

TANGERINE CROSSING HOMEOWNERS ASSOCIATION

COMMON PROJECT DESIGN GUIDELINES

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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 representative(s).

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These Architectural Review Committee (ARC) Common Projects Design Guidelines (CPDG) for all residences have been promulgated, pursuant to Article III, Section 3 (a) of the First Amended and Restated Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements for the Tangerine Crossing Homeowners Association (the Declaration), first recorded at Docket 12978, page 4438 in the office of the Pima County Recorder, Pima County, Arizona, and may be amended or supplemented from time to time. The CPGD are binding upon each Owner, Developer or other person who, at any time, constructs, reconstructs, refinishes, alters or maintains any improvement upon a Lot, or makes any change in the natural or existing surface, drainage, or plant life thereof. The CPGD are administered and enforced by the ARC in accordance with the Declaration and the procedures herein and therein set forth. It should be noted that these CPGDs apply to homeowner projects within Tangerine Crossing Homeowners Association subsequent to the initial sale of lots.

Adopted by the Tangerine Crossing Homeowners Association Architectural Review Committee and approved by the Association Board of Directors on June 25, 2007.

Revised by the ARC on this eighteenth day of October, 2018, and presented to the Tangerine Crossing Board of Directors for review and approval.

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1. Tangerine Crossing Homeowners Association Philosophy.

The overall intent for Tangerine Crossing is to create a planned community set respectfully into a natural setting. 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 homeowners in the development (planning, design, and construction) of a particular project to ensure compatibility with the particular existing production home community and the overall Tangerine Crossing context. The purpose of the Architectural Review Committee (ARC) for Common Projects Design Guidelines (CPDGs) is to provide an overall framework for quality development and to create a cohesive overall community appearance at Tangerine Crossing, which is reinforced from one project to another. The ARC will encourage creativity in design, innovative use of materials, and unique methods of construction so long as the final result is consistent with the overall intent and vision for Tangerine Crossing.

2. Overview of the Design Review Process

In order to assist each homeowner in the development (planning, design and construction) of a particular project, a design review process has been established pursuant to these CPDGs.

2.1 Submission Requirements

The homeowner must first prepare a submission package for each project for review by the ARC. Standard forms are required for each submission. These include the *Modification/Architectural Review* form, the *Acknowledgement* form and the *Construction Materials Staging Agreement* and are available on the Tangerine Crossing Website or from the management company. Additional requirements for each project depend on the type of project to be undertaken. Specific requirements are described in the *Submittal Requirements* Sections under each project category. (ex., Section 3.1a *Submittal Requirements for Lighting Projects*). Any additional questions regarding the requirements for ARC submissions should be directed to the management company.

Completed submission packages are to be provided to the management company either by mail, email, or in person. Submission on or before the first Wednesday of each month guarantees that the submission will be reviewed when the ARC meets the following Monday. The ARC will report the results of its review to the management company which will notify the homeowner of the results within 30 days.

2.2 Commencement of Construction

No construction activity related to any proposed project shall commence until the ARC has approved the project per these CPDGs.

2.3 Conformance and Liability

Approval by the ARC, at any phase of the design review process as outlined herein, for any project refers only to the CPDGs and in no way implies conformance with any government regulations.

It shall be the sole responsibility of the Owner to comply with government regulations, ordinances, and procedures. Whenever a project requires state or local permit(s) prior to initiation of construction, such permit(s) must be obtained *prior* to submission to the ARC.

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. Neither 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.

2.4 Submittal Fees and Deposits

In general, fees and deposits are not required for most submittals. However, outside professional services may be necessary for the full review of major structural cost submittals resulting in additional costs to review the submittal. In those instances, 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.

Rear yard access via shared common walls will require a \$1000 check to be deposited. Funds will be refunded once management and the Common Areas Committee (CAC) assesses the site and verifies that the wall, surrounding common area and sidewalk are restored in-kind. The ARC may adopt compliance deposits in connection with other projects.

Please verify in advance with the Management Company whether a particular project will require a fee or deposit prior to start of construction. All checks should be made payable to "Tangerine Crossing Homeowners Association" and must be included as part of the initial submittal to the ARC. The ARC will not review project submittals unless any related fees and/or deposits have been paid.

2.5 Enforcement

The ARC shall enforce these CPDGs for 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, as deemed appropriate and necessary, on a case by case basis. Notwithstanding this, the CPDGs may not conflict with the provisions of the Declaration.

3. Common Project Design Standards

3.1 Lighting

The following are common lighting projects:

- a. Accent lighting
- b. Security/motion lighting
- c. Flood lighting
- d. Pole mounted lamp/light
- e. Holiday lighting

3.1.1 General guidelines (expected approved uses) 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/lights 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. Bulb color, shielding of lighting, and illumination pattern will be reviewed and considered on a submittal basis, and may require post-installation inspection to determine if the intensity of the lighting meets the Town of Marana Outdoor Lighting Code for low intensity/low usage level.

