own specific paint palette. For information on your neighborhood's palette go to www.ranchovistosohoa.com and various vendors are available with their brand of pre-approved paint colors. Instructions on how to submit for your approval are also available.

Exterior Color Choices

1. Main paint color choices for the community must be of low reflectivity and must blend with the desert hues and range from light to medium shades in colors of sand, beige, brown, cream, pink, peach, and coral. Some neighborhoods are limited in their scope of main paint colors based on the initial development plans and approvals. Please check with the Association Management Company to determine specific requirements of your neighborhood.
2. Paint color choices not permitted as a main color, such as but not limited to, bright white, reds, dark brown, black, purple, green, blue, dark gray, yellow, and orange (or darker shades of main paint color choices).
3. Use of alternative colors to complement the main colors may be approved on a case-by-case basis. These colors need to be used minimally to complement the main colors. Complementary colors need to be used in such a manner as to provide a subtle appearance. Very bright/dark colors are discouraged on exterior surface (See below for use of alternative trim/accent colors.)
4. Where multi-colors may be permitted in specific neighborhoods, a maximum of two colors would be permitted, and all plans to have multi-colors must be submitted to the Architectural Review Committee prior to beginning the project.

Neighborhoods - Builder(s)

Vistoso Vistas — USHomes, Woodside, Richmond American

Vistoso Heights — Diamond Key Homes, Stellar Homes, AP Sterling Homes, Pulte Homes

Sunset Ridge — UDC Homes, High Desert Homes, Richmond American Homes

Maravilla — Baird Homes

Sonoran Vistas — UDC Homes, US Homes

Las Colinas — various builders

Mesquite Crest — Canoa Homes, New World Homes

Reflections — Pulte Homes

Horizons — Pulte Homes

Overlook at Vistoso — Richmond American Homes, D R Horton Homes

Honey Bee Estates, High Mesa, Stone Canyon, Vistoso Highlands, Honey Bee Ridge, Monterey Homes, Vistoso Hills, Vistoso Resort Casitas, Vistoso Golf Casitas — subassociation, refer to that association's design guidelines

NOTE: ANY/ALL EXTERIOR COLOR CHANGES MUST BE SUBMITTED AND APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC) BEFORE CHANGES ARE MADE.

- | | |
|---|--|
| 1. Exterior Decorative Pop-outs (paint) | none (except as approved for specified neighborhoods) |
| 2. Front/Rear Door | Wood stain color, match main color of house.
Neighborhood 7, Parcel G Mesquite matching house trim color permitted on front/rear door. |
| 3. Security Door | Black, match main color of house, or combination of these two provided this does not exceed maximum of two colors per security door. Mesquite Crest matching house trim color permitted on front/rear security door; Reflections matching light fixture cover (terra cotta). |
| 4. Garage Door | Lighter or darker shade of main exterior house color choice, provided this does not exceed maximum of two colors per house (excluding accent color) |
| 5. Garage Door | Border Lighter or darker shade of main exterior house color choices, providing this does not exceed maximum of two colors per house (excluding accent color) |
| 6. Rear Patio/Balcony | >If wood, wood stain color or match main color of house
>If stucco, paint to match main color of house
>Top surface of rear patio/balcony to be desert hue, low reflectivity |
| 7. Wooden pieces - Window - Sante Fe | Natural wood stain color |
| 8. Wooden pieces - Garage - Sante Fe | Natural wood stain color |
| 9. Gate | >If wood, natural wood stain color or match main house color, or adjacent wall
>If wrought iron, black or match color of house
Black or bronze only, no other color permitted;
To match original installation (black or white or color of house) |
| 10. Window screening (pest or solar) | As approved with submittal to ARC |
| 11. Window screen framing | Color to match main color of house or approved by ARC |
| 12. Roof tiles | As approved with submittal to ARC (public sidewalk cannot be coated) |
| 13. Privacy Walls - exterior/interior | Exterior color choices (single or dual color), earth-tone, maximum two colors of gravel |
| 14. Entryway walkway/driveway | Minimal accent colors that provide alternative complimentary accent |
| 15. Exterior Rock Gravel Color | Earth-tone, low reflectivity, color needs to be submitted and approved by ARC |
| 16. Wall/door ornamentation | >Curbside boxes - approved color for that neighborhood, contact Management Company
>Utility boxes - match color of house |
| 17. Detached, Portable Storage Sheds | As approved with submittal to ARC |
| 18. Curbside/House Utility Boxes | If segment of privacy wall, black; if pool barrier (not privacy wall section, color as approved on the submittal; if patio balcony, black or main exterior wall color. |
| 19. Gate Screening | |
| 20. Wrought Iron | |

G. POOLS/SPAS/RELATED EQUIPMENT

Section 1: Common Pool Projects

1. Heaters (non-solar)
2. Filters
3. Pool Lighting
4. Diving Boards
5. Pool Slides
6. Pool Decking

Section 2: Submittal Requirements (needed for ARC Submittal)

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 B -Structural Additions. If a pool/spa installation includes landscaping additions, refer to Section H - Yardscaping. If lighting is part of the pool installation, refer to Section A, Lighting. For solar heaters and panels, refer to Section D, Utility Equipment. Above ground pools will be handled on a case-by-case basis and must be approved by the Board prior to installation, in particular elevated, above grade decking is subject to review and approval (with a minimum setback of 6' from privacy walls).

Section 3: General Association Guidelines (expected approved uses)

In general the Association reviews pool plans for specific safety considerations to be followed during pool construction, and to consider if the pool and recreational equipment installation provides minimal neighboring property interference.

