

# Sierra Estates Community Association



## DESIGN AND ARCHITECTURAL GUIDELINES

REVISED  
NOVEMBER 2019

**SIERRA ESTATES COMMUNITY ASSOCIATION  
ARCHITECTURAL DESIGN GUIDELINES**

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# SIERRA ESTATES COMMUNITY ASSOCIATION

## Architectural Committee Rules

### I. INTRODUCTION

Sierra Estates Community Association is a community designed to respect the climate and regional character of its location, minimize environmental impact and maximize water and energy conservation principles. In order to implement and preserve these principles, these Architectural Committee Rules have been established to maintain certain standards by which the community may grow and develop.

The Architectural Committee Rules provide an overall framework and a comprehensive set of guidelines by establishing criteria for the design, size, location, style, structure, materials and color of architecture and landscaping, as well as relevant criteria for the construction or modification of all Improvements made by any party other than the "Declarant". They also establish a process for the judicious review of proposed Improvements or alterations. However, the Architectural Committee Rules are not the exclusive basis for decisions of the Architectural Committee, and compliance with the Architectural Committee Rules does not guarantee approval of any application.

All terms used but not defined herein shall be given the meanings ascribed to them in the Declaration of Covenants, Conditions and Restrictions for Sierra Estates Community Association (the "Declaration") and any supplements or amendments thereto, unless the context requires otherwise. The Architectural Committee Rules will be administered by the Architectural Committee pursuant to Section 7.10 of the Declaration.

In the event of conflict between the Architectural Committee Rules and any government ordinance, building code or regulation, the more restrictive standard shall prevail.

### II. ARCHITECTURAL REVIEW PROCESS

#### APPLICATION PROCEDURE

##### Submittal

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

**Sierra Estates Community Association**  
**c/o Preferred Communities**  
**PO Box 5720**  
**Mesa, AZ 85211-5720**  
**arch@gothoa.com**

The following information must be included with each submittal;

1. Application Form - a completed application form (copies of which can be obtained from the Management office)
2. Plat Plan - A site plan showing dimensions, relationship to existing dwelling and property lines (setbacks). Measurements must be written on plans.
3. Elevation Plans - Plans showing finished appearance of the proposed addition or change in relationship to existing dwelling. An accompanying photograph of the proposed location would be helpful.
4. Specifications - Detailed description of materials to be used and color samples.

All buildings and structures erected within Sierra Estates and the use and appearance of all land within Sierra Estates shall comply with all applicable City and/or County zoning ordinances, building codes and other ordinances as well as the Declaration and these Guidelines.

##### Review - Approval and/or Disapproval

The Architectural Committee shall have 45 days after submittal of plans to approve or disapprove plans. Review and approval or disapproval will include but not be limited to, consideration of material, colors, consistency with the external design and color of existing structures on the Lot and to neighboring Lots. The location of the improvements with respect to topography and finished grade elevation will also be considered.

The Architectural Committee, Board, Declarant and Designated Homebuilders shall not have any liability in connection with or related to approved or disapproved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition or its effect upon existing or future damage. Review of plans by the Architectural Committee is for aesthetic purposes only.

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

**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 Architectural Committee's discretion), such construction shall be completed within four (4) months after the date of the Architectural Committee's approval of the applicable application.

**PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE ARCHITECTURAL COMMITTEE MUST APPROVE ALL PLANS. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE ARCHITECTURAL COMMITTEE.**

### III. ARCHITECTURAL AND DESIGN CHARACTER

1. The architectural design of all additions, alterations and renovations to the exterior of any Residential Unit shall conform to the design of the original Residential Unit in style, detailing, materials and color.
2. The height of any addition to an existing Residential Unit shall not be higher than the original roofline.
3. All additions to Residential Units shall be built within the setback lines originally established for Sierra Estates Community Association or as changed by the Declarant or Developer with the requisite approval of the City of Mesa.
4. All materials used in the maintenance, repair, addition and alteration of any structure or Improvement subject to review hereunder, shall match those used in the initial construction of the Improvement as to color, composition, type and method of attachment. The Architectural Committee may allow substitute materials if it deems such materials to be compatible with the theme of the Community.
5. No addition, alteration or renovation of an existing Residential Unit or any other activity on a Lot may alter the established Lot drainage (as established by the Declarant).
6. Any addition or change to a Residential Unit shall be within the model selection choices offered by the original Builder, or if it was not offered by the original Builder, may not exceed ten percent (10%) of the footprint of the Residential Unit.

### IV. ARCHITECTURAL COMMITTEE RULES

- A. ACCESSORY STRUCTURES** - Accessory structures shall include gazebos, ramadas, pergolas, etc. These structures must be set back at least five (5) feet from all surrounding property lines. They require Committee approval if they are taller than the surrounding fences or are Visible from Neighboring Property to include other Lots or Association Common Areas. The intent is to use colors that are consistent with the Community; however, materials are subject to review by the Committee. If it is felt that the materials will not last in the Arizona weather, the Committee has the authority to request additional information or require that the materials be better suited to our climate. Any lighting proposed for accessory structures must be included in the submittal and approved by the Committee prior to installation.

Accessory structures may be erected in rear yards only, subject to prior review and approval by the Committee and subject to the following guidelines: (a) the maximum roof height is eight (8) feet at the highest point; (b) ramadas or gazebos must be painted or stained to complement the house color; (c) pergolas must contain an open slatted roof and must be painted to complement the body color of the home; (d) support pillars must be painted to complement the body color of the home or faced with stone accents as applicable to the Community; (e) palapas or tiki huts will not be considered for approval.