3.1.2 Submittal requirements for lighting projects for both front and rear yards (needed for ARC review)

Layout shows type of lighting, placement of lights, direction and elevation of illumination, color of lights, wattage of lights, height of pole-mounted fixtures, duration of usage for each light ((i.e., 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 3.1.3(e) below

3.1.3 Specific approval conditions, exclusions, etc. for lighting projects

- (a) Accent lighting: in only one color (white preferred). Accent lighting strung in, on or around patios, eaves, porches, trees, plants, shrubs, cactus must be approved in advance, unless for seasonal or singular events.
- (b) Security motion detectors are to be installed with illumination directed at owner's property and should shut off approximately 5 minutes after triggering.
- (c) Flood illumination is to be directed at owner's property, away from neighboring property (Gazebos, ramadas, recreation areas, trees, cactus, and ornamentation).

- (d) Pole-mounted lamp/light with pole painted black or painted to match color of house, are not to exceed 6' in height, with illumination directed at the owner's property, away from neighboring property.
- (e) 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. Marana town code requires holiday lighting to be turned off at 11 p.m.

3.2 Structural Additions

The following are common Structural addition projects:

- a. Ramadas
- b. Gazebos
- c. Sheds
- d. Detached Structures
- e. Patio (porch) Additions
- f. Patio (porch) Enclosures
- g. House Expansions
- h. Outdoor Fireplaces

3.2.1 General guidelines for structural additions

In general, the ARC 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).

3.2.2 Submittal requirements for structural additions (needed for ARC review)

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

3.2.3 Specific approval conditions, exclusions, etc. for Structural additions

- (a) 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.
- (b) All structural additions, attached or detached, that exceed six (6) feet in height (except for outdoor fireplaces) must maintain a minimum five (5) foot setback to any adjacent

side property line and a minimum five (5) foot setback to any adjacent rear property line. Further, all structural additions must comply with the Town of Marana standards.

- (c) For appropriate color selection, refer to Section 3.6 Exterior paint and yardscape color standards. No bright colors, aluminum, and/or reflective material will be permitted.
- (d) For lighting specifications, see Section 3.1 Lighting.
- (e) Detached, portable storage sheds cannot be visible and cannot exceed the height of the surrounding wall. Storage sheds are not permitted in front of the privacy wall.
- (f) Outdoor fireplaces must meet all of the following criteria:
 - i. The visible portion above any wall cannot exceed three (3) feet in width or thirty (30) inches in height.
 - ii. Installed with a spark arrestor and/or firebox.
 - iii. Installed no closer than five (5) feet to a shared party wall.
- (g) Carports are not permitted.
- (h) Permanent free standing awnings, tents, and screen structures are not permitted. Temporary free standing awnings, tents, and screen structures may be permitted in the rear yard only (i.e., behind privacy walls), for a period not to exceed seven (7) consecutive calendar days.

3.3 Recreational Equipment (temporary or permanent)

The following are common recreational equipment projects:

- a. Playhouses
- b. Play gyms
- c. Swing sets
- d. Basketball Hoops - Backboard/Pole
- e. Volleyball
- f. Tetherball
- g. Field Hockey/Loose Equipment
- h. Trampolines

3.3.1 General 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 Pima County ordinances

require that public rights-of-way (streets, sidewalks, drainage areas) be maintained free and clear for access by motorists and pedestrians.

The homeowner assumes all liability associated with the use of recreational equipment - both for any and all damage caused by the equipment and for any injuries sustained while using the equipment. The Tangerine Crossing Homeowners Association shall be exempt from any liability related to the use of said recreational equipment.

3.3.2 Submittal requirements for recreational equipment projects (needed for ARC review)

Submissions must include a layout of area where recreational equipment is to be installed, with a description of equipment, proposed color, and the design and dimensions of equipment. Sample brochures, pictorial drawings, or photographs of similar equipment must be provided with the submittal. Permanent attachment of recreational equipment to house requires prior ARC approval.

3.3.3 Specific approval conditions, exclusions, etc. for recreational equipment

The front of a lot / front yard shall be defined as any area in front of the privacy wall or the house structure and viewable from the street. The back of a lot / rear yard is defined as the part of the property behind the privacy wall.

- (a) Recreation equipment such as playhouses, play gyms, etc. in the rear yard must be situated at least ten (10) feet from privacy walls and have a maximum height of twelve (12) feet.
- (b) Basketball hoops placed in the rear yard that are at least seven (7) feet from any property line shall not require ARC approval.
- (c) Trampolines must be placed in the rear yards only and not in front yards.
- (d) Recreational equipment shall not be permitted for permanent placement in the front yard areas.
- (e) Poles intended for recreational equipment shall not be permitted for permanent placement in the front yard areas.
- (f) All recreational equipment used in the front yard of the house must be stored away each day the equipment is not in use.
- (g) Temporary basketball hoops are permitted in the front yard provided they are stored away each day when not in use. Stored basketball hoops must be in a relaxed position, adjacent to the garage or in an area not visible from neighboring properties.

