

**ARDEN PARK HOMEOWNERS ASSOCIATION
DESIGN GUIDELINES FOR LANDSCAPING**

Adopted September 2002
(Revised October 2002)

Architectural and landscape improvements are under the purview of the Design Review Committee. In accordance with the CC&R's, page 10, Section 3.11 Design Review Committee, the Design Review Committee will appoint subcommittees as follows:

- **Landscape and Architectural Committee for US Homes Lots**
- **Landscape by Creative Environments for Fulton Homes Lots. (Creative Environments will handle the landscape plan approval on the Fulton Homes lots where Creative Environments, plans and installs the initial landscape)**
- **Landscape Committee for Fulton Homes lots where Creative Environments does not design and install the initial landscape**
- **Architectural Committee for all Fulton Homes Lots**

Initial Landscaping Installation

These Design Guidelines for Landscaping (hereafter referred to as Landscape Guidelines) are in addition to the CC&R's and the Design Guidelines for Architectural Improvements and are binding on all owners. These Landscape Guidelines may be amended from time to time by the Design Review Committee, as it deems appropriate. It is the responsibility of each owner to obtain and adhere to the requirements in the most recent Landscape Guidelines.

Front yard landscaping must be completed within six (6) months from date of closing. Rear yard landscaping on all lots with open view panel fencing must be completed within six (6) months of close of escrow.

Submittal Requirements/Process

All landscape designs and improvements for front yards (and side yard of all corner Lots) must be approved by the appropriate Design Review Subcommittee hereafter referred to as the "Landscape Committee", prior to the beginning of construction or installation. Due to their visibility, Lots with open view fence panels in the rear yard must submit both front and rear yard landscaping plans. This includes the installation of all trees, shrubs, ground covers (including turf) and hardscape materials. Landscaping in a rear yard that is fully enclosed with a solid block wall does not need to be submitted. However, nothing from the Prohibited Plants and Trees List may be installed. Rear yard structures, such as swing sets, gazebos, and all other structures that are taller than the fence line must be reviewed and approved by the Architectural Committee prior to construction or installation. In all cases, the installation must comply with City of Chandler drainage and grading requirements.

All landscape plans with the exception of those initial installations handled by Creative Environments for owners of Fulton Homes, and any future additions or changes to the original plans must be submitted to the Association at:

Arden Park Homeowners Association
P.O. Box 11330
Tempe, AZ 85284-0023
(480) 345-0046

or Hand Delivered to:
Lepin and Renehan Management, Inc.
7955 South Priest Drive, Suite 105
Tempe, Arizona 85284

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What to submit

1. **Application Form** – One completed and signed copy of the submittal form. (Available at the management office).
2. **Plot Plan** - One copy of the plans and specifications for the landscaping. All plans must be drawn to scale. Plans must be legible (blue prints or photocopies are acceptable).
3. **Specifications** -
 - The dimensions of the Lot, the existing dwelling in relation to the Lot, and the proposed improvements in relation to the existing dwelling and property lines (setbacks).
 - All plants with species and size labeled.
 - All trees with species and size labeled.
 - All turf areas and type of turf.
 - All granite areas with granite size and color.
 - All headers and borders with the material and colors labeled.
 - Wall locations and elevations with construction details.
 - Lot number and address clearly marked.
 - All hardscape elements and lighting.
4. **Timeline** - Plans must be submitted for review within 30 days of close of escrow.

Owners of a Fulton Home who are using Creative Environments for the design and installation of the initial landscape on their lot may contact Creative Environments at:

**Creative Environments
2128 E. Cedar Street
Tempe, AZ 8281
K. C. Nelson
480-777-9305 (Tel)
480-777-9296 (Fax)**

Creative Environments will provide the Association with a copy of each approved landscape plan. All future additions or changes to the original plans submitted to the Association by Creative Environments must be submitted for approval by the Association through the management office.

Landscape Committee review:

The Landscape Committee will review submittals during their regular meetings or at other times as they deem appropriate. The Landscape Committee will respond in writing no later than forty-five (45) days after submittal of the complete landscape design and any supporting information and specifications requested by the Committee.