See STORAGE SHEDS below for additional information in regard to Storage Sheds.

- B. ANTENNAS AND SATELLITE DISHES** - This section applies to antennas, satellite television dishes, and other devices ("Receivers"), including any poles or masts ("Masts") for such Receivers, for the transmission or reception of television or radio signals or any other form of electromagnetic radiation. All Receivers one (1) meter or less in diameter are subject to the provisions of Title 47, Section 1.4000 of the Code of Federal Regulations ("Federal Regulations") and shall be installed in the following locations, listed below in order of preference:
1. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
  2. An unscreened location in the backyard of the Lot;

3. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
4. An unscreened location in the side yard;

All brackets and cables used for installation of the dish must be securely attached and painted to match the color of the surface to which they are attached.

**C. AWNINGS AND CANOPIES** - Awnings and canopies on the front of the Residential Unit are prohibited. Awnings or canopies located on the rear of the home must be a high quality and durable fabric. Patio awnings must be retractable, horizontally stabilized and made of quality material. Submittal of such items must include a drawing with the location of the proposed installation, a sample of the material to be used, colors and designs. Owners shall be responsible for the maintenance and repair of such items. The Association retains the right to determine when items must be cleaned, repaired or replaced due to weathering, fading, tearing, etc.

**D. BASKETBALL GOALS** - No basketball goal, backboard or similar structure or device shall be placed or constructed on any Lot or Parcel so as to be Visible from Neighboring Property without the prior approval of the Architectural Committee, including without limitation, approval as to appearance, height and location.

No basketball backboard, hoop or similar structure shall be attached to a Residential Unit or other structure. Basketball backboards, hoops or similar structures attached to a free-standing pole may be placed in the front yard to the side of the driveway provided the location, style, and color of the basketball backboard, hoop, and free-standing pole or similar structures are approved in writing by the Architectural Committee. Poles and mounting fixtures are required to match the exterior house colors. Basketball hoops must be located a minimum of 20 feet from all side and rear property lines of the Lot.

Portable basketball goals need not be submitted for approval. Portable basketball goals must be placed next to the driveway on the front entry door side. Any portable goal not maintained in this location must be stored in the garage or rear yard in a manner not to be visible from neighboring property. Goals may not be placed on the sidewalk, curb or street at any time. All goals must be maintained in good condition.

**E. CLOTHES DRYING FACILITIES** - No outside clotheslines or other outside facilities for drying or airing clothes shall be erected, placed or maintained on any Lot, Parcel or other property so as to be Visible from Neighboring Property.

**F. COURTYARDS** - Walled courtyard areas are defined as an enclosure of the front portion of the residence to create a private/semi-private walled area. Courtyard walls must be constructed of concrete masonry unit (CMU) block and be stucco and painted to complement the body color of the home. Courtyard walls may be enhanced by stone or other accents that are consistent with that used on the homes within Sierra Estates. Front walls enclosing entry areas creating a private courtyard shall be no more than thirty-six (36) inches in height. Owners must submit detailed information with exact height, materials to be used, picture or drawing of the home series and elevation. The location of front courtyard walls shall be around the front entrance area of the house creating a courtyard that does not encroach into the building setback line.

- All gates installed on courtyard entrances or changes to existing gates must be submitted to the Committee for approval.

**G. DECORATIVE ART ON HOUSES/LAWN ART** - Decorative Art on houses shall be neutral in color and may be limited in number, so as to not dominate the appearance of the home. Dimensions of decorative art shall be no greater than three feet (3') in length, width, and height. Potted plants are not considered yard art; however, pots that are larger than three (3) feet tall or three (3) feet wide or that are in non-natural or non-neutral colors should be submitted for approval if visible from neighboring property.

**H. DRAINAGE** - No Residential Unit, structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, divert, interfere with or change the direction of flow of water in accordance with the drainage plans for the Community, or any part thereof, or for any Lot or Parcel as shown on the drainage plans on file with the City of Mesa. Each Owner shall, at their own expense, maintain the drainage ways and channels on their Lot or Parcel in proper condition free from obstruction.

**I. DRIVEWAY EXTENSIONS AND SIDEWALKS/PARKING** - Driveway extensions will be reviewed for approval providing the following conditions are met:

1. Only driveway extensions located on the side yard of the property will be considered.
2. Submittals must include a plot plan with the following noted thereon: (a) the location and dimensions of the proposed extension; (b) the existing driveway dimensions; (c) the total linear feet of Lot frontage; and (d) the material proposed for the driveway extension.
3. The total parking area may not exceed thirty (30) feet of contiguous frontage or fifty percent (50%) of the Lot width (existing plus extension) as measured at its widest point, whichever is greater.
4. Painting of paved surfaces that will be Visible from Neighboring Property is prohibited.

Sidewalks installed to utilize the side gates do not need to be submitted if all of the following conditions are met:

1. The additional sidewalk is four (4) feet or less in width and is setback one (1) foot or more from the property line and one (1) foot or more from the home.
2. Such setback areas between the property line and the sidewalk and the home and the sidewalk must have groundcover installed to match the existing front yard ground cover (i.e., decomposed granite, grass).

Sidewalks that do not meet the above conditions must be submitted for approval and will be considered on a case-by-case basis. Additional sidewalks in any other location must be submitted for approval.

Parking on an unimproved area of the lot is prohibited at all times. Unimproved that include, granite/gravel, bare dirt or landscaping. Parking on pavers installed on the side of the driveway/house is permitted.