- (h) Basketball may only be played in the front yard area of the property from 8:00 am to 9:00 pm. Please be considerate of your neighbors.

3.4 Utility Equipment

3.4.1 General guidelines for utility equipment

The Association allows the utility boxes mounted directly on the home to be painted, with the exception of the gas meter. It does not allow any of the utility boxes near the sidewalk/curb area to be painted. Any of the utility boxes to be screened, either those near the sidewalk/curb area or those mounted directly on the home. If the homeowner chooses to screen/paint the boxes as permitted above, upkeep and maintenance must comply with CC&Rs.

3.4.2 Submittal requirements for utility equipment projects

Layout shall include location of the utility equipment to be painted and/or screened. If painting the equipment and/or screen, colors to be applied to which surface or equipment must be designated and consistent with Exterior paint and yardscape color standards (Section 3.6). If area is to be screened, layout must include location and description of screening. If landscaping is to be used as screening, layout must include type(s) and location of landscaping plants to be used for each area.

3.4.3 Specific approval conditions for utility equipment

- (a) For painting on-house boxes or screening refer to Exterior paint and yardscape color standards (Section 3.6).
- (b) The letters and numbers originally placed on the boxes must not be painted.
- (c) If screening curbside boxes with landscaping, plantings shall not be placed near sidewalks and shall not obstruct access to the boxes. Plants with thorns or sharp points shall be avoided.
- (d) The utility company has the right-of-way to displace any landscaping or screening (at the homeowner's expense) to work on its equipment.
- (e) When painting on-house boxes, meter faces must not be painted.
- (f) The builder may have painted some utility boxes. If so, these boxes must not be repainted a different color without specific written approval by the ARC

3.5 Mechanical Equipment

The following are common mechanical equipment projects:

- a. Air Conditioning Units
- b. Evaporative Coolers
- c. Water Softeners / Conditioners

3.5.1 General guidelines (expected approved uses) 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. 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). Air conditioning units and evaporative coolers are not allowed in the front yard.

3.5.2 Submittal requirements for mechanical equipment projects (needed for ARC review)

The front of a lot / front yard shall be defined as any area in front of the privacy wall or the house structure and viewable from the street. The back of a lot / rear yard is defined as the part of the property behind the privacy wall.

For mechanical equipment projects in the front yard, or that are in public view, layout shall include the location and description of the mechanical equipment and the location and description of screening. If paint is to be used for the equipment and/or screen, colors to be applied to which surface or equipment must be designated and be consistent with Exterior paint and yardscape color standards (Section 3.6). If landscaping is to be used as screening, layout must include type(s) of landscaping plants to be used.

3.5.3 Specific approval conditions, exclusions, etc. for mechanical equipment projects

- (a) For painting equipment and/or screening, refer to Exterior paint and yardscape color standards (Section 3.6).
- (b) Any conduit or features for any improvements on the exterior of the house structure shall be painted to match the color of the house.
- (c) No mechanical equipment will be installed on any roof. This does not include solar panels.

3.6 Exterior paint and yardscape color standards

3.6.1 General guidelines (expected approved uses) for exterior paint and yardscape color projects

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. Color changes must be desert tones.

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

- (a) No submittal is required for exterior paint that matches the original color selections of the house. This applies to all projects that paint an exterior feature the same color as existing.
- (b) For color changes a specific color chip sample and product manufacturer's information, including sheen, must be provided. In addition, the ARC reserves the right to require and review a large sample applied to the house or improvement.

3.6.3 Specific approval conditions, exclusions, etc. for exterior paint and yardscape color projects

- (a) Front door - Match existing color of door, match color of house, or approved submitted color.
- (b) Security door - Match main color, or trim color of house, or approved submitted color.
- (c) Garage door - Match existing color of garage door or approved submitted color.
- (d) Garage door border - Match existing color of garage door border or approved submitted color.
- (e) Rear patio/balcony - If wood, approved wood stain color or match main color of house. If stucco, paint to match main color of house.
- (f) Gate - If wood, approved wood stain color match main house color, or match adjacent wall color. If the gate is wrought iron, black or match color of house or approved submitted color.
- (g) Window screening - Match main or trim color of house, match existing screen color, or approved submitted color.
- (h) Roof tiles - match existing type and color or approved type and color.

