

ROYAL RANCH HOMEOWNERS ASSOCIATION DESIGN GUIDELINES FOR LANDSCAPING

November 15, 2002

Revised January 2005

Revised December 2007

PERTAINS TO ALL PARCELS

LANDSCAPING

Initial Landscaping Installation

These Landscape Guidelines are in addition to the Declaration and are binding on all owners. These Guidelines may be amended from time to time by the 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.

Submittal Requirements/Process

All landscape designs and improvements for front yards must be approved by the Design Review Committee prior to beginning 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. The Committee will only review landscape plans for the front yard (and side yard of all corner lots). Rear yard landscaping will not be reviewed by the Committee; however, 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 Committee prior to construction or installation. It is strongly recommended that the owner retain professional services for landscape planning and design. In all cases, the installation must comply with City of Surprise drainage and grading requirements.

What to submit:

One (1) completed Landscape Change Request form (available on the web site or from the HOA office).

One (1) complete plan(s) and specifications for the landscaping which comply with the following:

- Scale: All drawings to be drawn to a scale of 1"=8'.
- Quality: Plans must be legible (blue prints or Xerox copies are acceptable).
- details:
 - 1) The dimensions of the lot, the existing dwelling in relation to the lot, and the proposed additions in relation to the existing dwelling and property lines (setbacks).
 - 2) All plants with species and size labeled.
 - 3) All trees with species and size labeled.
 - 4) All turf areas and type of turf.
 - 5) All granite areas with granite size and color.
 - 6) All header and borders with the material and colors labeled.
 - 7) Wall locations and elevations with construction details.
 - 8) Lot number and address clearly marked.
 - 9) All hardscape elements and lighting.
- Timeline: Plans must be submitted for review within 30 days of the closing date. Prior to starting the project.

Changes to the existing landscape must be submitted and approved by the committee prior to beginning the project.

Committee review:

The committee will review submittals during their regular meetings or other times they deem appropriate.

The committee will respond in writing no later than thirty (30) days after submittal of the complete landscape design and any ancillary information requested by the Committee.

Installation completion:

All landscaping improvements in the front yard and side yard of all corner lots must be completed within three (3) months following the close of escrow and the rear yard improvements are to 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 Committee 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 15-gallon tree per 500sf of landscapable area. All trees must be chosen from the approved tree list Exhibit A.

Plants: A minimum of one (1) 5-gallon plant per 100sf of landscapable area and one (1) 1-gallon plant or groundcover per 100sf. All plants must be chosen from the approved plant list Exhibit B. *Plantings must be installed on both sides of driveway.*

Turf: 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. Turf must be cut on a regular basis to a height no greater than 3 inches and must remain disease and weed free. Artificial turf may be used if it complies with the guidelines in Exhibit D.

Granite: If decomposed granite, Rip Rap, or other landscape rock is used, it must be from the granite color list attached as Exhibit C. Lava rock and Cinder rock are prohibited. It is recommended that all rock areas be treated with preemergent weed control at regular intervals to retard weed growth. These areas must be kept weed free. *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 is encouraged for conservation of water. All turf sprinklers must be "pop up" heads only. All irrigation for shrubs and turf areas must be installed at least two feet away from the foundation of the home.

Mounding: Mounding and other proposed grade changes will be closely scrutinized by the Design Review 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 areas. Metal or plastic edging is prohibited in this community.

Hardscapes: All additional pavement in any areas must be approved by the Design Review Committee. A maximum of 15% of the total front landscapable area can be dedicated to hardscape (excluding side yard access hardscape). *Samples of correct size and color need to be submitted for approval.*

Lighting: Landscape accent 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.

Water features: All front yard water features will need prior approval of the Design Review Committee before installation. Details are to include pond depth, materials, heights and widths and plumbing specifications.

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.

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

Non-Uniformity

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

Water

Here are concerns, which homeowners 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. Owners should keep in mind that these fences are boundary walls with their neighbors, and that they may incur liability if they do something on their 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.
- The Owner is 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. The Owner is responsible to make sure contractors allow for expansion and contraction between additions and existing structures or surfaces. It is also the Owner's responsibility to confine runoff from their irrigation system to their 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.