**J. EXTERIOR LIGHTING** - Except as initially installed by Declarant, no spotlights, floodlights, or other high intensity lighting shall be placed or utilized on any Lot which will allow light to be directed or reflected on any other Lot or any public street.

Exterior lighting shall be permitted on a Lot or Parcel so long as (i) the source of such lighting is not Visible from Neighboring Property; (ii) the source of the lighting is not pointed at or directly illuminates any neighboring property; (iii) such lighting is limited to that which is reasonably necessary for the safety and convenience of the Residential Unit Owner; and (iv) such lighting conforms with such other requirements as may be imposed by the Architectural Committee. Neighboring property for this section shall include Lots and Parcels, common areas, streets, and Open Mountain or field areas. Notwithstanding the foregoing, but subject to reasonable regulations by the Architectural Committee, exterior floodlights may not continuously remain on after 10:00 PM.

Owners may display holiday lights and/or decorations located or visible from outside their Residential Unit, if the decorations are of reasonable size and scope and do not disturb the quiet enjoyment of other Owners in the Community by excessive light or sound emission or by causing an unreasonable amount of spectator traffic.

**K. FLAGS AND FLAGPOLES** - Per Arizona Statute display of one of the following flags shall be permitted: American, Arizona State, United States Air Force, United States Army, United States Navy, United States Marine Corp or United States Coast Guard, POW - MIA, Gadsden or an Arizona Indian Nation. Flags are recommended to be mounted with brackets to the house structure.

**L. GARAGES** - The interior of all garages shall be maintained in a neat and clean condition. Garages shall be used only for the parking of vehicles and the storage of normal household supplies and materials and shall not be used for or converted to living quarters. Garage doors shall be kept closed at all times except to the limited extent reasonably necessary to permit the entry or exit of vehicles or persons. No merchandise or other items, to include vehicles of any type, shall be placed, maintained or displayed for the express and sole purpose of sale in front of the garage or in any part of driveways, unless specifically approved by the Architectural Committee.

**M. GATES** - Double gates may be installed at Sierra Estates to allow wider access ways to back yards. Double gates will not be allowed on side streets of corner Lots. Double gates should be of the same type, design, and color as the originally installed single gate. Shrubs, trees, or other plants shall be installed and should be located between the sidewalk and the double gates. Return walls must be covered in stucco and be painted to match the color of the house.

All wrought iron used on gates must be painted white in color. Gate slats are required to be of the following colors or material:

- White Pine
- Cedar
- Redwood
- Other colors must be submitted to the architectural committee for approval prior to installation

Homeowners who wish to use a composite material for their gate slats must submit the color and material to the architectural committee for approval prior to installation.

All gate slats must be kept in like new condition at all times and coated with a material which will inhibit the deterioration of the material. The architectural committee reserves the right to require owners to refinish gates slats which have become weather worn. Missing or damaged gate slats must be replaced.

Any modification of gates must be submitted to the architectural committee for approval.

Gates of any kind on Perimeter walls or View fencing on Lots bordering common areas are prohibited.

**N. GUTTERS AND DOWNSPOUTS** - Gutters and downspouts may be considered for approval. The finish on same must match the dwelling in color. High quality materials that offer long life are recommended, as the Lot owner will be required to maintain the addition in good repair. Plans must include the proposed locations of the gutters and downspouts, and the quality of materials to be used.

**O. HOLIDAY DECORATIONS AND LIGHTING** - For the holiday seasons that occur during November and December, decorations may be displayed beginning November 20<sup>th</sup> and must be removed by January 30<sup>th</sup>. For other seasonal holidays, decorations may be put up one week before the holiday and must be removed within one week after the holiday.

The Committee reserves the right, on a case-by-case basis, to determine if decorations may be offensive to Association members or cause any kind of disturbance based on size, quantity, color, location or other such criteria. The Committee reserves the right to require immediate removal of said offensive items on a case-by-case basis.

**P. PAINT COLORS** - Prior to exterior painting, the Architectural Committee must approve the proposed colors. Original exterior color pallet is shown at the end of the Design Guidelines. Eaves on homes which show excessive weathering should be repainted to match the original color. See Exhibit "A" for a list of pre-approved paint colors.

**Q. PARK BENCHES OR OUTDOOR FURNITURE** - Park benches and other outdoor furniture are allowed in the front yards, front porch or courtyard areas of the home and in rear yards with view fencing so long as they are of natural, earth tone colors to complement the home and are kept in like new condition. These items shall be located behind the most forward portion of the home, including the garage, when situated in the front yard setting.

**R. PATIO COVER ADDITIONS** - Patio cover additions shall be of the same design as those offered by the original Builder. If proposed patio cover addition was not offered by the original Builder, such addition may not exceed ten percent (10%) of the footprint of the Residential Unit.

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 Declarant will need to be reviewed by the Committee on an individual basis prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

**S. PLAY STRUCTURES** - Trampolines, batting cages or any other playground equipment that shall be visible from Neighboring Property must be submitted to the Committee for approval. Such items shall be placed a minimum of eight (8) feet from all neighboring boundaries. All playground equipment must be maintained in good condition at all times.