Installation completion:

All landscaping improvements in the front yard, including the side yard of all corner Lots, must be completed **within six (6) months** following the close of escrow. If any Owner installs any landscaping without first complying with the Landscape Guidelines, the Association shall have all rights and remedies at law or in equity and as provided in the Declaration against the Owner to bring such landscaping into compliance with these Landscape Guidelines.

Front Yard Landscape Guidelines:

Themes: Either xeriscape or turf.

Trees : A minimum of one (1) 15-gallon tree per 500sf of landscapable area. Please refer to the Approved Tree List attached as Exhibit A for recommended trees.

Tree- Lined Area: Concurrently with the installation of the front yard landscaping for each Lot, the Declarant or Owner installing the front yard landscaping shall install one or more Evergreen Elm trees in the area adjacent to the Lot located between the edge of the sidewalk and the back of the curb of the public street adjacent to the Lot (the "Tree-Lined Area"). The tree(s) may be no less than a 15-gallon specimen. No other type of tree may be installed in the Tree-Lined Area. The irrigation system for the trees within the Tree-Lined Area adjacent to each Lot shall be served by the irrigation system for the Lots' front yard landscaping and shall be metered from the same water meter providing water service to the Lot. Please refer to the CC&R's, page 33, Article 8.7 Installation and Maintenance of Tree-Lined Area for additional information.

Plants: A minimum of one (1) 5-gallon plant per 100sf of landscapable area and one (1) 1-gallon plant or groundcover per 100sf. Please refer to the Approved Plant List attached as Exhibit B for recommended plants. Plants must be installed on both sides of driveway.

Turf: The use of turf is encouraged. If turf (such as mid-iron) is selected, all areas designated as turf are to be sodded. Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls or boulders. Artificial turf is prohibited and will not be considered.

Granite: If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue, red, or other bright colors. Please refer to the Approved Granite List attached as Exhibit C for recommended granite colors. Homeowners wanting to use one of these granite colors need not submit a sample. Homeowners wanting to use a granite that is not listed must submit an adequate sample for review. Lava rock and/or cinder rock and wood chips are prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Planting underliner is prohibited. River rock shall be 3"-6" in size and be used in accent locations only.

Irrigation: All landscaping is to be irrigated by means of an underground irrigation system. A drip system for trees and plants is encouraged for water conservation. Pop-up sprinkler heads are encouraged for use in the turf areas. If the system is automatic, valves are to be installed underground and covered with a valve box.

Mounding: Mounding and other proposed grade changes will be closely scrutinized by the Landscape Committee to assure mounding appears natural. Mounds should be a maximum of 24" in height and have natural looking shapes. Berms must not divert drainage in any way.

Boulders: The use of accent boulders is encouraged. The boulders shall all be surface select in color and be a minimum of 250 pounds in weight. All boulders are to be buried 1/3 in the ground.

Border material: The community encourages the sharing of common granite colors between neighbors to limit the use of border material along property lines. Brick, concrete and flagstone borders are approved border materials for containing sod and granite areas. Metal or plastic edging is prohibited.

Hardscape: All additional concrete and or paved services in any areas must be approved by the Architectural Committee. Please consult the Design Guidelines for Architectural Improvements for further information on what must be submitted. **The combined width of all concrete and/or paved surfaces in the front yard shall not exceed 50 percent of the total width of the front yard.**

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Lighting: Landscape accent lighting is encouraged. Lighting shall be shielded such that the light shines primarily on the Lot and should be shielded with plants or walls when possible. Colored lights are prohibited. Please consult the Design Guidelines for Architectural Improvements for additional requirements regarding Lighting.

Decorative Walls: Masonry planter and decorative walls must be no taller than 30" in height. Any wall not made from stone shall be painted and stuccoed to match the house.

Water Features: All front yard water features will need the approval of the Landscape or Architectural Committee before installation. Details are to include pond depth, materials including color, heights and widths and plumbing specifications. Please consult the Design Guidelines for Architectural Improvements for additional requirements regarding Water Features.

Artifacts: Wagons, wagon wheels, barrels, bridges, wishing wells etc. will not be permitted.