Section 4: Specific approval conditions, exclusions, etc.

1. Access for installation is restricted to the property. If access requires Common Area access permission may be granted with a construction deposit to be determined by the ARC.
2. Diving boards are restricted to springboard types, no platform types are permitted.
3. Slides not to exceed 10' in height, color restricted to white, blue, or desert hues. All pool slide locations require ARC approval (with a minimum setback of 6' from privacy walls).
4. A design layout which results in backflushing into common areas or onto streets is prohibited per the Vistoso Community Association rules.

NOTE: Diatomaceous earth or sand filters require backflushing which are subject to regulation by Pima County. Please check with Pima County and/or the Town of Oro Valley on the actual regulations for this installation.

4. A conditional approval granted for pool installation will regulate safety measures to be followed by the member and pool contractor during construction and must be signed by both prior to beginning of pool excavation.
5. Pool and spa mechanical equipment located outside the privacy wall must be completely shielded from view.

Example -- Preliminary Approval Letter

Date
Homeowner Name
Address
City, State, Zip Code

RE: Lot#

Dear Homeowner:

Thank you for submitting your request for approval to install a swimming pool at your home within «association_name».

Final approval is contingent upon receipt of this signed acknowledgement and acceptance of the following conditions of approval:

1. THIS LETTER DOES NOT CONSTITUTE APPROVAL TO RAISE THE HEIGHT OF YOUR REAR OR SIDE YARD WALLS. SUCH REQUEST MUST BE MADE VIA SEPARATE SUBMITTAL AND MUST INCLUDE WRITTEN AGREEMENT BY EACH NEIGHBOR SHARING THE AFFECTED WALLS. If a request to raise your wall has been included with this submittal, please see the separate response letter regarding the wall.
2. PLEASE NOTE THIS LETTER DOES NOT CONSTITUTE APPROVAL OF SOLAR HEATING SYSTEMS TO BE INSTALLED IN CONJUNCTION WITH THE POOL. If a request for solar heating systems has been included with this submittal, please see the separate response letter regarding solar heating systems.
3. IN ADDITION, THIS LETTER DOES NOT CONSTITUTE APPROVAL OF LANDSCAPING TO BE INSTALLED IN CONJUNCTION WITH THE POOL. If a request for landscaping has been included with this submittal, please see the separate response letter regarding landscaping.
4. All mechanical equipment must be located within privacy area walls. Slides must be white, blue or earth-tone and may not exceed 10 feet in height, and require a minimum setback of five feet from side property lines and ten feet from rear property lines.
5. Access to the rear yard must be confined to your property. A temporary solid barrier other than plastic fencing must be in place at all times at the access site until the exterior wall has been replaced. The exterior wall must be rebuilt to match the existing wall in elevation, stucco, painting, and all other construction details within one week of installation of the swimming pool.
6. The buffer/sidewalk area outside the wall must be returned to its original state, prior to construction, to the Board's satisfaction within one week of installation of the swimming pool. Any damage to the curb or sidewalk must be repaired within 24 hours of the damage.
7. All construction debris must be contained on the property and removed from it in a timely manner. Furthermore, the sidewalk must remain clear and debris-free at all times.
8. If the pool will have a filtration system requiring periodic backwashing, please be advised that the local jurisdiction may have ordinances regarding discharge of pool water into the streets and/or

protected natural areas. In addition, Association regulations require that all such water remain on your property only.

9. All local jurisdiction regulations must be met as they may pertain to safety measures and setbacks for pools from property lines. Please contact local jurisdiction Building Codes Department for further information.

This letter must be signed by the Homeowner and the "Pool Company." Please acknowledge acceptance of these conditions of approval by signature below and return an executed copy for our files to the address above or via fax at the number above. Upon receipt, a final letter of approval will be issued to retain for your records. Failure to return acceptance of these conditions set forth will result in the issuance of a denial letter.

It is your responsibility to obtain any permits required from the local jurisdiction. All applicable rules and regulations will apply to this project as they relate to safety, setbacks, etc.

If we may provide you with assistance in this or any other Association-related matter, please do not hesitate to contact Lewis Management Customer Service at 520-742-5674.

Sincerely,

«association name»

By its agent - Lewis Management Resources, Inc.

Acknowledged and Accepted

Homeowner

Date

"Pool Company"

By: _____

Date

Title: _____

H. YARDSCAPING

Section 1: Common Landscaping Projects

1. Vegetation (ground cover, shrubs, trees, cactus, vines, grass, flowers)
2. Gravel (rocks, boulders, wood chips)
3. Artificial Turf
4. Irrigation and Drainage
5. Accent walls/planter boxes
6. Trellis, Fencing, Staking, Plant Protection Cloth Screening
7. Fountains
8. Flagstone, Brick/Pavers, Slate, Concrete, Steps
9. Driveway Expansions
10. Railroad Ties

Section 2: Submittal Requirements (needed for ARC Submittal)

A conceptual landscape layout plan identifies location of vegetation, 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.

Section 3: General Association Guidelines (expected approved uses)

The Rancho Vistoso 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 are preserved whenever possible. The majority of introduced plant materials should be indigenous, arid, or semi-arid plants insuring 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
4. Water harvesting techniques
5. Appropriate irrigation methods
6. Soil improvements and use of mulches, and
7. Proper maintenance practices

Section 4: Specific approval conditions, exclusions, etc.