- (i) Flat roof coating - match existing color. White, off white, or reflective aluminum coatings are not allowed.
- (j) Privacy walls - exterior/interior to match existing finish and color.
- (k) Entryway walkway/driveway - protective finishes/coatings must be either color of the existing pavement, painted to match the base color of the home, or approved submitted color. Overcoats with color change shall be considered on a case-by-case basis.
- (l) Front yard (i.e., in front of the privacy wall) exterior rock mulch or gravel - exterior color choices (single or dual color), earth tone, maximum two colors of rock or gravel. There are no rock, mulch or gravel restrictions on backyard installations that are not visible by the public and/or neighboring owners.
- (m) Wall/door ornamentation - Seasonal ornamentation shall comply with Section 3.10 Ornamentation.
- (n) Detached portable storage sheds – match color of home, or earth tone, color is needed for ARC review, and shall comply with Section 3.2 Structural Additions.
- (o) House-mounted utility boxes - match main house color. Original color (unpainted) is acceptable.
- (p) View fencing must be painted flat black (refer to Federal Standard Color.com 17038, 27038, or 37038). The paint must be suitable for exterior metal surfaces and it must be rust-resistant.

3.7 Pools/spas (and related equipment)

The following are common Pool / Spa projects:

- a. Pool / Spa
- b. Heaters (non-solar)
- c. Filters
- d. Pool Lighting
- e. Diving Boards
- f. Pool Slides
- g. Pool Decking

Above ground pools will be handled on a case-by-case basis and must be approved by the ARC prior to installation. Above grade decking is not allowed.

3.7.1 General guidelines (expected approved uses) for pool/spa projects

All pool / spa projects shall follow the applicable Town of Marana Codes. An approved pool permit number is needed for ARC review. Consideration shall be given to minimizing impacts of the pool and recreational equipment installation on neighboring properties.

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

A design layout is required. A pool contractor typically provides a layout with specifications. The following items are required (at a minimum):

1. Measurements / Dimensions from all property lines and house
2. Town of Marana Permit Number
3. Wall up / down access to construction area
4. Pool decking
5. Pool equipment location
6. Diving boards / slides
8. Lighting enhancement

Pool / Spa projects including other projects (i.e. gazebo / ramada, lighting, yardscaping, solar heaters, mechanical equipment, etc.) shall refer to the respective section of these CPDG for information specific to those projects.

The homeowner assumes all risk and liability due to the removal of any privacy wall, fence or gate during construction and shall be responsible for any and all damage caused to any common area for work associated with the project. The start of work shall serve as the homeowner's acceptance of liability and the indemnification of TCHOA. The homeowner shall be responsible for any temporary barrier in lieu of the privacy wall, fence or gate until such is permanently replaced / reinstalled.

Rear yard access via shared common area walls will require a \$1,000 deposit check to be deposited. Funds will be refunded once management and the Common Area Committee (CAC) assess the site and verify that the wall, surrounding common area and sidewalk are restored in-kind.

3.7.3 Specific approval conditions, exclusions, etc. for pool/spa projects

- (a) Diving boards are restricted to springboard types, no platform types are permitted.
- (b) Slides shall not exceed eight (8) feet in height and colors are restricted to white, blue, or desert hues. All pool slide locations require ARC approval and shall have a minimum setback of five (5) feet from side and rear property lines.

(c) A design layout which results in back flushing into common areas is prohibited. Diatomaceous earth or sand filters require back flushing and, as such, are subject to regulation by Pima County.

(d) Pool and spa mechanical equipment shall not be located outside the privacy wall.

3.8 Landscaping/yardscaping

The following are common Yardscaping projects:

- a. Vegetation (ground cover, shrubs, trees, cactus, vines, grass, flowers)
- b. Gravel (rocks, boulders, wood chips)
- c. Irrigation and drainage
- d. Accent walls / planter boxes
- e. Trellises, fencing, staking, plant protection, cloth screening
- f. Fountains
- g. Flagstone, bricks / pavers, concrete, steps
- h. Driveway expansions
- i. Railroad ties

3.8.1 General guidelines (expected approved uses) for yardscaping projects

The front of a lot / front yard shall be defined as any area in front of the privacy wall or the house structure and viewable from the street. The back of a lot / rear yard is defined as the part of the property behind the privacy wall.

When installing landscaping, hardscaping, or irrigation projects, original drainage shall be maintained and undue drainage onto neighboring lots or HOA common areas or pooling of water is not allowed.

3.8.2 Submittal requirements for yardscaping projects (needed for ARC review)

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.

For any vegetation, gravel, irrigation, trellises, fountains, flagstone, brick / paver, concrete, steps, railroad ties less than six (6) feet in height and located within the privacy wall in the back yard, a submittal is not required and ARC approval is not necessary. Vegetation expected to grow to a mature height above six (6) feet requires submittal and approval.