ROYAL RANCH HOMEOWNERS ASSOCIATION
APPROVED TREE LIST
EXHIBIT A

BOTANICAL NAME / COMMON NAME

Acacia anura / Mulga Acacia
Acacia Farnesiana / Sweet Acacia
Acacia Silicon / Weeping Wattle
Acacia Salicina / Weeping Wattle
Acacia Stenophylla / Shoestring acacia
All Prosopis Species / Thornless Chilean Mesquite
Brachychiton Populneus / Bottle Tree
Caesalpinia mexicana / Mexican Bird of Paradise (train to small tree)
Canary Island Date Palm/Pineapple Palm*
Cercidium Floridum / Blue Palo Verde
Cercidium Microphyllum / Little Leaf Palo Verde
Cercidium Praecox / Palo Brea
Chitalpa tashkentensis / Chitalpa
Chilopsis Linearis / Desert Willow
Citrus (Back yard only) / Citrus (dwarf encouraged - back yard only)
Cocos Plumosa / Queen Palm
Dalbergia Sisoo / Sissoo
Picus Microcarpa Nitida / Compact Indian Laurel
Ficus Nitida / Indian Laurel Fig
Fouquieria /Ocotillo*
Fraxinus / Ash varieties
Fraxinus Velutina "Rio Grande" / Fan-Tex Ash
Giejera Parviflora / Australian Willow
Jacaranda Aucutifolia / Jacaranda
Lysiloma thornberi / Feather Tree (train to small tree)
Nerium Oleander "White or Red" / Oleander Tree
Olea Eruopaea "Swan Hill" / Swan Hill Olive "Multi-Trunk"
Olneya Test / Iron Wood
Phoenix Dactylifera / Date Palm
Phoenix Roebelenii / Pigmy Date Palm
Pinus Canariensis / Canary Island Pine
Pinus Elderica / Eldarica Pine
Pinus Roxburghii / Chir Pine
Pistacia chinensis / Chinese Pistache
Pithecellobium Flexicaule / Texas Ebony
Plantanus Wrightii / Arizona Sycamore
Podocarpus Macrophyllum / Yew Pine
Prosopis Chilensis "Thornless Variety" / Thornless Chilean Mesquite
Prunus Cerasifera / Purple Leaf Plum
Pyrus Calleryana / Bradford Pear
Pyrus Kawakamii / Evergreen Pear
Queen Palms / Queen Palms (*previously allowed in back yard only and certain parcels – effective 2008 allowed in front in all parcels*)
Quercus Virginiana / Southern Live Oak
Schinus Terebinthifolius / Brazilian Pepper Tree
Sophora Secundiflora / Texas Mountain Laurel
'Swan Hill' Fruitless Olive / Fruitless Olive or Pollenless Olive
Thevitia Peruviana / Yellow Oleander (train to small tree)
Ulmus Parvifolia / Evergreen Elm
Washintonia Robusta / Mexican Fan Palm

* Added 2012

ROYAL RANCH HOMEOWNERS ASSOCIATION
APPROVED PLANT LIST
EXHIBIT B

BOTANICAL / COMMON NAME

Ground covers and accents

Aloe Barbadosensis / Aloe Vera
Asparagus densiflorus 'Myers' / Foxtail Fern
Asparagus Sprengeri / Asparagus Fern
Baccharis Pilularis "Centennial" / Dwarf Coyote Bush
Cereus Peruvianus / Peruvian Tree Cactus
Chamaerops humilis / Mediterranean Fan Palm
Convolvulus Cneorum / Bush Morning Glory
Cycas revolute / Sego Palm
Dalea Greggii / Prostrate Indigo Bush
Dasylirion wheeleri / Desert Spoon
Diets Bicolor / Fortnight Lilly
Drosanthemum Speciosum / Ice Plant
Euphorbia biglanddula / Euphorbia Rigida
Gazania rigens 'Sun Gold' / Trailing 'Sun Gold' Gazania
Hemerocallis Hybrid / Daylilly Varieties
Hesperaloe Parviflora / Red Yucca
Hymenoxys acaulis / Angelita Daisy
Lantana "Species" / Lantana Varieties
Lonicera Japonica "Halliana" / Halls Honeysuckle
Muhlenbergia C. / 'Regal Mist' Deer Grass
Muhlenbergia A. / 'Autum Glow' Deer Grass
Muhlenbergia Rigida / 'Nashville' Deer Grass
Myoporum parvifolium / Myoporum
Natal Plum / Natal Plum LOW GROWING varieties
Pyracantha coccinea 'Lowboy' / Dwarf Pyracantha
Rosmarinum Officianalis "Prostratus" / Dwarf Rosemary
Ruellia Brittoniana "Katie" / Dwarf Ruellia
Setcreasea pallida / Purple Heart
Strelitzia Reginae / Tropical Bird of Paradise
Trachelospermum Asiaticum / Asian Jasmine
Verbena Species / Verbena Varieties
Wedelia trilobata / Yellow Dot