Non-Uniformity: Different Lots may have different landscape design criteria. The Landscape Committee shall not be required to approve any landscaping design simply because another similar or exact design has previously been approved. The Landscape Committee may in extenuating circumstances grant variances from the restrictions set forth in these Landscape Guidelines if the Landscape Committee determines that a restriction would create an unreasonable burden on an Owner and when the modified restriction permitted under a variance would not have a substantial adverse effect on other owners or the project and is consistent with the high standards intended within the project.

Special Considerations:

Tree Placement: Caution must be used when placing trees near the dwelling, sidewalks and neighboring property lines to allow adequate space for their growth. Various resources are available which will provide information on the size of a tree at maturity. The City of Chandler may also supply publications to new owners.

Water: Here are concerns, which you must keep in mind:

- The water source for plants and shrubbery should not be placed close to or directed toward the foundation of the home. This could create problems with the foundation and could invite termites. It is recommended that plants and shrubs and any water source be placed a minimum of 24 inches from the stem wall. Planters should not be installed where dirt is placed against the foundation of the home for the same reason.
- Planters should not be installed where dirt is placed against the builder-installed perimeter fence wall or boundary wall. These walls are not retaining walls and cannot support dirt placed against them or handle the additional moisture that would be absorbed by the fence without causing damage to the fence. A retaining wall would have to be constructed in front of the perimeter wall or boundary wall and sealed to ensure the boundary wall or perimeter wall is properly protected. Bear in mind that these fences are boundary walls with your neighbors, and you may incur liability if you do something on your property, which causes damage to the shared fence wall. Consult pages 31 and 32, Section 8.5, of the CC&R's for further information.
- As owner you are responsible to ensure that proposed improvements do not interfere with the established drainage patterns and do not direct drainage toward the foundation of the home. You are responsible to make sure your contractor allows for expansion and contraction between additions and existing structures or surfaces. It is also your responsibility to confine runoff from your irrigation system to your own lot.

These Design Guidelines for Landscaping may be amended by the Design Review Committee from time to time by a majority vote of the Design Review Committee.

**ARDEN PARK HOMEOWNERS ASSOCIATION
APPROVED TREE LIST
EXHIBIT A**

BOTANICAL/SCIENTIFIC NAME

COMMON NAMES

Canopy trees

Giejera Parviflora	Australian Willow
Ulmus Parvifolia	Evergreen Elm
Schinus Terebinthifolius	Brazilian Pepper
Olea Eruopaea "Swan Hill"	Swan Hill Olive "Multi-Trunk"
Prosopis Chilensis "Thornless Variety"	Thornless Chilean Mesquite
Quercus Virginiana	Southern Live Oak
Jacaranda Aucatifolia	Jacaranda
Ficus Nitida	Indian Laurel Fig
Fraxinus Velutina "Rio Grande"	Fan-Tex Ash
Dalbergia Sisoo	Sissoo
Citrus (Back yard only)	Citrus (dwarf encouraged - back yard only)

Cercidium Floridum	Blue Palo Verde
Cercidium Microphyllum	Little Leaf Palo Verde
Cercidium Praecox	Palo Brea
Acacia Farnesiana	Sweet Acacia
Olneya Tesota	Iron Wood

Vertical trees

Acacia Salicinia	Weeping Wattle
Brachychiton Populneus	Bottle Tree
Pinus Elderica	Mondel Pine
Pinus Canariensis	Canary Island Pine
Pinus Roxburghii	Chir Pine
Podocarpus Macrophyllus	Yew Pine
Cocos Plumosa	Queen Palm
Washingtonia Robusta	Mexican Fan Palm
Phoenix Dactilifera	Date Palm
Phoenix Roebelenii	Pigmy Date Palm
Acacia Stenophylla	Shoestring acacia
Chilopsis Linearis	Desert Willow

Flowering trees

Nerium Oleander "White or Red"	Oleander Tree
Pyrus Calleryana	Bradford Pear
Prunus Cerasifera	Purple Leaf Plum
Pithecellobium Flexicaule	Texas Ebony
Saphora Secundiflora	Texas Mountain Laurel