3.8.3 Specific approval conditions, exclusions, etc. for yardscaping projects

- (a) All front yard landscaping (and rear yard landscaping requiring ARC approval (see Section 3.8.2)), including replacement landscaping, must be installed in accordance with a plan approved by the ARC. Original landscaping installed by the builder does not require ARC approval. Landscaping should reflect the Southwest character and desert / earth tones of the TCHOA. All landscaping must be maintained within property lines.
- (b) All plants 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) for any front or rear yard yardscaping project.
- (c) All front 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 or sidewalks. Specific information for screening utility boxes is provided in Section 3.4 Utility Equipment.
- (d) Rocks and boulders, patios, sidewalks, courtyards and walls may be used to supplement and create imaginative landscaping design. The only inorganic (rock) ground cover, which will be approved by the ARC is crushed rock. 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 yardscaping.
- (e) 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 without prior approval of the ARC.
- (f) Turf is an approved ground cover in areas completely confined by privacy walls / back yards. Turf must be installed and maintained in compliance with the following conditions:
Common Bermuda grass, Fountain grass and all other grasses prohibited on the Prohibited Plant List of this document together with all Pima County 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.
- (g) Irrigation systems should not produce excessive watering on privacy walls so as to cause structural damage.
- (h) Walls greater than three (3) feet in height may not be placed any closer to the front lot line than the most forward point of the house structure. Accent walls may be placed in the front yard to form seating areas or small courtyards, provided such walls do not exceed three (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 and color must be consistent with the house structure.

- (i) Temporary fencing, staking, and plant protection shade cloths must be properly maintained, when visible from neighboring property.
- (j) For color selections on yardscaping materials, refer to Section 3.6 Exterior paint and yardscape color standards.
- (k) Theme Landscaping (i.e., sculptured trees/bushes that reflect animals and/or other architectural designs) will be reviewed on a case-by-case basis.
- (l) Trellises, when used sporadically near the house structure are allowed, providing the height does not exceed eight (8) feet. Trellises near property walls are allowed, provided that placement of the trellis does not produce the effect of raising the height of the wall.

3.9 Signage - common sign projects

3.9.1 General guidelines for signage projects

The following signs require only Management Company verbal approval:

Property For Sale / Lease – professionally designed and mounted	One (1), post-mounted, not to exceed five (5) feet high, "For Sale/Lease by Realtor/Owner" sign (professionally designed and mounted) is permitted per lot and placed only at the specific home for sale. This sign is to be removed when the home is sold, leased, or removed from the market. This sign is prohibited from being placed on Association common areas, and/or walls (unless specific to that lot).
Property For Sale / Lease – other (not professionally designed and mounted)	No flyer-type (paper) "For Sale/Lease Realtor/Owner" signs are allowed for postings on lots, parcels, common areas, model homes, postal/mail units, Pima County rights-of-way, regulatory poles/signs, utility boxes, fire hydrants, entryway monuments/signage or 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 common areas for the duration of the open house. No flyer-type (paper) signs for open houses are allowed for postings

Alarm / Security identification signs	on lots, parcels, common areas, buffer zones, model homes, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, or entryway monuments/signage. 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. Lot Identification signs are to be a maximum face area of 72 square inches.
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	No Vehicular For Sale signs are allowed for postings on lots, parcels, common areas, model homes, postal/mail units, regulatory poles/signs, utility boxes, Pima County rights-of-way, fire hydrants, or buffer walls/plantings.
Political signs	Allowed on member's property, interior or exterior, except that the display is allowed no earlier than forty-five days before the day of an election and no later than seven days after an election day. The size and number of political signs is subject to applicable Marana or Pima County ordinance that regulates the size and number of political signs on residential property. If the town or county does not regulate the size and number of political signs on residential property, the association shall permit at least one political sign with the maximum dimensions of twenty-four inches by twenty-four inches on a member's property. For the purposes of this paragraph, "political sign" means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer.

Other signs may be permitted within the community, if prior approval is granted from the ARC. For submission requirements see Section 3.9.1.

Events approved by the Board of Directors and/or sponsored by TCHOA, including garage sale and festival signs, are exempt from ARC approval.

3.9.2 Requirements for signage projects (needed for ARC review)

Signs requiring ARC approval must designate the number of signs to be placed, location of each sign, size of each sign, design and message content of each sign, colors associated with each sign, and construction material type of each sign.

3.10 Ornamentation

The following are common Ornamentation projects:

- a. Yard furniture
- b. Exterior wall ornamentation
- c. Flagpoles (permanent, ground installation)
- d. Yard ornaments
- e. Holiday decorations
- f. Roof ornamentation
- g. Statues
- h. Hanging ornamentation (flags, wind socks, banners)

3.10.1 General guidelines (expected approved uses) for ornamentation projects

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

3.10.2 Submittal requirements for ornamentation projects (needed for ARC review)

Design layout or installation location.

The following specifications shall be noted (at a minimum):

1. Measurements / Dimensions from all property lines and house
2. Description / design of ornamentation
3. Proposed color / finish
4. Dimensions of ornamentation
5. Optional – sample brochures, pictorial drawings, photographs

No submittal is required for:

- Holiday decorations that are consistent with the theme and timing of the applicable holiday.
- Lawn furniture or lawn ornaments placed in the rear yard area (i.e., behind privacy walls).
- Displaying an American flag - or an official or replica of a flag - of the United States Army, Navy, Air Force, Marine Corps or Coast Guard, the POW/MIA flag, the Arizona state flag, an Arizona Indian Nations flag - on a staff projecting horizontally or at an angle from a window sill, balcony, or front of a building. The length of the staff (excluding ornamentation), from the peak to the mounting fixture, must be greater than the diagonal dimension of the flag, but may not exceed six (6) feet.
- Suspending the flag downward from the roof overhang, with the exception that any flag so displayed shall not exceed thirty (30) square feet in area.

