

**DESIGN GUIDELINES  
RULES AND REGULATIONS  
FOR  
TRAILS HEAD AT BARRIO DE TUBAC HOMEOWNERS  
ASSOCIATION**

Adopted-May 2006

The Design Guidelines / Rules & Regulations, as set forth in this document, shall interpret and implement procedures for the Architectural Control Committee's review and standards, including, but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance property values and high standards of development that exist within Trails Head at Barrio de Tubac. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Architectural Control Committee is required. The Guidelines are established to assist residents in conforming to the standards established, and amended from time to time, by the Architectural Control Committee. Each application will be reviewed on a case by case basis.

**PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED, IF REQUIRED, TO THE ARCHITECTURAL CONTROL COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE ARCHITECTURAL CONTROL COMMITTEE. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (UNLESS SPECIFICALLY NOTED).**

## **APPLICATION PROCEDURE**

### **Submittal**

Application and plans (which will be kept on file with the Association) should be mailed to:

Trails Head at Barrio de Tubac Homeowners Association  
c/o Platinum Management, Inc.  
P.O. Box 17539  
Tucson, AZ 85731  
(520) 623-2324  
Fax (520) 722-5039

The following information should be included with the submittal:

1. **Application Form – Architectural Design Review Form** - A completed application form (copies may be obtained from the management office).
2. **Plot Plan**-A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. **Elevation Plans**-Plans showing finished appearance of improvement in relation to existing dwelling.

4. **Specifications**-Detailed description of materials to be used and color samples, and dimensions must be submitted.
5. **Fee**- If required by the ACC.
6. **Photograph** – If submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal application.

All buildings, structures and other improvements erected within Trails Head at Barrio de Tubac, and the use and appearance of all land within Trails Head at Barrio de Tubac, shall comply with all applicable zoning and code requirements as well as the Declaration and these Rules.

#### REVIEW-APPROVAL AND/OR DISAPPROVAL

The Architectural Control Committee shall have 30 days after submittal of plans to approved or disapprove plans. No verbal approvals/disapprovals will be given by the management company. All decisions will be mailed via US Mail.

Review and approval or disapproval will include, but is not limited to, consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the Lot and impact on neighboring Lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Architectural Control Committee, nor the Board of Directors, nor the Declarant shall have any liability in connection with or related to approved plans, specifications, or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration- Construction must be started within 90 days of the date of the Committee's approval of the application or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Rules.

Construction Period- Once started; construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Committee's discretion), such construction shall be completed within six (6) months of the date of the Committee's approval of the application. See also CC&Rs.

#### Appeal

Any appeal of the Committee's decision must be submitted in writing, within 30 days of the mailing date of the Committee decision to:

Trails Head at Barrio de Tubac Homeowners Association  
c/o Platinum Management, Inc.  
P.O. Box 17539  
Tucson, Arizona 85731  
(520) 623-2324  
Fax (520) 722-5039

**THESE DESIGN GUIDELINES/RULES AND REGULATIONS, ARE SUBJECT TO THE WRITTEN APPROVAL OF THE CONTENTS THEREOF BY DECLARANT FOR SO LONG AS DECLARANT IS IN CONTROL OF THE DESIGN REVIEW COMMITTEE PURSUANT TO SECTION 5.1 OF THE DECLARATION, THE BOARD SHALL ADOPT, AND MAY FROM TIME TO TIME AMEND, SUPPLEMENT, AND REPEAL, THE DESIGN GUIDELINES.**

# **DESIGN GUIDELINES**

## **ANTENNAS**

No antenna, aerial, satellite dish or other device for the transmission or reception of television or radio (including amateur or ham radio) signals or any other form of electromagnetic radiation of any kind (collectively referred to herein as "antennas") shall be allowed outside the Dwelling Unit. Those antennas whose installation and use is protected under federal law or regulations, provided that an application for such antenna must be submitted to the Committee and such application will be approved only if: (a) the antenna is designed to assure the most minimal visual intrusion possible, provided an application for such antenna must be submitted to the Committee and such application shall only be approved if the antenna complies to the maximum extent feasible with the Design Guidelines and within the confines of applicable federal regulations, without precluding reception or a quality signal or unreasonably increasing the cost of the antenna. Upon the written request of the Owner when submitting an application, the Committee shall consider such application on an expedited basis and shall strive to render a decision within seven (7) days, but in no event no later than fourteen (14) days, from the date the completed application was submitted.