1. There are three major landscape zones which have been identified throughout Rancho Vistoso - natural desert, transitional and intensive landscape.
 - a. Natural desert areas are those preserved and undisturbed. This includes all undeveloped open space and, in low and very low densities, all areas outside the building envelopes of each lot.
 - b. Transitional areas are those areas most visible throughout Vistoso, the rights-of-ways, setback areas along collector roads and areas adjacent to natural desert. These areas should create a transition between natural desert and intensive plantings. Plant materials to be used in transitional areas are included in the RANCHO VISTOSO RECOMMENDED PLANT LIST.

- c. Intensive landscapes occur primarily behind walls and in private areas or backyards. Plantings may require more water and thus should be limited in area.
- 2. 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 shield trash cans and utility boxes).
- 3. 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 Architectural Review Committee. 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 Vistoso. All plant material should be drought resistant, water conserving and generally compatible with the indigenous plant materials list in the RECOMMENDED PLANT LIST. Drip irrigation systems are encouraged. Initial landscaping plans must be submitted at the same time as all parcel or site data to the Architectural Review Committee.
 - c. At least one (1) tree is required in the front yard of each unit of a type, size and location specified by the Architectural Review Committee. Shrubs will be required in all front yards and will be utilized to soften and screen. Sonoran Desert compatible ground covers are preferred for ground plant treatment. All bare earth must be covered by an approved organic material to provide a neat, dust-free appearance (crushed rock ground cover is required in all front yard areas, decomposed granite is not approved).
- 4. 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 can be used in proportion to overall landscape of the front yard, providing it does not become the dominant feature of the front yard hardscaping, and is subject to Architectural Committee approval.
- 5. No tree, shrub or plant of any kind on any Lot or Parcel may overhang or otherwise encroach upon public sidewalk or other public pedestrian way or bikeway from ground level to a height of eight (8) feet without.
- 6. Tree stumps must be ground and removed upon tree removal and replacement.
- 7. Grass areas are approved ground covers in certain sections, in specific neighborhoods and other areas within Rancho Vistoso providing that all such areas have been approved by the Committee and are installed and maintained in conjunction with the following conditions:
 - a. Common Bermuda grass, Fountain grass and all other grasses prohibited on the Not Recommended/Prohibited Plant List of this document together with all Pima County and Oro Valley restricted grasses shall be prohibited on any area, of any lot. Installation of grasses shall not interfere with lot drainage, cause seepage problems through property walls, etc.
 - b. In areas inside privacy walls in the rear yard only, grass may be installed on 75% of the area. In front yard areas (outside privacy walls) grass areas are prohibited of the area available, excluding walkways, driveways, patios, etc.

NOTE: EFFECTIVE MAY 2010 VISTOSO IS RESTRICTED TO REAR YARD AREA GRASS ONLY. ANY GRASS NEWLY INSTALLED WILL BE LIMITED TO THE REAR.

Additional Front Accent Grass Requirements for properties with grass installed prior to May 2010:

- a. No grass may be installed, or allowed to grow between sidewalks and curbs, or within 24 inches of side property lines -inner edge of sidewalks.
 - b. All grass must be cut on a regular basis, to a height no greater than 3 inches and must remain disease and weed free at all times.
 - c. All grasses which are dormant in the winter months are required to be over-seeded with a winter grass.
 - d. All grass areas must be "bordered" by stone, brick or other "encircling" material. The purpose of this condition is to prohibit grass areas from "spreading" or "creeping" onto other areas of the lot, giving the appearance of an un-maintained landscape account. Plastic and metal edging is not permitted for this purpose. When brick edging is used, bricks must be placed perpendicular to the grass area, not parallel.
7. Landscaping between sidewalks and street curbs is permitted with prior Board approval and must not interfere with site triangle regulations. Cactus or thorn-like plant materials are not permitted in the area between the street and sidewalk.
 8. When installing landscaping and/or irrigation, care should be given to maintain proper grading on the property to eliminate any drainage onto neighboring lots. Irrigation systems should not produce watering on walls to cause damage to party walls.
 9. Accent walls placed entirely on an owner's property shall not exceed 3' in height, nor be installed any further than the most forward point of the house structure in an appropriate proportional percentage to the area of installation.
 10. Temporary fencing, staking, and plant protection shade cloths must be properly maintained when visible from neighboring property.
 11. For color selections on landscaping materials, refer to Section F, Paint Colors.
 12. Theme Landscaping (ie, sculptured trees/bushes that reflect animals and/or other architectural designs) will be reviewed on a case-by-case basis.
 13. Trellis when used sporadically near the structure, providing the height does not exceed 8 feet.
 14. Trellis near property walls providing no effect of raising the height of the wall results from such placement.

RANCHO VISTOSO NOT RECOMMENDED PLANT LIST

1. Any species of tree or shrub whose mature height may reasonably be expected to exceed 25 feet, with the exception of those indigenous plants which may naturally exceed 25 feet.
2. All palms (Palmae) taller than, or expected to get larger than 15 feet in height. Palms are restricted to areas within the rear privacy walls and may not be located within 5 feet of property lines, nor permitted to overhang privacy walls. Use of palms is not recommended due to aesthetic inconsistency and high water use characteristics.
3. Large Oleanders/Thevetia or excessive use of Oleanders/Thevetia (*Nerium oleander*/*Thevetia* species). For the purpose of this section, large shall be defined as taller than 8 feet, wider than 5 feet per plant/tree. For the purpose of this section, excessive shall be defined as any "hedge" of plants longer than 6 feet, and "bulk" of plants larger than 10 square feet, or any use of this species as to dominate the landscaping of a particular lot or parcel. All Oleander/Thevetia plants must be located no closer than 4 feet from any sidewalk, 2 feet from any property line and must be trimmed to avoid any overhang of the plant onto neighboring property. Use of Oleander/Thevetia is not recommended for aesthetic reasons, as well as for their profuse production of pollen and high water use.
4. All large Citrus trees. For the purpose of this section, large is defined as taller than 8 feet or wider than 8 feet. All citrus trees are restricted to rear yard areas and must be maintained so as to grow no closer than 3 feet from the privacy walls. Use of Citrus trees is not recommended due to their pollen producing and high water use characteristic.