3.10.3 Specific approval conditions, exclusions, etc. for ornamentation projects

- (1) Permanent placement of lawn/garden patio furniture or decorative wrought iron furniture/benches in the front yard (i.e., in front of the privacy wall) requires approval
- (2) For specific color choices on ornamentation projects, refer to Section 3.6 Exterior paint and yardscape color standards.
- (3) Holiday decorations - can be installed 30 days prior to the holiday and must be removed no later than 30 days after the holiday associated with the decorations.
- (4) Permanent roof-mounted ornamentation is not permitted.
- (5) Freestanding or ground-mounted flagpoles require approval.
 - . Design, location, and installation of the pole must receive prior approval by the ARC.
 - . The pole can be black, white, or color to be approved by the ARC.
 - . The pole must be located at least 5' from any wall or fence.
 - . The location of the pole must be such that the flag, when displayed at the peak or at half-staff, will not come into contact with anything except the pole and lanyard.
 - . The length of the pole (excluding ornamentation), from the peak to the ground may not exceed twenty feet.
 - . Ornamentation at the peak of the pole may not be taller than one foot.
- (6) Flags displaying advertising are not permitted.
- (7) Permanent placement of lawn/garden ornamentation in driveways is not permitted.

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

The following are common enclosure projects:

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

3.11.1 General guidelines (expected approved uses) for enclosure projects

Walls and fences in Tangerine Crossing have two functions. Walls and fences provide privacy and security. However, the Design Guidelines are concerned with the potential to provide an aesthetically-pleasing and unifying element for the overall community.

3.11.2 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 screening is required.

3.11.3 Specific approval conditions, exclusions, etc. for enclosure projects

- (1) Residential walls and fences shall be a maximum of six (6) feet high as measured from the highest/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. The Owner prior to construction shall verify property lines.
- (3) 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.
- (4) All 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.
- (5) Wrought iron screening - refer to Section 3.6 Exterior paint and yardscape color standards for appropriate color selection.

3.12 Antennas /Satellite Dishes

The following are common antenna projects:

- (1) Conventional
- (2) Dish/Microwave
- (3) Cabling/mounting hardware

3.12.1 General guidelines (expected approved uses) for antennae projects

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, whether attached to a building or structure or otherwise located within the Lot.
- (2) The definition of antennas is universal and pertains to all manufacturers and technologies.
- (3) In general, antenna installations will conform to the Federal government regulations as defined in FCC 96-328 or as currently amended.

3.12.2 Submittal requirements for antenna projects (needed for ARC review)

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

3.12.3 Specific approval conditions, exclusions, etc. for antennae

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:

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

3.13 Doors/Windows/Awnings

The following are common Door/Window/Awning projects:

- (1) Internal Window Treatments
- (2) Screen Doors
- (3) Security Doors
- (4) Gated Entries
- (5) Window Framing
- (6) Sunscreens (solar and film)
- (7) Gutters
- (8) Rolling Shutters
- (9) Exterior Awnings

3.13.1 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.

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

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.

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

- (1) The color of gutters and downspouts shall closely match the surface to which they are to be attached (highly reflective aluminum is prohibited).
- (2) Sunscreen material shall match main or trim color of house, match existing screen color, or be black. White, bright color, or highly reflective aluminum screening material is not allowed.
- (3) Plastic sheeting material is not permitted as an awning for patios and balconies.
- (4) Security doors made of welded steel tube or wrought iron are allowed (for color, refer to Section 3.6 Exterior paint and yardscape color standards).
- (5) No high reflectivity 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). All exterior awning installations require specific written approval from the ARC.
 - a. Only solid colors to match main exterior house color (not trim color) are allowed.
 - b. Awnings are permitted in the rear yard area only (behind privacy walls). Awnings are not permitted in front of privacy walls.
 - 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.
- g. Awnings restricted to lower story only.
- h. No ground mounted vertical supports.

(8) Sail shades must be in rear yard (i.e., behind privacy walls) and not visible from the street.

(9) Rolling shutter assemblies require specific written approval from the ARC and must comply with Section 3.13.3 (7) above.

3.14 Roof-mounted devices

The following are common roof-mounted device projects:

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

3.14.1 General guidelines (expected approved uses) 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 community.

3.14.2 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, pictorial/brochure of device to be installed. Mechanical equipment, including evaporative coolers, will not be allowed on any roof (See Section 3.5 Mechanical equipment).

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

- (1) Roof-mounted devices, such as solatubes and skylights 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 permanently attached to the structure. Any installation should minimize its exposure when viewed from any other Lot, Common Area, or from the surrounding community. Any conduit required to support the installation must be painted to match color under the conduit.