Should applicable law prohibit the Architectural Control Committee from requiring prior approval for the installation of certain antennas, the preferred locations, in descending order of preference, are as follows:

1. A location in the back yard of the property where the antenna will be screened from view by wall or fencing, landscaping or other improvements;
2. An unscreened location in the backyard of the Lot;
3. On the roof, but below the roof line;
4. A location in the side yard of the property where the antenna and any pole or mast will be screened from view by landscaping or other improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the antenna will be screened from view by landscaping or other improvements.

All wires must be securely attached to the dwelling and painted to match where attached. Additionally, any transmission cable for a receiver to the house must be underground. The restrictions in these Design Guidelines shall be subject to any limitations imposed by law.

## **BASKETBALL GOALS**

Portable, free standing basketball backboards are permitted in the driveway of Dwelling Units provided prior permission has been requested and received from the Architectural Control Committee (the "ARC"). Backboards must be removed on a daily basis when not in use and shall only be used during daylight hours. In no event shall backboards be visible from the street, sidewalk or common areas when not in use. Backboards must be kept in good condition and all backboards must be positioned so as not to adversely affect the property of any adjacent/surrounding neighbor or Common Area(s). Further, backboards cannot be placed in the

street at any time. The ARC reserves the right to rescind its approval should the backboard cause a nuisance, such as traffic, noise or damage to any adjacent property or Common Area.

Basketball equipment does not need to be submitted for approval providing the equipment is in compliance with the above rules.

## **CHIMNEYS**

Chimneys shall be constructed of the same material, texture and color of the home. Exposed flues are prohibited.

## **DECORATIVE ITEMS**

Front yard item(s) must be submitted for approval by the Architectural Control Committee. The Board of Directors reserves the right to require removal of decorative items in front yards based on size, quantity, color and location and any other criteria that the Board may determine.

### **Seasonal and Decorative Flags**

Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags must be removed within 30 days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Torn, ripped, faded, etc., constitute grounds for fines and removal.

### **Holiday Decorations**

Holiday decorations may be installed 30 days prior to the holiday and must be removed within 30 days after the holiday.

### **Decorative and Seasonal items**

The Board of Directors reserves the right to require the removal of decorative items in front yards based on size, quantity, color, location and any other criteria. The Board of Directors, at its sole discretion, shall make its determination on a case by case basis.

### **Decorative Art on Houses**

Decorative art on houses may be limited in number, so as to not dominate the appearance of the home.

### **Water Features, Statuary, Etc**

Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Architectural Control Committee so long as they do not exceed the height of existing walls. Such items must be approved by the Architectural Control Committee for installation in the front yard. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as rear yards with view fencing. Statuary must be approved by the Architectural Control Committee.

## **Exterior Colors**

The exterior colors used by the original developer are highly recommended for use in all instances. In the case of any variation from the original colors, the preferred colors are earth tones. Trim colors shall not dominate the exterior appearance and shall be of the same color range of the major color. The Architectural Control Committee must approve colors prior to application. Approval not required if repainting home same color.

## **FENCES AND WALLS INCLUDING DECORATIVE WALLS**

All fences and walls must be compatible with the construction and design of the other Improvements on the Property and must be approved by the ACC. Should any owner wish to modify a shared wall, adjoining property owner must also agree to the modification.

## **GATES**

All requests for additional gates or gates other than those which were offered by the original developer of the lot/home must be submitted for architectural approval. Placement of gate(s) must be approved by the Architectural Control Committee.

## **GUTTERS AND DOWNSPOUTS**

Gutters and downspouts will be considered for approval if the finish matches the color of the home. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times.

## **HVAC INCLUDING EVAPORATIVE COOLERS**

Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot without the prior written approval of the Architectural Control Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of all neighboring property.

## **LANDSCAPE GUIDELINES**

**Front Yard Landscaping** If landscaping is not installed by the Builder, shall be installed by the Homeowner within 45 days of completion of the residence on the Lot. The landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Architectural Committee. Prior to installation of such landscaping, the Owner shall maintain the Lot in a weed-free condition.