5. All Pines (*Pinus*), Cypress (*Cupressus*), False Cypress (*Chamaecyparis*), Juniper or Cedar (*Juniperus*) taller than, or expected to get taller than 15 feet in height will be prohibited for aesthetic and high water use reasons.
6. Olive trees (*Olea Europaea*) will be prohibited for reasons of their profuse production of allergy-producing pollen, as well as for aesthetic reasons.
7. Fountain Grass (*Pennisetum Setaceum*) will be prohibited as a defined weed with the potential to spread throughout the development and also as a fire hazard.
8. Common Bermuda Grass (*Cynodon Dactylon*) will be prohibited as a defined weed and for its profuse production of allergy-producing pollen.
9. Mineral landscape features such as ground covers and boulders will be limited to materials indigenous to the Rancho Vistoso area or materials similar in color and appearance to these materials.
10. Mexican Palo Verde (*Parkinsonia Aculeata*) will be prohibited as harbinger of pests and its ability to spread throughout the development, thereby altering the present natural desert.
11. Mulberries (*Morus*) will be prohibited as a noxious pollen producer.
12. Eucalyptus will be prohibited for aesthetic reasons and general inappropriateness within the desert environment.

***NOTE: All height measurements are measured from average natural grade level of the lot.**

Approved Plant List

<u>Botanical Name</u>	<u>Common Name</u>	<u>Type</u>
<i>Trees:</i> <i>Acacia cavenia</i>	Cavenia Acacia	Tree
<i>Acacia constricta</i>	Whitethorn Acacia	Tree/Shrub
<i>Acacia cburnia</i>	Need Acacia	Tree
<i>Acacia farnesiana</i>	Sweet Acacia	Tree
<i>Acacia Greggii</i>	Cats Claw Acacia	Tree/Shrub
<i>Acacia minuta (smallii)</i>	South Western Sweet Acacia	Tree/Shrub
<i>Acacia schaffneri</i>	Twisted Acacia	Tree
<i>Acacia smallii</i>	Sweet Acacia	Tree
<i>Acacia willardiana</i>	Palo Blanco	Tree
<i>Bursera microphylla</i>	Elephant Tree	Tree
<i>Celtis reticulata</i>	Netleaf or Western Hackberry	Tree
<i>Cercidium floridum</i>	Blue Palo Verde	Tree
<i>Cercidium Hybrid Desert Museum Palo</i>	Desert Museum Palo Verde	Tree
<i>Cercidium microphyllum</i>	Littleleaf or Foothill Palo Verde	Tree
<i>cercidium praecox</i>	Palo Brea	Tree
<i>Cercidium sonora</i>	Sonoran Palo Verde	Tree
<i>Chilopsis linearis</i>	Desert Willow	Tree/Shrub
<i>Cupressus arizonica</i>	Arizona Cypress	Tree
<i>Leucaena retusa</i>	Golden Leadball	Tree/Shrub
<i>Lysiloma candida</i>	Palo Blanco	Tree/Shrub
<i>Lysiloma thornberi</i>	Feather Tree	Tree/Shrub
<i>Olneya tesota</i>	Desert Ironwood, Tesota	Tree
<i>Pithecellobium flexicaule</i>	Texas Ebony	Tree
<i>Pithecellobium pallens</i>	Tenaza	Tree
<i>Prosopis glandulosa glandulosa</i>	Honey or Texas Mesquite	Tree
<i>Prosopis pubescens</i>	Screwbean Mesquite	Tree
<i>Prosopis velutina</i>	Velvet Mesquite	Tree
<i>Sambucus mexicana</i>	Mexican Elderberry	Tree
<i>Vauquelinia californica</i>	Arizona	Tree/Shrub
<i>Vitex agnus-castus</i>	Chaste Tree, Monk's Pepper	Tree/Shrub
<i>Zyphus obtusifolia</i>	Greythron	Tree/Shrub
<i>Shrubs:</i> <i>Acacia angustissima</i>	White Dall Acacia	Shrub
<i>Aloysia gratissima</i>	Fragrant Bush, Boe Brush	Shrub
<i>Aloysia wrightii</i>	Wright's Oregano, Lemon Verbena	Shrub
<i>Ambrosia (Franseria) dumosa</i>	White Bursage	Shrub
<i>Anisacanthus thurberi</i>	Desert Honeysuckle	Shrub
<i>Asclepias linaria</i>	Pinkleaf Milkweed	Shrub
<i>Atriplex canescens</i>	Four-Wing Saltbush	Shrub
<i>Atriplex hymeneltra</i>	Desert Holly	Shrub
<i>Atriplex lentiformis</i>	Quail Bush	Shrub
<i>Atriplex lentiformis breweri</i>	Brewer Saltbush	Shrub
<i>Atriplex polycarpa</i>	Desert Saltbush	Shrub
<i>Caesalpinia (Poinciana) mexicana,</i>	Mexican Bird of Paradise (yellow)	Shrub
<i>Calliandra eriophylla Fairy Ouster, False</i>	Fairy Duster, False Mesquite	Shrub
<i>Celtis pallida</i>	Spi9ny or Desert Hackberry	Shrub
<i>Condalia warnockii var. kearneyana</i>	Condalia	Shrub
<i>Cordia Parvifolia</i>	Littleleaf Cordia	Shrub
<i>Dodonaea viscosa</i>	Hopabush	Shrub
<i>Encelia californica</i>	California Brittlebush (green)	Shrub
<i>Encelia farinosa</i>	Brittlebush	Shrub
<i>Euphorbia antisyphilitica</i>	Wax Plant, Candefilla	Shrub
<i>Fallugia paradoxa</i>	Apache Plume	Shrub
<i>Forestiera neomexicana</i>	Desert Olive	Shrub
<i>Gossypium harknessii</i>	Gossypium	Shrub
<i>Halopappus (Ericarneria) laricifolius</i>	Turpentine Bush	Shrub
<i>Hibiscus coulteri</i>	Yellow Hibiscus, Coulter's Hibiscus	Shrub
<i>Jatropha cardiophylla</i>	Limcborbush	Shrub
<i>Jatropha dioia</i>	Jatropha	Shrub
<i>Justicia (Beloperone) californica</i>	Chuparosa	Shrub