**ALL PLAY EQUIPMENT REQUIRING APPROVAL MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE PRIOR TO INSTALLATION**

**T. POOLS, SPAS AND JACUZZIS** - In ground swimming pools do not require the prior approval of the Committee subject to the following restrictions: (a) perimeter walls on Lots bordering common areas cannot be torn down to allow access to rear yards. **An assessment of \$2000.00 will be applied to an Owner in which such wall has been removed without Committee approval;** (b) access for pool installation shall be through the front gate access or by removing a portion of the front wall. Repairs to the front wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. In addition, any landscape that may be destroyed or damaged must also be replaced; (c) pool ladders, slides, rock waterfalls, etc. that will be Visible from Neighboring Property must be submitted to the Committee for approval; (d) Owners are responsible to ensure all codes and ordinances are complied with in regard to the installation of a pool; (e) pools may not be backwashed off of the Lot. Check with your pool contractor concerning ordinance requirements for backwashing your pool. Damage to common areas due to backwashing will be repaired by the Association and all expenses incurred by the Association will be charged to the Owner.

**POOL FENCING AND EQUIPMENT** - The specifications for rear yard wrought iron pool fencing on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home and meet all City, County, State and Federal requirements.

**POOL SCREENING WALLS** - All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plans for screening to the Committee for approval. Pool equipment screening walls may not exceed four (4) feet in height and shall be painted to match the base color of the home.

**U. ROOFTOP MATERIALS/EQUIPMENT** - Roof covering materials shall be concrete tile. No composite shingle roofing or shake will be allowed. No machinery, fixtures or equipment of any type, including but not limited to heating, ventilating, cooling, evaporative, air-conditioning and appurtenant equipment may be mounted, installed or maintained on the roof or wall mounted on the Residential Unit or other building so as to be Visible from Neighboring Property.

**V. SECURITY DOORS** - Silver-colored aluminum screen doors are prohibited. Ornamental doors require approval from the Architectural Committee. All screen door designs must be submitted to the Architectural Committee for approval prior to installation.

**W. SIGNS** - No sign shall be erected within the Community, except those required by law, including posters, circulars and billboards; provided the following types of signs may be erected on a Lot or Parcel without written consent so long as the permitted signs are professionally painted, lettered and constructed:

1. Signs required by legal proceedings.
2. One (1) residential identification sign, identifying a Lot or Residential Unit by number, address or Occupant in a style designated by the Architectural Committee, not to exceed seventy-five (75) square inches in size will be permitted.
3. No more than one (1) professionally lettered "For Sale" or "For Rent" or "Open House" sign with maximum size to be eighteen (18) inches x twenty-four (24) inches to be placed on any individual Lot within the Community. Such sign shall be located wholly within the Lot being advertised "For Sale" or "For Rent".
4. Owners shall be permitted to post a reasonable number of professionally designed home protection/security signs from a security/alarm company providing services to such Owner or the Residential Unit. One single-sided security/alarm sign may be placed in the front yard where it is visible to persons approaching the Residential Unit and a sign may also be placed in a window of the Residential Unit. The signs shall not exceed seventy-five (75) square inches in size.
5. One temporary sign identifying the contractor installing landscaping or a pool on the Lot or Parcel, but only during the period that such installation is in progress.
6. Per Revised State Statute Political signs may not be in place more than seventy one (71) days before an election and must be removed within fifteen (15) days after the election to which the sign pertains; signs must conform to City or County sign ordinances or may not exceed a total of nine (9) square feet.
7. Painting of address number on curbing in front of residence is strictly prohibited.

**X. SOLAR EQUIPMENT PANELS OR DEVICES** - No solar heating equipment or device is permitted outside the Residential Unit except such devices whose installation and use is protected by Applicable Law and governmental regulations. Notwithstanding such protection, an application for such equipment or device must be submitted for



approval to the Architectural Committee prior to installation and approval will be granted based on the following guidelines:

1. Solar collectors should be installed on the plane of the roof and be flush mounted.
2. Panels may not break roof ridgeline.
3. Aluminum trim, if used and visible, should be anodized or otherwise color treated.
4. All exterior plumbing lines should be painted in a color scheme which matches as closely as possible to the color of the structure and materials adjacent to the pipes (i.e. pipes on walls should be painted the color of the walls while roof plumbing should be the color of the roof).
5. Panel materials should be dark in color.
6. A sample or illustrated brochure of the proposed solar unit should be submitted with the application, which clearly depicts the unit and defines the materials to be used in the installation.
7. Construction drawings for the proposed installation should be provided. They should be drawn to show the locations and number of collectors, method of attachment to the roof structure and location of any other exterior system components. A system approval issued by an authorized rating organization (such as SRCC or FSEC) also should be provided.
8. Solar units not mounted on the roof (ground mounted) should be installed according to the City of Mesa setback requirements. Any such structures should be concealed from View of Neighboring Property when reasonably possible and be free of all future likelihood of shading from fences, trees, shrubbery and other vegetation.

**Y. STORAGE SHEDS** - Storage sheds will be permitted and need not be submitted for approval, provided the maximum height of the shed, including the roof, does not exceed the height of the immediate surrounding wall(s) or fence(s).

**Z. WALLS AND FENCES INCLUDING DECORATIVE WALLS** - Any fences or walls installed by the Declarant shall not be removed or altered without prior written approval of the Committee.

Plans to modify any Boundary Walls must be submitted for approval. The application must include written permission from the adjacent neighbor(s), as well as information on the height of all walls that will abut the wall(s) being modified, materials to be used and texture and color of the finished wall.

See COURTYARDS above for additional information in regard to Courtyard walls.

**AA. WINDOW COVERINGS/SCREENS** - Permanent draperies or suitable window treatments shall be installed on all front-facing windows within sixty (60) 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 front facing windows.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames. All sunscreens must be submitted for approval and be maintained in good condition.