Shrubs and Vines

Asparagus densiflorus 'Sprengeri' / Sprenger Asparagus
Bougainvillea / Bougaanvillea
Bougainvillea "Crimson Jewel" / Bush Bougainvillea
Bougainvillea S. / Barbara Karst Bougainvillea
Caesalpinia Mexicana / Mexican Bird of Paradise
Caisalpinia Pulcherrima / Red Bird of Paradise
Calliandra Californica / Red Baja Fairy Duster
Callistemon viminalis 'little john' / 'Little John' Bottle Brush
Carissa Grandiflora / Green Carpet Natal Plum
Cassia "Species" / Cassia Varieties
Carissa macrocarpa / Boxwood Beauty*
Convolvulus Cneorum / Bush Mourning Glory
Convolvulus Mauritanicus / Green Morning Glory
Eremophila maculate valentine / Valentine Bush
Ficus Pumila / Creeping Fig

* *Added 2012*

ROYAL RANCH HOMEOWNERS ASSOCIATION
APPROVED PLANT LIST
EXHIBIT B

Gelsemium Sempercirens / Carolina Jessamine
Hibiscus / Hibiscus Varieties
Ilex Stokes / Yaupon Holly
Juniperus Savina Arcadia / Arcadia Juniper
Leucophyllum Frutescens / Green Cloud Texas Sage
Leucophyllum Candidum / Thunder Cloud Sage
Leucophyllum Laevigatum / Chihuahuan Sage
Leucophyllum Langmaniae / Rio Bravo Sage
Nerium Oleander "Species" / Dwarf Oleander Varieties
Passiflora Alatoaerulea / Purple Passion Vine
Photinia Fraseri / Fraser's Photinia
Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Tobira
Plumbago Auriculata / Blue Cape Plumbago
Pyracantha / Pyracantha Varieties
Rhapiolepis "Species" / India Hawthorne Varieties
Rosa bank slae 'Lutea' / Lady Bank Rose
Ruellia Peninsularis / Baja Ruellia
Pittosporum / Pittosporum
Salvia Greggii / Autumn Sage
Tecoma Stans / Arizona Yellow Bells
Tecoma Stans / Orange Jubilee
Tecomaria Capensis / Cape Honeysuckle
Thevetia Peruviana / Yellow Oleander
Trachelospermum Jasminoides / Star Jasmine

Cactus/Agave/Yucca/ Accents

Saguaro Gigantea / Saguaro
Echinocactus Grusonii / Golden Barrel Cactus
Ferocactus Species / Barrel Cactus Varieties
Pachycereus Marginatus / Mexican Fence Post*
Agave Vilmoriniana / Octopus Agave*
Agave Pacifica / Pacific Agave
Hesperaloe Parvifolia / Red Yucca
Dasylirion Wheeleri / Green Leaf Desert Spoon

Prohibited Plant and Tree List

Agave Parryi / Parry's Agave*
Agave victoriae-reginae / Queen Victoria agave*
Citrus / Citrus (Not allowed in front)
Cortaderia Selloana / Pampas Grass
Eucalyptus /Eucalyptus (all varieties)
Mulberry Trees / Mulberry Trees
Opuntia santa-rita / Prickly Pear*
Olea Europaea / Olive Trees (Swann Hill allowed)
Parkinsonia Aculeata / Mexican Palo Verde
Pennesethus Setaceum / Fountain Grass (Purple variety allowed)
Sonoran Emerald Hybrid Palo Verde*

* *Added 2012*

ROYAL RANCH 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
Saddleback Brown
Palomino Gold
Spanish Red

Allowed in (if available):

1/2 " Minus
1/2 " Screened
3/4 " Minus
3/4 " Screened
Rip Rap

Note - Lava rock and Cinder rock are prohibited.

ROYAL RANCH HOMEOWNERS ASSOCIATION
Guidelines for artificial and / or synthetic turf
EXHIBIT D

If a homeowner wishes to install artificial and / or synthetic turf (hereinafter called simply “turf”), the homeowner must first submit the turf design to the architectural committee for approval before installation. Such submittal shall include the name of the company that manufactures the turf, and if possible, pictures of similar turf and contact information for the turf company.

Specifically, the turf must meet the following requirements:

Installation of new turf

- The turf must have a similar appearance to natural grass including color, texture and height.
- It must have drain holes.
- It must also have some infill to help prevent matting and maintain a natural look.
- It may not be glued to concrete.
- It must be installed over the native dirt already existing at the homeowner's lot.
- Installation must be consistent with turf Guidelines related to border. Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls or boulders. Brick, concrete and flagstone borders are approved border materials for containing turf areas.

Maintenance of existing turf

Any turf on the front yard of the homeowner’s lot must maintain a natural look. If turf degrades, fades, becomes matted, changes color, or changes its original natural appearance in any other way, homeowner will repair or replace turf at homeowner's expense.

Weeds and other debris must be removed from the turf as part of regular homeowner lot maintenance.

This section is retroactive to July 1, 2007, and regulates any and all homeowner turf already installed previous to the date of these Guidelines.

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.