Approved Plant List

	<u>Botanical Name</u>	<u>Common Name</u>	<u>Type</u>
Shrubs cont.:	<i>Larrea tridentata</i> (divaricata)	Creosote Bush, Greasewood	Shrub
	<i>Lycium exsertum</i>	Lycium	Shrub
	<i>Lycium fremontii</i>	Wolfberry	Shrub
	<i>Maytenus phyllanthoides</i>	Mangle Dulce	Shrub
	<i>Mimosa biuncifera</i>	Wait-a-Minute Bush	Shrub
	<i>Mimosa dysocarpa</i>	Velvetpod	Shrub
	<i>Rhus microphylla</i>	Littleleaf Sumac	Shrub
	<i>Rhus Ovata</i>	Sugar Bush, Sugar Sumac	Shrub
	<i>Rhus virens</i>	Evergreen Sumac	Shrub
	<i>Senna wislizenii</i>	Cassia, Shrubby Senna	Shrub
	<i>Simmondsia chinensis</i>	Jojoba, Goat Nut	Shrub
	Cacti or		
Succulents:	<i>Agave filifera</i>	Agave	Succulent
	<i>Agave americana</i>	Century Plant	Succulent
	<i>Agave colorata</i>	Agave	Succulent
	<i>Agave Huachuensis</i>	Huachuca Agave	Succulent
	<i>Agave Lophantha</i> (univittata)	Agave	Succulent
	<i>Agave Ocahui</i>	Acahui Agave	Succulent
	<i>Agave palmeri</i>	Palmer Agave	Succulent
	<i>Agave victoriae-reginae</i>	Victoria Regina Agave	Succulent
	<i>Agave vilmoriniana</i>	Octopus Agave	Succulent
	<i>Carnegiea gigantea</i>	Saguaro	Cactus
	<i>Echinocactus grusonii</i>	Golden Barrel	Cactus
	<i>Echinocereus</i> spp.	Hedgehog, Rainbow Cactus	Cactus
	<i>Ferocactus</i> spp.	Barrel Cactus	Cactus
	<i>Fouquieria splendens</i>	Cholla	Cactus
	<i>Mamillaria</i> spp.	Mamillaria Cactus	Cactus
	<i>Opuntia</i> spp.	Prickly Pear, Cholla	Cactus
	<i>Ruschia uncinatus</i>	Ruschia	Succulent
	<i>Stenocereus</i> (Lemaireocereus) <i>thurberi</i>	Organ Pipe Cactus	Cactus
	<i>Trichocereus</i> spp.	Trichocereus Cactus	Cactus
	<i>Yucca glauca</i>	Small Soapweed Yucca	Succulent
	<i>Yucca schottii</i>	Mountain Yucca	Succulent
Ground Cover &			
Vines:	<i>Abronia villosa</i>	Sand Verbena	Ground Cover
	<i>Antigonon leptopus</i>	Queen's Wreath	Vine
	<i>Bothriochloa barboides</i>	Cane beardgrass	Ground Cover
	<i>Buchloe dactyloides</i>	Buffalo Grass	Ground Cover
	<i>Cathostocum erectum</i>	False grama	Ground Cover
	<i>Cephalophyllum</i> Red Spike	Red Spike Ice Plant	Ground Cover
	<i>Cissus incisa</i>	Desert Grape Ivy	Vine
	<i>Cissus trifoliata</i>	Desert Grape Ivy	Vine
	<i>Digitaria californica</i>	Arizona cottontop	Ground Cover
	<i>Euphorbia mysinites</i>	Euphorbia	Ground Cover
	<i>Hilaria berlanderi</i>	Curly mesquite	Ground Cover
	<i>Hilaria mutica</i>	Tobosa grass	Ground Cover
	<i>Hilaria rigida</i>	Big galleta grass	Ground Cover
	<i>Mascagnia macroptera</i>	Yellow Orchid Vine	Vine
	<i>Mcclanpodium leucanthum</i>	Blackfoot Daisy	Ground Cover
	<i>Merremia aurea</i>	Yellow Merremia	Vine
	<i>Muhlenbergia dumosa</i>	Bush Muhlenbergia, Bamboo Mully	Ground Cover
	<i>Muhlenbergia emersleyi</i>	Bullgrass	Ground Cover
	<i>Muhlenbergia porteri</i>	Bush mully	Ground Cover
	<i>Pappophorum mucronulatum</i>	Pappusgrass	Ground Cover
	<i>Sporobolus contractus</i>	Spike dropseed	Ground Cover
	<i>Sporobolus wrightii</i>	Sacaton	Ground Cover
	<i>Stipa neomexicana</i>	New Mexico feathergrass	Ground Cover
	<i>Tridens muticus</i>	Rosewood	Ground Cover
	<i>Trucklers crinita</i>	Two-feather trichloris	Ground Cover