**ARDEN PARK HOMEOWNERS ASSOCIATION
APPROVED PLANT LIST
EXHIBIT B**

BOTANICAL/SCIENTIFIC NAME

COMMON NAME

Ground covers and accents

Lantana "Species"	Lantana Varieties
Rosmarinum Officianalis "Prostratus"	Dwarf Rosemary
Verbena Species	Verbena Varieties
Asparagus Sprengeri	Asparagus Fern
Lonicera Japonica "Halliana"	Halls Honeysuckle
Trachelospermum Asiaticum	Asian Jasmine
Hemerocallis Hybrid	Daylilly Varieties
Dietes Bicolor	Fortnight Lilly
Strelitzia Reginae	Tropical Bird of Paradise
Dalea Greggii	Prostrate Indigo Bush
Ruellia Brittoniana "Katie"	Dwarf Ruellia
Drosanthemum Speciosum	Ice Plant
Baccharis Pilularis "Centennial"	Dwarf Coyote Bush

Shrubs and Vines

Nerium Oleander "Species"	Dwarf Oleander Varieties
Leucophyllum Frutescens	Green Cloud Texas Sage
Juniperus Savina Arcadia	Arcadia Juniper
Cassia "Species"	Cassia Varieties
Carissa Grandiflora	Green Carpet Natal Plum
Rhapiolepsis "Species"	India Hawthorne Varieties
Photinia Fraseri	Fraser's Photinia
Ruellia Peninsularis	Baja Ruellia
Bougainvillea	Bougainvillea
Pittosporum	Pittosporum
Tecomaria Capensis	Cape Honeysuckle
Plumbago Auriculata	Blue Cape Plumbago
Hibiscus	Hibiscus Varieties
Thevetia Peruviana	Yellow Oleander
Pyracantha	Pyracantha Varieties
Gelsemium Sempercirens	Carolina Jasmine
Trachelospermum Jasminoides	Star Jasmine
Ficus Pumila	Creeping Fig
Pennesethus Setaceum	Purple Fountain Grass

**ARDEN PARK HOMEOWNERS ASSOCIATION
APPROVED PLANT LIST
EXHIBIT B**

BOTANICAL/SCIENTIFIC NAME

COMMON NAME

Shrubs and Vines

Caisalpinia Pulcherrima
Caesalpinia Mexicana
Leucophyllum Laevigatum
Leucophyllum Frutescens
Leucophyllum Langmaniae
Leucophyllum Candidum
Convolvulus Cneorum
Convolvulus Mauritanicus
Salvia
Tecoma Stans
Tecoma Stans
Bougainvillea S.
Bougainvillea "Crimson Jewel"

Red Bird of Paradise
Mexican Bird of Paradise
Chihuahuan Sage
Green Cloud Texas Sage
Rio Bravo Sage
Thunder Cloud Sage
Bush Mourning Glory
Green Morning Glory
Autumn Sage
Arizona Yellow Bells
Orange Jubilee
Barbara Karst Bougainvillea
Bush Bougainvillea

Cactus/Agave/Yucca Accents

Saguaro Gigantea
Echinocactus Grusonii
Ferocactus Species
Agave Vilmoriniana
Agave Pacifica
Hesperaloe Parvifolia
Dasylirion Wheeleri

Saguaro
Golden Barrel Cactus
Barrel Cactus Varieties
Octopus Agave
Pacific Agave
Red Yucca
Green Leaf Desert Spoon

Prohibited Plant and Tree List

BOTANICAL/SCIENTIFIC NAME

COMMON NAME

Olea Europaea
Pennisetum Setaceum
Cortaderia Selloana
Parkinsonia Aculeata
Mulberry Trees
Artificial Turf
Citrus (Not allowed in front)
Eucalyptus (all varieties)

Olive Trees (Swan Hill allowed)
Fountain Grass (other than Purple Fountain Grass)
Pampas Grass
Mexican Palo Verde
Mulberry Trees
Artificial Turf
Citrus (Not allowed in front)
Eucalyptus (all varieties)

ARDEN PARK HOMEOWNERS ASSOCIATION
APPROVED GRANITE LIST
EXHIBIT C

GRANITE MATERIAL

Madison Gold

Desert Brown

Desert Gold Red Mountain Mine

Coral AKA Pink Coral

Mirage

Yavapai Coral

Allowed in (if available):

1/2 " Minus

1/2 " Screened

3/4 " Minus

3/4 " Screened