3.15 Roofing

The following are common roofing projects:

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

3.15.1 General guidelines for roofing projects

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

3.15.2 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.

3.15.3 Specific approval conditions, exclusions, etc. for roofing projects

- (1) White, off-white, aluminum or other highly reflective coatings or colors will not be permitted.
- (2) 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.

3.16 Miscellaneous items

The following are common miscellaneous items:

- (1) Refuse Containers
- (2) Maintenance Equipment (tools, ladders, hoses)
- (3) Individual Lot Mailboxes, if applicable

3.16.1 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) On days other than pick-up days the containers must not be visible from the street.

- (3) All tools and equipment used routinely to maintain the house structure and landscaping must be stowed in a neat, attractive manner and, except for hoses, such equipment and tools must be stored in a location not visible from off-property.
- (4) Individual lot mailboxes, if applicable, must be maintained in a neat, attractive manner by the property owner. Mailboxes may be replaced, if damaged; however, the design and color must be consistent with the neighborhood – i.e., black and wrought iron.

APPENDIX A

Approved Plant List

The following plants are approved for use in common project landscape improvements in Tangerine Crossing, 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. Use of those plants designated with a (P) are restricted to rear yards (i.e., behind privacy walls) 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 implementation.

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	Nettleleaf hackberry
T	Celtis douglasii	Western hackberry
N	Cercidum floridum	Blue Palo Verde
N	Cercidum michophyoom	Foothilla Palo Verde
N	Chilopsis linearis	Desert Willow
P	Eriobotrya japonica	Loquat
T	Heteromeles arbutifolia	Toyon
T	Laurus nobilis	Sweet Bay
N	Olneya tesota	Ironwood
T	Pithecellobium flexicaule	Texas Ebony
P	Podocarpus macrophyllus	Yew Pine
N	Prosopis ssp	Mesquite
N	Prunus ssp	Purple Plum, Carolina Laurel Cherry
T	Quercus emeryi	Emery Oak
T	Quercus gambelii	Gamble Oak
N	Sambucus canadensis	Elderberry
T	Sophora secundiflora	Mescal Bean Texas Mountain Laurel
T	Vitex agnus-castus	Chaste Tree

Shrubs and Accent Plants:

P	<i>Abelea grandiflora</i>	Glossy abelia
T	<i>Acacia redolens</i>	Ground Cover Acacia
P	<i>Acanthus mollis</i>	Bear's Breech
N	<i>Agave americana</i>	Century Plant
N	<i>Agave huachucensis</i>	Wide-leaf Agave
N	<i>Agave vilmoriniana</i>	Octopus Agave
N	<i>Agave weberi</i>	Smooth-eCPDGe Agave
P	<i>Ajuga reptans</i> 'purpurea'	Bronze Ajuga
N	<i>Aloe barbadensis</i>	Aloe Vera
T	<i>Aloe ferox</i>	Cape Aloe
P	<i>Ambrosia deltoidea</i>	Bur sage
P	<i>Antigonon leptopus</i>	Queens Wreath
T	<i>Arctostaphylos pungena</i>	Poinleaf manzanita
N	<i>Asclepias subulata</i>	
N	<i>Asclepias linstis</i>	
P	<i>Asparagus d. sprengeri</i>	Asparagus fern
P	<i>Asparagus falcatus</i>	Asparagus fern
N	<i>Atriplex</i> ssp	Salfbush (many varieties)
T	<i>Baccharis polularis</i>	Coyote bush
N	<i>Baileya multiradiata</i>	Desert Marigold
P	<i>Bambusa</i> ssp	Bamboo
P	<i>Bougainvillea</i> ssp	Bougainvillea
T	<i>Caesalpinia gilliesii</i>	Mexican Bird of Paradise
T	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
P	<i>Callistemon citrinus</i>	Lemon Bottlebrush
P	<i>Callistemon viminalis</i>	Weeping Bottlebrush
P	<i>Camellia japonica</i>	Camellia (many varieties)
P	<i>Carissa grandiflora</i>	Natal Plum
T	<i>Cassia</i> ssp	Cassia and Senna (many varieties)
N	<i>Carnegiea gigantea</i>	Saguaro
T	<i>Convolvulus mauritanicus</i>	Ground Morning Glory
P	<i>Cotoneaster</i> ssp	Cotoneaster (many varieties)
P	<i>Cycas revoluta</i>	Sago Palm
P	<i>Cyperus alternifolius</i>	Umbrella Plant
N	<i>Dasyliron wheeleri</i>	Desert Spoon
N	<i>Dodonaea viscosa</i>	Hopseed Bush
N	<i>Echinocereus engelmannii</i>	
p	<i>Eleaagnus</i> m. 'Ebingei'	Silverberry
N	<i>Encelia farnosa</i>	Brittle Bush
N	<i>Encelia trifurca</i>	
N	<i>Ephedra faciculata</i>	
N	<i>Eriogonum fasciculatum</i> v. <i>poliofolium</i>	
P	<i>Euonymus</i> ssp	Euonymus