Approved Plant List

	<u>Botanical Name</u>	<u>Common Name</u>	<u>Type</u>
<i>Annuals &</i>			
<i>Perennials:</i>	<i>Asclepias subulata</i>	Desert Milkweed	Annual
	<i>Aster bigelovii</i>	Aster	Annual
	<i>Aster tanacetifolius</i>	Aster	Annual
	<i>Bahia absinthifolia</i>	Desert Daisy	Perennial
	<i>Baileya multiradiata</i>	Desert Marigold	Perennial
	<i>Dasyliiron acrotriche</i>	Green Desert Spoon	Annual
	<i>Dasyliiron wheeleri</i>	Sotol, Desert Spoon	Annual
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	Annual
	<i>Lupinus Arizonicus</i>	Lupine	Annual
	<i>Lupinus sparsiflorus</i>	Desert Lupine	Annual
	<i>Lupinus succulentus</i>	Arroyo Lupine	Annual
	<i>Nolina bigelovii</i>	Beargrass	Annual
	<i>Nolina matapensis</i>	Trec Beargrass	Annual
	<i>Nolina microcarpa</i>	Beargrass	Annual
	<i>Nolina parryi</i>	Parry's Beargrass	Annual
	<i>Pedilanthus macrocarpus</i>	Slipper Flower	Annual
	<i>Penstemon baccharifolius</i>	Cutleaf Penstemon	Perennial
	<i>Penstemon barbatus</i>	Beardtongue Penstemon	Perennial
	<i>Penstemon eatoni</i>	Eaton's Penstemon	Perennial
	<i>Penstemon superbus</i>	Superb Penstemon	Perennial
	<i>Psilostrophe cooperi</i>	Paper Flower	Perennial
	<i>Senna covesii</i>	Desert Senna	Perennial
	<i>Sphaeralcea spp.</i>	Globe Mallow	Perennial
	<i>Viguiera delloidea</i>	Golden Eye	Perennial
	<i>Yucca aloifolia</i>	Spanish Bayonet Yucca	Annual
	<i>Yucca baccata</i>	Banana Yucca	Annual
	<i>Yucca brevifolia</i>	Joshua Tree	Annual
	<i>Yucca carnerosana</i>	Giant Dagger Yucca	Annual
	<i>Yucca elata</i>	Soaptree Yucca	Annual
	<i>Yucca rigida</i>	Blue Dagger Yucca	Annual
	<i>Yucca rostrata</i>	Beaked Yucca	Annual
	<i>Yucca treculcana</i>	Tree Yucca	Annual
	<i>Yucca whipplei</i>	Our Lord's Candle	Annual
	<i>Zinnia acerosa</i>	Desert Zinnia	Perennial
	<i>Zinnia grandiflora</i>	Rocky Mountain Zinnia	Perennial
	<u>Botanical Name</u>	<u>Common Name</u>	<u>Mature Height</u>
<i>Palm Trees:</i>	<i>Brahea Amrata</i>	Hesper Palm	20'
	<i>Butia Capitata</i> (Cocos Capitata)	Butia Palm, Pindo Palm, Jelly Palm, Brazil Palm	20'
	<i>Chamaerops Humilis</i>	Mediterranean Fan Palm European Fan	12'
	<i>Cycas Circanalis</i>	Fern Palm, Queen Sago Palm	15'
	<i>Cycas Revoluta</i>	Japanese Sago Palm	10'
	<i>Dioon Edule</i>	Mexican Fern Palm	12'
	<i>Encephalartos Natalensis</i>	Natal Cycad Palm thousand Hills Cycad Palm	12'
	<i>Microzamia Mequelli</i>	Zamia Palm	2'
	<i>Phoenix Roebelenii</i>	Dwarf Date Palm	10'
	<i>Rhapis Excelsa</i>	Miniature Fan Palm	15'
	<i>Sabal Minor</i>	Dwarf Palmetto Palm Scrub Palmetto Palm	6'
	<i>Trachycarpus Fortunei</i>	Windmill Palm	15'
Specifically Denied Palms due to height restrictions:			
	<i>Arcastrum Romanzoffianum</i> (Syagrus)	Queen Palm	25'
	<i>Encephalartos Transvenosus</i>	Modjadji Cycad Palm	25'
<i>Approved Olive</i>			
<i>Trees:</i>	<i>Olea Europea</i>	Fruitless Olive	
	Wilson	Fruitless Olive	
	Swan Hill Olive		

I. SIGNAGE

Section 1: Common Sign Projects

See list of signs in Section 3 and Section 4 of this project topic.

Section 2: Submittal Requirements (needed for ARC Submittal)

Signs requiring ARC submittal, review, recommendation and Board approval must designate the number of signs to be placed, size of all signs, colors associated with each sign, design and message content of each sign, community location of each sign, and construction material type of each sign. Signs requiring Management Company approval only (as designated in Section 3) will not require an ARC submittal process.