**BB. YARD SALES AND GARAGE SALES** - Owners may hold "yard sales" or "garage sales" to sell personal property of such Owners only in compliance with the following requirements: (a) yard sales/garage sales shall be limited to two days per year on any Lot, (b) no yard sale/garage sale shall commence prior to 6:00 a.m. MST or continue after 5:00 p.m. MST, (c) no Owner shall post any signs advertising any yard sale/garage sale anywhere in the Community except that a temporary sign may be posted on such Owner's Lot on the day that a yard sale/garage sale is being held, and (d) if the Association ever adopts standard yard sale/garage sale dates for the Property, yard sales/garage sales shall be held only on such dates. The Association shall give reasonable notice to all Owners if it adopts standard yard sale/garage sale dates for yard sales in the Community.

## **CC. LANDSCAPING REQUIREMENTS AND GUIDELINES**

**FRONT YARD LANDSCAPING** - Unless installed by the Declarant, within ninety (90) days from the close of escrow, each Owner shall install landscaping Improvements, together with any sprinkler system or drip irrigation system sufficient to adequately water the landscaping Improvements in the front yard of their Lot, any portion of a right-of-way for a dedicated street which is between the boundary of the Owner's Lot and the back of the curb of such street. All landscaping Improvements installed in such areas must be approved by the Committee prior to installation. Each yard is required to have a minimum of two (2) 15-gallon trees and six (6) 5-gallon shrubs in the

front yard. Exceptions may be granted by the Architectural committee depending on yard size and tree placement. See exhibit "B" for a list of recommended plant material.

**PLACEMENT** - All turf, plant materials and sprinkler components should be kept a minimum of twenty-four inches (24") away from the foundation of the Residential Unit and any exterior concrete, including patios, driveways, perimeter walls, and walks (other than sidewalks). No plastic liner or ground cover of any type should be installed within thirty-six inches (36") of the foundation or exterior concrete. Trees and bushes that will become large and/or have extensive root systems should be planted a minimum of four (4) to six (6) feet away from the foundation, exterior concrete and fences.

**GRANITE** - Decomposed granite used in Sierra Estate shall be neutral earth tone in color and a minimum of 112" in size.

Granite shall be installed with a minimum one and one-half (1½) inch thick layer. All granite areas are recommended to be treated with a pre-emergent weed control at regular intervals to retard weed growth.

River run rock of an "earth tone" color is also permitted but shall be three inches (3") to eight inches (8") in diameter. Not more than ten (10) percent of the front yard landscape may be river run rock.

**BOULDERS** - Use of boulders to create a natural setting is permitted subject to the following criteria:

Boulders must be "surface select" granite boulders and must be buried with one-third of the boulder being underground. Boulders shall be installed in a naturalistic manner and integrated within the landscape including other boulders or landscape materials such as plants, decomposed granite and contouring.

**TURF** - The Homeowners' Association joins the City in encouraging water conservation. Therefore, it is recommended that you consider turf installation in areas where it can be used for play, for example; and consider desert landscaping in other areas. Turf is permitted in front and backyard landscaping provided that no turf or spray irrigation shall abut walls or fences. Planting areas of at least five (5) feet are recommended between walls, fences, structures and turf or spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structures that may cause damage and void any warranty. Drainage should flow away from all walls and any structures.

**IRRIGATION** - All landscape irrigation must be underground, automatic and low water use drip systems, except for turf or flowerbed areas, which may use spray systems. Overspray onto sidewalks and streets is strictly prohibited. Great care should be taken to avoid spray of walls, fences and other structures that may cause damage and void any warranty.

Landscape irrigation must also be installed and maintained within the Parkway Area as required to adequately water such shrubs and plant material installed in the Parkway Area.

**LANDSCAPE LIGHTING** - Landscape lighting shall be low-voltage only. Landscape lighting must be controlled with an electric clock or photo-cell device. Light sources must be shielded from view.

Light fixtures shall not exceed an illumination intensity of more than one (1) foot candlepower as measured from the Lot line. Outside lights should be screened wherever possible with walls, plant materials, or internal shielding.

**PROHIBITED PLANT MATERIALS** - The following vegetation types and varieties are expressly prohibited due to reasons of profuse and noxious pollen, excessive heights and weed-like characteristics of excessive growth, high water demands or other similar traits. Under no circumstances is it permissible to plant a prohibited plant or allow it to remain within the front yard or backyard of any Lot within the Community, unless specifically noted below.

1. Olive trees (*Olea Europaea*) other than the "Swan Hill" variety
2. Pampas Grass (*Cortadena Selloana*)
3. Oleanders other than the dwarf or petite variety (*Nerium Oleander*) and *Thevetia* species
4. Mexican Palo Verde (*Parkinsonia aculeata*)
5. All varieties of Mulberry trees
6. Eucalyptus (all varieties)
7. Citrus Trees (permitted in Rear Yard Only)
8. Poplar and Cottonwood
9. False citrus and False Cypress

**RECOMMENDED PLANT LIST IS SHOWN AT END OF DESIGN GUIDELINES AS EXHIBIT "B"**

**FINE GRADING & MOUNDING** - Fine grading is a critical aspect of landscaping. Each Lot has been graded such that all storm water will drain away from the Residential Unit. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the applicable County grading and drainage plan. Every effort should be made to make the mounding appear natural.

**WATER FEATURES, FOUNTAINS** - Items such as water features/fountains are permitted within rear yard areas and do not require approval by the Architectural Committee, except on Lots with view fencing. Water Features/Fountains to be located in the front yard or in the rear yard of Lots with view fencing must be approved in advance of installation by the Architectural Committee. Water features Visible from Neighboring Property may not exceed five (5) feet in height and must be earth tone in color. It is recommended that water be chlorinated.