Front yard landscaping must have a minimum of three (3) fifteen-gallon trees, five (5) five-gallon shrubs, organic or inorganic ground cover and underground irrigation to plant material. The tree requirement may be substituted with approved cactus with a minimum height requirement of five (5) feet.

**Rear Yard Landscaping** Rear yard landscaping does not require Architectural Committee approval. All rear yard landscaping must be installed within 12 months of commencement of construction on the home.

**Hardscape** Any hardscape items proposed for front yard installation must be approved by the Architectural Control Committee. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

**Turf** No turf is allowed in the front yard. Should turf be used in the rear yard, please be advised that due to its high pollen content, Bermuda grass is discouraged from use in the rear yard.

**Rock Ground Cover** If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright colors.

**Approved Plant Material** (See appendix A)

**Prohibited Plant List** (See appendix B)

**LIGHTING** - The use of low wattage, yellow bug lights is strongly encouraged in garage light fixtures as this type of bulb emits less obnoxious light. See also CC&Rs Article VII Section 7.3.

## **MACHINERY AND EQUIPMENT**

No machinery, fixtures, improvements or equipment of any type, including, but not limited to, heating, cooling, air conditioning, refrigeration equipment, and clotheslines, may be placed on any lot or parcel so as to be visible from neighboring property. Any such placement of any machinery, fixtures, improvements or equipment requires the prior written approval of the Architectural Control Committee and such approval may be withheld in the Committee's sole discretion.

Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use to prevent them from being visible from neighboring property.

## **PATIO COVERS**

Roofing materials should match that which were installed by the builder on the original roof of the home or that which were offered as an option by the builder for a patio cover.

Color and material of supports should match the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers, not installed by the builder, will need to be reviewed by the Architectural Control Committee on an individual basis, prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

## **PLAYGROUND EQUIPMENT**

Plans for play structures and similar recreational equipment must be submitted for approval since in most instances they protrude over the fence line. This is not to eliminate play structures, but to consider privacy issues for adjacent neighbors, and to assure the aesthetic appeal.

An architectural submittal for any such structure must include the written input from all adjacent neighbors. In no case will the maximum height of any such improvement be permitted to exceed twelve (12) feet. The maximum height for any deck/platform is four (4) feet above ground level.

The play structure may be placed no closer than ten (10) feet to any lot line. When considering plan approval, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture or brochure of the structure, total dimensions, materials and a plot map or drawing indicating the proposed location and its proximity to adjacent property lines.

The color of canopy of the play structure must be one of the following:

1. Canvas covers shall be of a "neutral" color, off white, beige or light brown.
2. Prints and multi-colored stripped canopies are prohibited.

Neighbor input shall include a signed statement acknowledging the proposed equipment, its height, material and color. Neighbor's name and lot number must be noted.

## **POOLS AND SPAS**

Pools and spas do not require the prior approval of the Architectural Control Committee provided improvement is constructed within pre-existing patio walls. Perimeter walls on Lots bordering common areas and shared Homeowners Association walls may not be torn down to allow access to rear yards.

Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. (Lots with view fencing must submit plans for screening for approval by the Architectural Control Committee.)

Pools may not be backwashed into any common area. Check with your pool contractor concerning ordinance requirements for backwashing. Damage, including erosion, to common area due to backwashing will be repaired by the Association and all expenses incurred by the Association will be billed to the homeowner.

## **POOL FENCING AND EQUIPMENT**

The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing is recommended to be of a neutral earth tone color to match or blend with the exterior color of the home and meet all City, State and Federal requirements.

Pool equipment on Lots with view fencing must be screened from view from common areas. Screening may be through plant material or hardscape enclosure. Hardscape enclosures do not require approval if the enclosure does not exceed four feet in height and is stuccoed and painted to match the base color of the home. All other screening material requires approval from the Architectural Control Committee.



## **SANITATION**

No garbage or trash may be placed on any Lot or parcel except in covered containers meeting the County specifications, and must be stored out of sight. Trash cans may be placed out for pickup no more than 12 hours prior to pickup and must be removed from view no more than 12 hours after pickup. 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 right-of-ways either fronting or along side his Lot or parcel.

## **SECURITY LIGHTING/DEVICES**

Security lighting must be directed as not to shine on neighboring property. It is preferred that low wattage, yellow bug lights be used in all garage light fixtures.