Section 3: General Association Guidelines (expected approved uses)

Signs requiring Management Company approval only (verbal authorization) - temporary, one-time usage signs or permanent lot identification signs:

Properly 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 on the specific home for sale. The sign shall not exceed eighteen by twenty-four inches, and the sign rider shall not exceed six by twenty-four inches. The 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, nature trails/paths, buffer zones, walls, and/or builder construction lots (unless specific to that lot). An additional one (1) small, ground level bandit and/or A-frame realtor sign (similar in design and less than 24" in height) is permitted only in Association buffer zones from Saturday, 8:00am through Sunday 6:00pm. 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, buffer zones, model homes, postal/mail units, Town of Oro Valley right-of-ways, regulatory poles/signs, utility boxes, fire hydrants, entryway monuments/signage or buffer walls/plantings. Signs submitted for approval to the Management Company must conform to color, design, size, message content, location, and type as directed by the Board of Directors.

School Announcements, Garage Sale, Bake Sale: Signs (paper and professionally designed/mounted) are allowed on property lots, association common areas, and buffer zones for the day of the event only. Once the event has been completed, all the 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.

Open House: 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 buffer zones for the duration of 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, regulatory poles/signs, utility boxes, fire hydrants, entryway monuments/signage, Town of Oro Valley right-of-ways, or buffer walls/plantings. Signs submitted for approval to the Management Company must conform to color, design, size, message content, location, and type as directed by the Board of Directors.

Lost/Found: Signs placed within the community by members notating lost pets, personal articles will be permitted for three (3) days. After three days, the Management Company will remove these signs.

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

Construction Signs: Temporary pool and construction signs as required by governmental agencies, and not self-illuminating, to 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, buffer zones, model homes, postal/mail units, regulatory poles/signs, utility boxes, Town of Oro Valley right-of-ways, fire hydrants, or buffer walls/plantings.

Vehicle Advertising: No advertising on vehicles is permitted if said vehicle is visible from neighboring property without specific approval of the ARC. If ARC approval is granted, it may be with limited, minimal space and lettering.

Political Signs: During political seasons, one sign for elections not to exceed 45 days in advance of election day event, and must be removed within 7 days of the election event. The signs may not exceed 24" x 24".

Home Security Signs: Signs posted in a window or in the front yard advertising an activated home security system will be permitted 1 per lot not to exceed 24" x 24".

Section 4: Specific approval conditions, exclusions, etc.

Other signs (as noted below) are not permitted in the community without proper authorization from the Board of Directors as submitted through the ARC. The Management Company for the Association is authorized to permit only those signs designated in Section 3 above without following the ARC submittal process (unless the Management Company deems it necessary for a particular sign to be reviewed by the ARC and approved by the Board).

1. Neighborhood watch signs
2. Identification signs for residential usage that number more than one (1) per lot or are larger than 72 square inches
3. Common area/trails signage
4. Home business identification signs.

J. ORNAMENTATION

Section 1: Common Ornamentation Projects

1. Yard Furniture
2. Exterior Wall Ornamentation
3. Flagpole (permanent, ground installation)
4. Yard Ornaments
5. Holiday Decorations
6. Roof Ornamentation
7. Statues
8. Hanging Ornamentation (flags, wind socks, banners)

Section 2: Submittal Requirements (needed for ARC Submittal)

Layout of area where ornamentation is to be installed, with description of ornamentation, proposed color, design, dimensions of ornamentation. Sample brochures, pictorial drawing, 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. House mounted flag pole bracket kits do not require an ARC submittal (maximum height of these flagpoles is 6').

Section 3: General Association Guidelines (expected approved uses)

In general the Association promotes ornamentation in harmony with the surrounding southwestern desert theme in colors as designated in Section F, Paint 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 are permitted by the Association; with appropriate colors and decorations.

Section 4: Specific approval conditions, exclusions, etc.

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 F, Paint Colors.
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. Ground mounted flagpoles cannot exceed 20' in height. The flag(s) must be displayed starting at the top of the pole and actual size of the flag(s) are used in proportion to the height of the flagpole. Proper flag etiquette shall be followed at all times. Poles can be black, white, or color to be approved by the ARC. Location of the flagpole shall be in the rear yard only, minimum distance of the flagpole from any wall shall be at least the height of the flagpole.
6. Flags displaying advertising are not permitted.
7. Permanent placement of lawn/garden ornamentation in driveways is not permitted.

K. WALLS, GATES, WROUGHT IRON/RAILINGS

Section 1: Common Enclosure Projects

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

Section 2: Submittal Requirements (needed for ARC Submittal)

Layout of existing enclosures on property, noting height of existing walls, proposed height of additional courses of brick, gate/screening material. If submitting plans for screening, color of screen and/or sample of material would be helpful.

Section 3: General Association Guidelines (expected approved uses)

Walls and fences in Rancho Vistoso 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 handsome and unifying element for the overall community.

Section 4: Specific approval conditions, exclusions, etc.

1. Residential walls and fences in "normal" conditions shall be a minimum of five (5) feet high as measured from an adjacent grade. Walls between areas with an elevation difference of greater than two (2) feet will require case-by-case approval by the Architectural Review Committee. 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 of a dispute between Owners with respect to the construction, repair or 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 Architectural Review Committee. The decision of the Architectural Review Committee shall be binding subject to the right of appeal to the Board of Directors.
4. Any fences or walls installed by the Declarant will not be removed, altered or painted without the Architectural Review Committee's prior written approval.
5. All block walls visible from any street, parking area or open space within the property will be stuccoed and painted per the discretion of the ARC.
6. Permitted exterior finished materials for walls include plastered unit masonry, adobe, slump, split or textured decorative block. Other materials must be approved by the Architectural Review Committee.
7. Wrought iron screening - refer to Section F, Paint colors for appropriate color selection.

L. ANTENNAE

Section 1: Common Antenna Projects

1. Conventional
2. Dish/Microwave
3. Cabling/mounting hardware

Section 2: Submittal Requirements (needed for ARC Submittal)

Layout of area where antenna is to be installed on property/structure, type of antenna, dimensions of antenna, screening/camouflaging if applicable.