**HARDSCAPE** - The Architectural Committee must approve any hardscape items proposed for front yard installation. Only hardscape items that will be visible from neighboring property in the rear yard will require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls and decorative walls.

**DD. MAINTENANCE OF LANDSCAPING** - Each Owner of a Lot or Parcel shall properly maintain and keep neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material all Landscaping located on (i) Owners Lot or Parcel; (ii) any public right-of-way or easement area which abuts or adjoins the Owner's Lot or Parcel and which is located between the boundary line of his Lot or Parcel and the paved area of any street, sidewalk, bike path or similar area (unless otherwise directed by the Board); and (iii) any non-street public right- of-way or easement area adjacent to his Lot or Parcel (unless otherwise directed by the Board); provided, however, that such Owner shall not be responsible for the maintenance of any areas over which the Association assumes the responsibility in writing or the City of Mesa, Maricopa County or any other municipality or other governmental agency or entity having jurisdiction over such property assumes responsibility. Proper maintenance of Landscaping shall include, without limitation, removal and replacement of dead Landscaping, subject to the Architectural Committee Rules.

**EE. OVERHEAD ENCROACHMENTS** - No tree, shrub or planting of any kind on any Lot, Parcel or other property shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, bicycle path or pedestrian way from ground level to a height of eight feet (8') without the prior approval of the Architectural Committee.

**FF. SECURITY CAMERAS/EXTERIOR SURVEILLANCE** - Security Cameras require prior approval of the Architectural Committee. The Architectural Committee will consider cameras that are of a type and design typically intended for residential use only. Any exterior light sources used in conjunction with the cameras must conform to applicable guidelines/use restrictions. Submittals will be reviewed on a case-by-case basis.

Security camera(s) must be installed and maintained in a fixed position directed at the Lot owner's individual property only. Security Cameras may not be directed towards or provide view of neighboring property. Other than at a front entry, no sound recording in conjunction with the security device will be permitted. No recorded video/audio obtained from security devices may be posted to any internet site, or otherwise shared, except as required by law enforcement or court order. Use of an internet connection to enable remote viewing will be permitted.

Security cameras and all associated equipment, including cables, shall be concealed under the roof line/fascia and painted to match where attached.

Any change to the camera direction, location or aspect of coverage shall require further consent from the Architectural Committee. **\*\*The Board of Directors, at its sole discretion, reserves the right to request evidence of the coverage area(s) to ensure that the devices are in compliance with the stipulations detailed above.**

**HOMEOWNERS ASSOCIATION**  
C/O PREFERRED COMMUNITIES  
PO Box 5720 • Mesa, AZ 85211-5720  
Phone: (480) 649-2017 • Fax: (480) 649-0902  
www.gothoa.com

**ARCHITECTURAL REQUEST FORM**

Date Submitted: \_\_\_\_\_ Homeowner Name: \_\_\_\_\_

Lot/Account: \_\_\_\_\_ Property Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**General description of work to be completed:** Include dimensions, shapes, colors, and locations.  
\*Please attach a sketch, photograph, or sales brochure which illustrates desired additions and/or modifications.

**Exterior Paint Request: House/Shed/Block Wall/Gate/Wrought Iron**

Paint Scheme Selected from Pre-approved list: Scheme # \_\_\_\_\_

- |                          |                   |            |                  |
|--------------------------|-------------------|------------|------------------|
| • <b>Base /Main Body</b> | Paint Brand _____ | Code _____ | Color Name _____ |
| • <b>Trim</b>            | Paint Brand _____ | Code _____ | Color Name _____ |
| • <b>Popout</b>          | Paint Brand _____ | Code _____ | Color Name _____ |
| • <b>Front Door</b>      | Paint Brand _____ | Code _____ | Color Name _____ |
| • <b>Garage Door</b>     | Paint Brand _____ | Code _____ | Color Name _____ |

**NOTE:** If you are choosing a color scheme that is NOT on the pre-approved list, you must submit hard copy paint chip samples with your request.

Paint Vendor Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Signing this request specifies that I will assume the responsibility for any work under the above proposed improvement that my contractor or I accomplish which may, in the future adversely affect to common area. I will assume responsibility for all future maintenance of this addition or improvement.


Homeowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

If the requested change requires adjacent owners input prior to installation, the adjacent owners must sign below to indicate that they have no objections to the proposed change.

#1—Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

#2—Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Notice to Owners**

- 
1. It is the homeowner's responsibility to obtain permits (if needed) from the City/County before submitting to the Association for approval.
  2. The Architectural Committee has the right to reject any submittal if all required information is not submitted or legible.
  3. All work must be completed within 30 days of approval from the HOA. If additional time is required, please include details & timeframe in your request.

**For Committee Use Only**

Date received: \_\_\_\_\_ Date Sent to Committee: \_\_\_\_\_ Date completed: \_\_\_\_\_

Approved: \_\_\_\_\_ Stipulations? \_\_\_\_\_ Denied: \_\_\_\_\_

Date homeowner completed project: \_\_\_\_\_ Date project completion inspection conducted: \_\_\_\_\_

Submit Completed forms to: [arch@gothoa.com](mailto:arch@gothoa.com)