## **SECURITY/SCREEN DOORS/SUNSCREENS**

Wrought iron security/screen doors need not be submitted for approval provided they are painted to match the base color of the home.

Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed and not submitted for approval provided that the window frame matches the sunscreen material or the existing window frames.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed without Architectural Control Committee review.

## **SIGNS**

No signs shall be displayed on any Lot except the following:

- (a) Signs required by legal proceedings;
- (b) A maximum of two residential identification signs with a maximum face area of seventy - two (72) square inches. Security signs must be located a maximum distance of 2 feet from the front of the home.
- (d) Signs used by the Declarant to advertise the Lots and residence thereon for sale.
- (e) Such signs as may be required by A.R.S. §33-1808, which includes political signs. The Association will allow one (1) political sign with the maximum dimensions of 24 inches by 24 inches. Political signs cannot be displayed more than 45 days before an election and 7 days after an election.

No signs shall be placed within the boundaries of Trails Head at Barrio de Tubac except those that are approved in this section.

## **SOLAR PANELS and EQUIPMENT**

Roof mounted solar equipment, (excluding the solar panels), must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline; visibility must be minimized from public view, and may be required to be screened from neighboring property in a manner approved by the Architectural Control Committee.

## **STORAGE SHEDS**

Storage sheds will be permitted and need not be submitted for approval, provided the maximum height of the shed, including roof, do not exceed the height of the immediately surrounding walls(s) or fences(s). Sheds shall have a minimum setback of 5 feet from any rear yard walls.

Sheds whose maximum height exceeds the height of the immediately surrounding wall(s) or fence(s) must be constructed of block, stuccoed and painted to match the home, and with a tile roof to match the existing tile on the home and must be submitted to the ACC for approval.

Storage sheds on Lots with a view fence are subject to the following provisions:

The shed may not be placed adjacent to the view fence. The shed must be screened from view with approved plant materials. Placement of the shed must be approved prior to installation.

## **WINDOWS**

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty (30) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to decorate openings must be compatible with respect to materials and style.

# Trails Head at Barrio de Tubac Homeowners Association Design and Landscape Review Form

Please mail or fax to:

Trails Head at Barrio de Tubac Homeowners Association  
c/o Platinum Management, Inc.  
P.O. Box 17539, Tucson, AZ 85731  
(520) 623-2324 Fax (520) 722-5039

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

\_\_\_\_\_ Lot #: \_\_\_\_\_

Requesting Approval of: \_\_\_\_\_

Work to be performed by: \_\_\_\_\_

Type of Material (attach samples/pictures/brochures): \_\_\_\_\_

Color to be Used (attach samples/pictures/brochures): \_\_\_\_\_

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**SUBMITTAL MUST INCLUDE A PLOT PLAN INDICATING LOCATION OF REQUEST AND INCLUDE ALL APPLICABLE MEASUREMENTS AND DIMENSIONS.**

**INCOMPLETE SUBMITTALS WILL BE DENIED.**

I agree to comply with all applicable county and state laws, and to obtain all necessary permits. I also agree not to begin work until I have been notified in writing of the Architectural Control Committee's decision and to maintain all improvements to their original condition. Architectural Control Committee must review all submittals within 30 days. All work will be completed within 6 months from day of approval.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Approved: \_\_\_\_\_

Conditionally Approved: \_\_\_\_\_

Denied: \_\_\_\_\_

Committee Member Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## APPENDIX A

### Approved Plant List

The following plants are approved for use at Trails Head at Barrio de Tubac. Those plants with the designation of (H) denote historical plantings. This "historical" designation highlights plants there were introduced, and hence, became a part of the Santa Cruz River Valley during its early development.