P	<i>Fatshedera lizei</i>	Fatshedera
P	<i>Fatsia japonica</i>	Aralia
T	<i>Feijoa sellowiana</i>	Pineapple Guave
N	<i>Ferocactus</i> ssp	Barrel Cactus
P	<i>Ficus</i> ssp	Fig
N	<i>Fouquieria splendens</i>	Octollio
P	<i>Gardenia jasminoides</i>	Gardenia (many varieties)
T	<i>Gazania</i> ssp	Gazania (many varieties)
T	<i>Gelsemium sempervirens</i>	Carolina Jasmine
N	<i>Gutierrezia sarothrae</i>	
p	<i>Hedera</i> ssp	Ivy
T	<i>Hesperaloe paraviflora</i>	Red Aloe
N	<i>Hibiscus</i> ssp	Hibiscus
P	<i>Ilex</i> ssp	Holly
P	<i>Jasminum</i> ssp	Jasmine
T	<i>Juniperus</i> ssp	Juniper (see Appendix B)
N	<i>Justica spigera</i> (Calif.)	Desert Honeysuckle
P	<i>Lagerstroemia indica</i>	Crape Myrtle
T	<i>Lantana</i> ssp	Lantana
N	<i>Larrea divaricata</i>	Creosote Bush
T	<i>Leucophyllum frutescens</i>	Texas Ranger
P	<i>Ligustrum</i> ssp	Privit
P	<i>Liriope muscari</i>	Liriope
N	<i>Lotus rigidus</i>	
N	<i>Lycium exsertum</i>	
N	<i>Lycium fremonfii</i>	
N	<i>Lysiloma thornberi</i>	Feather Bush
P	<i>Macfadyena unguis-cati</i>	Cat's Claw Vine
T	<i>Mahonia aquifolium</i>	Oregon Grape
T	<i>Malehore crocea</i>	Ice Plant
P	<i>Motsrs itifioifrd</i>	Fortnight Lily
P	<i>Myrtus comminus</i>	Myrtle
T	<i>Nandina domestica</i>	Heavenly Bamboo
N	<i>Nolina microcarpa</i>	
P	<i>Ophiopogon japonicus</i>	Mondo Grass
N	<i>Opuntia</i> ssp	Prickly Pear Cacuts
T	<i>Osteospermum fruticosum</i>	Trailing African Daisy
T	<i>Penstemon</i> ssp	Penstemon
P	<i>Philodendron selloum</i>	Philodendron
T	<i>Photinea</i> ssp	Photinia
P	<i>Pittosporum</i> ssp	Mockorange
T	<i>Potentilla</i> ssp	Cinquefoil
P	<i>Pyracantha</i> ssp	Pyracantha
P	<i>Raphiolepis indica</i>	Indian Hawthorne

T	<i>Rhus ovata</i>	Sugar Bush
P	Rose	Rose
T	<i>Rosa banksiae</i>	Lady Banks' Rose
T	<i>Rosmarinus officinalis</i>	Rosemary
T	<i>Santolina</i> ssp	Santolina
T	<i>Senecio cineraria</i>	Dusty Miller
N	<i>Simmondsia chinensis</i>	Jojoba
P	<i>Spirea</i> ssp	Spirea
T	<i>Tecomaria stans</i>	Trumpet Bush
P	<i>Tecomaria capensis</i>	Cape Honeysuckle
T	<i>Teucrium chamaedrys</i>	Germander
P	<i>Trachelospermum</i>	Star Jasmine
N	<i>Trixis californica</i>	
N	<i>Vauquelinia californica</i>	Arizona Rosewood
P	<i>Viburnum</i> ssp	Viburnum
N	<i>Viguiera deltoidea</i>	
P	<i>Vinca</i> ssp	Periwinkle
N	<i>Yucca baccata</i>	Yucca
N	<i>Yucca</i> ssp	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 (see 3.8 Height of Landscaping) with the exception of those species specifically listed in Appendix A or those approved by the ARC, are prohibited.
2. Specific plants prohibited because of aesthetic reasons, for their allergy-producing characteristics, susceptibility to disease, or poisonous nature, include:

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

3. Fountain grass (*Pennisetum setuaceum*) and pampas grass (*Cortaderia Lseloana*) will be prohibited as a defined weed with the potential to spread through the development.
4. Common Bermuda Grass will be prohibited as a defined weed and for its profuse production of allergy-producing pollen.
5. All Citrus, Palms, Pines, Cypress, False Cypress, Juniper, and Cedar, whose mature growth height may reasonably be expected to exceed ten feet will be prohibited for aesthetic reasons in front and side yards (i.e., in front of the privacy wall). Dwarf varieties, and those specimens whose mature growth height may reasonably be expected to be maintained at less than ten feet, may be installed on individual lots within walled yard areas.