## EXHIBIT "A"



# Exterior Color Palettes

Group	#	Paint Colors (Frazee)			Standard Roof Tiles		Optional Flat Roof Tiles		Optional Stone	
			Mfg. #	Color Name	Mfg #	Color Name	Mfg #	Color Name	Brand	Color
99-1F	<b>1</b>	Body	8834M	Faux Marble	IVASS6621	Malibu Blend	ISTSS3207	Coyote Blend	AZ Schist	Arizona China
		Trim	8234M	Daplin	IVASS3414	Saddleback Taupe	ISTSS6027	Sierra Dusk	Shadow Rock	Tudor Grey
		Door	8836A	Wagon Wheel						
99-2F	<b>2</b>	Body	521	Tuscany	IVASS3514	Desert Ranch Blend	ISTSS3211	Fawn Brown	Shadow Rock	Tudor Grey
		Trim	8755A	Spice Nut	IVASS3414	Saddleback Taupe	ISTSS3207	Coyote Blend	Shadow Rock	Cocoa
		Door	8676N	Turned Earth						
99-3F	<b>3</b>	Body	8824M	Stone Freize	IVASS3514	Desert Ranch Blend	ISTSS3211	Fawn Brown	Shadow Rock	Tudor Grey
		Trim	8823W	Warm Shaddows	IVASS3414	Saddleback Taupe	ISTSS3207	Coyote Blend	AZ Schist	Buff
		Door	8605D	English Pine						
99-4F	<b>4</b>	Body	8755A	Spice Nut	IVASS6621	Malibu Blend	ISTSS3404	Oxford Brown Flashed	AZ Schist	Buff
		Trim	8674M	Muddy River	IVASS3414	Saddleback Taupe	ISTSS6027	Sierra Dusk	Shadow Rock	Cocoa
		Door	8775D	Metal Shavings						
99-8F	<b>5</b>	Body	525	Baja Beige	IVASS3514	Desert Ranch Blend	ISTSS3404	Oxford Brown Flashed	AZ Schist	Arizona China
		Trim	8222W	Desert Fawn	IVASS6661	International Blend Signature	ISTSS6027	Sierra Dusk	Shadow Rock	Cocoa
		Door	8296N	Treasure Chest						
99-9F	<b>6</b>	Body	8224M	Balsam Bark	IVASS3514	Desert Ranch Blend	ISTSS3404	Oxford Brown Flashed	AZ Schist	Arizona China
		Trim	8222W	Desert Fawn	IVASS6661	International Blend Signature	ISTSS6027	Sierra Dusk	Shadow Rock	Cocoa
		Door	8555D	Alden Charcoal						
99-10F	<b>7</b>	Body	8663W	Rugged Trail	IVASS6621	Malibu Blend	ISTSS3211	Fawn Brown	Shadow Rock	Tudor Grey
		Trim	7270W	Filtered Light	IVASS6661	International Blend Signature	ISTSS3207	Coyote Blend	AZ Schist	Buff
		Door	8396N	Cedar Rose						
99-11F	<b>8</b>	Body	8724M	Meadowlark	IVASS6621	Malibu Blend	ISTSS3207	Coyote Blend	AZ Schist	Arizona China
		Trim	8662W	Jogging Path	IVASS3414	Saddleback Taupe	ISTSS6027	Sierra Dusk	AZ Schist	Buff
		Door	8576N	Briny Deep						
99-12F	<b>9</b>	Body	8221W	Botany Beige	IVASS3514	Desert Ranch Blend	ISTSS3211	Fawn Brown	Shadow Rock	Tudor Grey
		Trim	8753M	Cornico Beige	IVASS3414	Saddleback Taupe	ISTSS6027	Sierra Dusk	Shadow Rock	Cocoa
		Door	8624M	Steeple Gray						

**DISCLAIMER:** Due to different brands of paint, application, and fading, Sierra Estates makes no guarantee that the colors indicated on this chart will precisely match the colors on your home. Each homeowner is responsible for precise color match.

## EXHIBIT "B"

### APPROVED PLANT LIST

The following is the approved list for the selection of plants for home landscaping. Plants not on the list may still be used with the approval of the ACC.

#### SOUTHWEST DESERT LANDSCAPE PLANT LIST

	<u>Common Name</u>	<u>Botanical Name</u>
<b>Trees</b>	Sweet Acacia	<i>Acacia smalli</i>
	Shoestring Acacia	<i>Acacia stenophylla</i>
	Abyssinian Acacia	<i>Acacia visco</i>
	Palo Brea Acacia	<i>Acacia willardiana</i>
	Mimosa/Silk Tree	<i>Albizia julibrissin</i>
	Blue Palo Verde	<i>Cercidium floridum floridum</i>
	Foothill Palo Verde	<i>Cercidium microphyllum</i>
	Palo Brea /Sonoran Palo Verde	<i>Cercidium praecox praecox</i>
	Desert Willow	<i>Chilopsis linearis arcuata</i>
	Golden Ball Lead Tree	<i>Leucaena retusa</i>
	Palo Blanco/Baja Lysiloma	<i>Lysiloma candidum</i>
	Desert Fern	<i>Lysiloma microphyllum thornberi</i>
	Desert Ironwood	<i>Olneya tesota</i>
	Texas Ebony	<i>Pithecellobium flexicaule</i>
	Mexican Ebony	<i>Pithecellobium mexicanum</i>
	Chilean Mesquite	<i>Prosopis chilensis</i>
	Honey Mesquite	<i>Prosopis glandulosa</i>
	Western Honey Mesquite	<i>Prosopis glandulosa torreyana</i>
	Screwbean Mesquite	<i>Prosopis pubescens</i>
	Velvet Mesquite	<i>Prosopis velutina</i>
Argentine Mesquite	<i>Prosopis alba</i>	
Mescal Bean/Texas Mtn. Laurel	<i>Sophora secundiflora</i>	
Tipu Tree/Pride of Bolivia	<i>Tipuana tipu</i>	
<b>Agave</b>	Cowshorn Agave	<i>Agave bovicornuta</i>
	Marginata Agave	<i>Agave americana "marginata"</i>
	Mescal Ceniza Agave	<i>Agave colorata</i>
	Murphey's Agave	<i>Agave murpheyi</i>
	Octopus Agave	<i>Agave vilmoriniana</i>
	Huachuca/Gentry's Agave	<i>Agave Parryi</i>
	Royal	<i>Agave victoriae-reginae</i>
	Smooth-edged/Weber's Agave	<i>Agave weberi</i>
<b>Aloe</b>	Medicinal Aloe/Aloe Vera	<i>Aloe barbadensis</i>
	Cape Aloe	<i>Aloe ferox</i>