#### Trees

##### Natural Areas:

Acacia constricta  
Acacia farnesiana  
Acacia greggii  
Acacia smalii  
Celtis pallida  
Cercidum floridum  
Cercidum michophyllum  
Chilopsis linearis  
Olneya test  
Prosopis  
Sambucus carnadensis

Whitethorn Acacia  
Sweet Acacia  
Cat Claw Acacia  
Southwest sweet Acacia  
Desert hackberry  
Blue Palo Verde  
Foothills Palo Verde  
Desert Willow  
Ironwood  
Mesquite  
Elderberry

#### Trees

##### Transitional Areas:

Acacia abyssinica  
Acacia stenophylla  
Celtis reticulata  
Heteromeles arbutifolia  
Laurus nobilis  
Pithecellobium flexicaule  
Quercus buckleyi  
Quercus emeryi  
Quercus gambelii  
Quercus virginiana  
Quercus turbinella  
Sophora secundiflora  
Laurel

Abyssinian Acacia  
Shoestring Acacia  
Western or Netleaf hackberry  
Toyon  
Sweet Bay  
Texas Ebony  
Texas Red Oak  
Emory Oak  
Gamble Oak  
Southern Live Oak  
Shrub Live Oak  
Mescal Bean, Texas Mountain

## Trees

### Private Areas:

Chamaerops humilis  
Appendix B)  
Citrus  
Appendix B)  
Eriobotrya japonica  
Ficus carica (H)  
Melia azedarach (H)  
Podocarpus macrophyllus  
Prunus  
Prunus armenjaca (H)  
Prunus persica (H)  
Prunus sp. (H)  
Punica granatum (H)  
Pyrus communis (H)  
Sambucus mexicana (H)  
Vitex agnus castus (H)

Mediterranean Fan Palm (See  
Dwarf (many varieties) (See  
Loquat  
Edible fig  
Chinaberry  
Yew Pine  
Purple Plum, Carolina Laurel Cherry  
Apricot  
Peach  
Flowering Plum  
Pomegranate  
Pear  
Mexican Elderberry  
Chaste Tree

### Shrubs and Accent Plants:

#### Natural Areas:

Agave americana  
Agave huachucensis  
Agave weberi  
Aloe barbadensis  
Ambrosia deltoidea  
Carnegiea gigantea  
Dasyliron wheeleri  
Dodonaea viscosa  
Encelia farnosa  
Ferocactus  
Fouquieria splendens  
Larrea divaricata  
Lysiloma thornberi  
Opuntia  
Simmondsia chinensis  
Vauquelinia California  
Yucca

Century Plant  
Wide leaf agave  
Smooth edge agave  
Aloe vera  
Bur sage  
Saguaro  
Desert Spoon  
Hopseed Bush  
Brittle Bush  
Barrel Cactus  
Ocotillo  
Creosote Bush  
Feather Bush  
Prickly Pear Cactus  
Jojoba  
Arizona Rosewood  
Yucca (many varieties)

**Shrubs and Accent Plants:**

**Transitional Areas:**

Acacia redolens  
Agave vilmoriniana  
Aloe perox  
Arctostaphylos pungena  
Baccharis pilularis  
Baileya multiradiata  
Caesalpinia gilliesii

Ground Cover acacia  
Octopus agave  
Cape aloe  
Pointleaf manzanita  
Coyote bush  
Desert Marigold  
Mexican Bird of Paradise

**Shrubs and Accent Plants:**

**Transitional Areas:**

Caesalpinia pulcherrima  
Cassia  
Convolvulus mauritanicus  
Feijoa sellowiana  
Gazania  
Hesperaloe parviflora  
Justicia spigera  
Lantana  
Leucophyllum frutescens  
Malehore crocea  
Osteospermum fruticosum  
Penstemon  
Photinia  
Potentilla  
Rhus ovata  
Rosa banksiae  
Rosmarinus officinalis  
Santolina  
Senecio cineraria  
Tecoma stans  
Teucrium chamaedrys

Red Bird of Paradise  
Cassia and Senna (many varieties)  
Ground Morning Glory  
Pineapple Guava  
Gazania (many varieties)  
Red Aloe  
Desert Honeysuckle  
Lantana  
Texas Ranger  
Ice Plant  
Trailing African Daisy  
Penstemon  
Photinia  
Cinquefoil  
Sugar Bush  
Lady Banks' Rose  
Rosemary  
Santolina  
Dusty Miller  
Trumpet Bush  
Germander

**Shrubs and Accent Plants**

**Private Areas:**

Abelea grandiflora  
Acanthus mollis  
Ajuga reptans 'purpurea'  
Antigonon leptopus  
Asparagus densiflorus sprengeri  
Asparagus falcantus

Glossy abelia  
Bear's Breech  
Bronze ajuga  
Queens Wreath  
Asparagus fern  
Asparagus fern