Section 3: General Association Guidelines (expected approved uses)

Antenna Definitions

1. 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 or Parcel, whether attached to a building or structure or otherwise.
2. The definition of antenna is universal and pertains to all manufacturers and technologies.
3. In general, antenna installation will conform to the federal regulations as defined in FCC 96-328.

Section 4: Specific approval conditions, exclusions, etc

Conditions and Requirements

1. IMPORTANT NOTE: Every antenna installation must be submitted to the Architectural Review Committee (ARC).

Installation Guidelines

An approved not-visible-from-neighboring-property placement of the video antenna and/or adequate screening shall be a requirement of the installation provided that the restriction does not impair a viewer's ability to receive signals, as defined below:

- a. unreasonably delays or prevents installation, maintenance, or use of device
- b. unreasonably increases the cost of installation, maintenance or use of such devices
- c. precludes reception of an acceptable quality signal.

M. DOORS/WINDOWS/AWNINGS

Section 1: Common Door/Window/Awning Projects

1. Internal Window Treatment
2. Screen Doors
3. Security Doors
4. Gated Entry
5. Window Framing
6. Sunscreen (solar and film)
7. Gutters
8. Rolling Shutters
9. Exterior Awnings

Section 2: Submittal Requirements (needed for ARC Submittal)

Layout of house area where project is to be installed, with description, proposed color, design, dimensions. Sample brochures, pictorial drawing, or photographs are helpful.

Section 3: General Association Guidelines (expected approved uses)

In general the Association promotes installation exterior treatments in harmony with the surrounding southwestern desert theme in colors as designated in Section F, Paint Colors. Exterior additions and changes should be used in unobtrusive proportion to the size of the house and yard. Exterior treatments are subject to weathering conditions and will require periodic maintenance to remain in good condition.

Section 4: Specific approval conditions, exclusions, etc.

1. Gutters and downspouts closely match the color of where the gutter/downspout is to be attached (high reflective aluminum is prohibited).
2. Sunscreen material in 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 door made of welded steel tube or wrought iron (for color, refer to Section F, Paint Colors).
5. No high reflectivity material may be installed in windows or doors.
6. Exterior wrought iron window treatment (bars)/ security bars are prohibited.
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 12' from the access door and at full extension shall not be any closer than 5' from any privacy wall, while the width of the awning across the structure shall not exceed 20'
 - 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) exceptions and variances will be reviewed on a case-by-case basis.
 - g. awnings restricted to lower floor only; no awnings on windows
 - h. no ground mounted vertical supports
8. Rolling shutter assemblies to match color of home and/or window trim area. All rolling shutter installation require specific written approval of the ARC.

N. ROOF MOUNTED DEVICES

Section 1: Common Roof Mounted Projects

1. Solar Panels
2. Solar Heaters
3. Solatube
4. Skylights
5. Roof Ventilators
6. External Gable Ventilator

Section 2: Submittal Requirements (needed for ARC Submittal)

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. No mechanical equipment can be installed on mission tile roofing, and may only installed on Santa Fe roofs and flat patio with proper shielding.

Section 3: General Association Guidelines (expected approved uses)

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

Section 4: Specific approval conditions, exclusions, etc.

1. Roof mounted devices, such as solartube and skylights are painted to closely match roof tile material (except actual skylight, glass panels which may not be clear or white).
2. Solar panels/heaters installed on roofs/patios must be acceptably screened or not "visible" (refer section L, Antenna Guidelines).

0. ROOFING

Section 1: Common Roofing Projects

1. Santa Fe
2. Mission Tile
3. Patios
4. Structural Additions (refer to Section B, Structural Additions)

Section 2: Submittal Requirements (needed for ARC Submittal)

For color changes, refer to Section F, Paint Colors for color choices. For roofing submittal, if possible, include actual sample roof tile material. If that is not possible, on the submittal, note if the roofing material exists on another home in the community. Refer to Section B, Structural Additions, for specific submittal requirements for roofing on patios and structural additions. If the roofing project is to replace broken/missing tiles that matches the existing color and material, no submittal is required.

Section 3: General Association Guidelines (expected approved uses)

In general, roofing material installed by the builders are reviewed and approved during the development review process with a submittal from the builder. Materials and colors of roof materials, currently part of the community are encouraged.

Section 4: Specific approval conditions, exclusions, etc.

1. On mission tile roofs, no more than one roof material tile is permitted.
2. Structural addition roofing color/style materials are encouraged to be the same as the existing main house color/style.
3. Aluminum flashing material must be painted to match existing house color.

P. MISCELLANEOUS

Section 1: Miscellaneous Items

1. Refuse Containers
2. Maintenance Equipment (tools, ladders, hoses)
3. Mailboxes

Section 2: Submittal Requirements (needed for ARC Submittal)

No ARC submittal is required (except any changes to or replacement mailbox or mailbox post)

Section 3: General Association Guidelines (expected approved uses)

Maintenance equipment shall be visible only on as needed/usage basis. Unless trash/recycling containers are out on pickup day, CC&R's require that members place trash and recycling containers out of view of neighboring property.

Section 4: Specific approval conditions, exclusions, etc.

1. Except for garden hoses, maintenance equipment is not permitted for permanent storage in front of the privacy wall and during temporary usage should not be visible longer than 48 hours.
2. Containers, primarily designed for trash, placed on curb on pickup days shall be maintained in a clean, well-kept manner.
3. No changes to individual mailboxes shall be granted from original builder installed approved mailboxes.