Bambusa  
Bougainvillea  
Callistemon citrinus  
Callistemon vicinal  
Canna (H)  
Camellia japonica  
Carissa grandiflora  
Cotoneaster  
Cycas revoluta  
Cydonia oblonga (H)  
Cyperus alternifolius  
Eleaeagnus macrophylla Ebingei  
Euonymus

Bamboo  
Bougainvillea  
Lemon Bottlebrush  
Weeping Bottlebrush  
Canna  
Camellia (many varieties)  
Natal Plum  
Cotoneaster (many varieties)  
Sago Palm (See Appendix B)  
Quince  
Umbrella Plant  
Silverberry  
Euonymus

### **Shrubs and Accent Plants:**

#### Private Areas:

Fatshedera lizei  
Fatsia japonica  
Ficus  
Ficus pumila (H)  
Gardenia jasminoides  
Gelsemium sempervirens  
Hedera helix (H)  
Hedera ssp  
Hemerocallis sp. (H)  
Hibiscus  
Ilex  
Iris sp. (H)  
Jasminum  
Jasminum mesnyi (H)  
Lagerstroemia indica  
Lavandula sp. (H)  
Ligustrum  
Liriope muscari  
Lonicera japonica (H)  
Macfadyena unguis cati  
Mahonic aquifolium (H)  
Motsrs itifioifrd  
Myrtus commmunis (H)  
Myrtus communic "microphylla" (H)  
Nandina domestica  
Nerium oleander "petite"  
Ophiopogon japonicus  
Parthenocissus quinquefolia (H)  
Philodendron selloum  
Pittosporum  
Pyracantha  
Raphiolepis indica

Fatshedera  
Aralia  
Fig  
Creeping fig  
Gardenia (many varieties)  
Carolina jasmine  
English Ivy  
Ivy  
Day Lily  
Hibiscus  
Holly  
Iris  
Jasmine  
Primrose jasmine  
Crape Myrtle  
Lavender  
Privet  
Liriope  
Honeysuckle  
Cat's Claw Vine  
Oregon Grape  
Moraea Iridioides  
True myrtle  
Littleleaf myrtle  
Heavenly Bamboo  
Dwarf Oleander (see Appendix B)  
Mondo Grass  
Virginia Creeper  
Philodendron  
Mock orange  
Pyracantha  
Indian Hawthorn

Rhus glabra (H)  
Rose  
Spirea  
Tecomaria capensis  
Trachelospermum  
Viburnum  
Vinca  
Vitis arizonica (H)  
Vitis vinifera (H)

Scarlet Sumac  
Rose  
Spirea rum  
Cape Honeysuckle  
Star Jasmine  
Viburnum  
Periwinkle  
Canyon Grape  
European Grape



## 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 home (see Section **Error! Reference source not found.** Height of Landscaping), with the exception of those species specifically listed in Appendix A, or those approved by the DRC, are prohibited.
- (2) Specific plants prohibited because of aesthetic reasons, allergy-producing characteristics, or susceptibility to disease include:

Betula	Birch (aesthetic)
Cupressus	Cypress (aesthetic)
Eucalyptus	All varieties (aesthetic)
Fraxinus velutina	Arizona Ash (aesthetic)
Populus freontii & augustifolia	Cottonwood (aesthetic)
Platanus wrightii	Sycamore (aesthetic)
Parkinsonia aculeata	Mexican Palo Verde
(disease)	
Pistacia	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	Locust (aesthetic)
Grevillea	Silk Tree (aesthetic)
Olea europaea	Olive (law)
Rhus Lancea	African Sumac (aesthetic)
- (3) Fountain grass (*Pennisetum setaceum*) and pampas grass (*Cortaderia Lseloana*) will be prohibited as a defined weed with the potential to spread through the development.
- (4) Common Bermuda Grass will be prohibited as a defined weed and for its profuse production of allergy-producing pollen. All approved grass areas will be within walled Private Areas and may be limited in total size depending upon the size and visibility of the specific Private Area.
- (5) All Palms, Oleanders, Citrus, Pines, Cyprus, False Cyprus, and Cedar whose mature height may reasonably be expected to exceed ten (10) feet will be prohibited for aesthetic reasons. Dwarf varieties or varieties as listed in Appendix A may be used within Private Areas.