**SIERRA ESTATES  
DESIGN GUIDELINES**

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<b>Aloe (cont'd)</b>	Tree Aloe African Aloe Coral Aloe	<i>Aloe mariothii</i> <i>Aloe saponaria</i> <i>Aloe striata</i>
<b>Cacti</b>	Saguaro Cactus Hildmann's Cereus Golden Barrel Cactus Engelmann's Hedgehog Cactus Compass Barrel Cactus Fishhook Barrel Cactus Buckhorn Cholla Beavertail Prickly Pear Teddy Bear Cholla Purple Prickly Pear Englemann's Prickly Pear Robust Prickly Pear Blind Prickly Pear Santa Rita Prickly Pear Mexican Organ Pipe Trichocereus	<i>Carnegiea gigantea</i> <i>Cereus hildmannianus</i> <i>Echinocactus grusonii</i> <i>Echinocereus engelmannii</i> <i>Ferocactus cylindraceus</i> <i>Ferocactus wislizenii</i> <i>Opuntia acanthocarpa</i> <i>Opuntia basilaris</i> <i>Opuntia bigelovii</i> <i>Opuntia macrocentra</i> <i>Opuntia phaeacantha</i> <i>Opuntia robusta</i> <i>Opuntia rufida</i> <i>Opuntia santa-rita</i> <i>Pachycereus marginatus</i> <i>Trichocereus candicans</i>
<b>Ocotillo</b>	Ocotillo Macho, Chunari Ocotillo	<i>Fouquieria macdougalii</i> <i>Fouquieria splendens</i>
<b>Yucca</b>	Spanish Bayonet/Dagger Plant Banana Yucca Joshua Tree Soaptree Yucca Spanish Dagger/Palm Lily Curveleaf/Pendulous Yucca Blue Yucca Beaked, Bearded Yucca	<i>Yucca aloifolia</i> <i>Yucca baccata</i> <i>Yucca brevifolia</i> <i>Yucca elata</i> <i>Yucca gloriosa</i> <i>Yucca recurvifolia</i> <i>Yucca rigida</i> <i>Yucca rostrata</i>
<b>Shrubs and Ground Covers</b>	Fern Acacia Leather Leaf Acacia Catclaw Acacia Triangle-Leaaf Bursage Bluestem Prickly Poppy Desert Milkweed Four Wing Salt Bush Desert Holly Quail Bush/Brewer's Salt Bush Salt Bush Old Man Salt Bush Desert Salt Bush Desert Marigold	<i>Acacia angustissima</i> <i>Acacia craspedocarpa</i> <i>Acacia greggii</i> <i>Ambrosia deltoidea</i> <i>Argemone pleiacantha</i> <i>Asclepias subulata</i> <i>Atriplex canescens</i> <i>Atriplex hymenelytra</i> <i>Atriplex lentiformis breweri</i> <i>Atriplex mulleri</i> <i>Atriplex nummularia</i> <i>Atriplex polycarpa</i> <i>Baileya multiradiata</i>

**SIERRA ESTATES  
DESIGN GUIDELINES**

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<b>Shrubs and Ground Covers (cont'd)</b>	<p>Yellow Bird of Paradise          Mexican Bird of Paradise          Palo Colorado          Red Bird of Paradise          Copper Bird of Paradise          Baja Fairy Duster          La Paz Fairy Duster          Crucifixion Thorn          New Zealand Cassia          Candle Bush          Senna/Cassia          Shrubby Senna          Sturts Desert Peas          Bush Morning Glory          Little Leaf Cordia          Silver Bush          Trailing Indigo Bush          Bush Dalea          Indigo Bush/Wislizenii's Dalea          Desert Spoon          Hop Bush          Golden Fleece Dahlberg Daisy          Brittlebush          Mexican Gold Poppy          Coahuilan/Giant Herperaloe          Coral Yucca/Red Yucca          Angelita Daisy          Desert Lavender          Red Mex. Honeysuckle          Chuparosa          (N. American) Creosote Bush          (S. American) Creosote Bush          Desert Goldfields/Fly Flower          Blackfoot Daisy          Velvet Pod Mimosa          Bamboo Muhly          Bull Grass          Deer Grass          Trailing Myoporum          Mexican Evening Primrose          Desert Beard Tongue          Desert Scrub Oak          Golden Crucifier          Sonoran Desert Ruellia          Desert Ruellia/Baja Ruellia          Blue Chihuahuan Sage</p>	<p><i>Caesalpinia gilliesii</i>  <i>Caesalpinia mexicana</i>  <i>Caesalpinia platyloba</i>  <i>Caesalpinia pulcherrima</i>  <i>Caesalpinia pumila</i>  <i>Calliandra californica</i>  <i>Calliandra penninsularis</i>  <i>Canotia holacantha</i>  <i>Cassia candoleana</i>  <i>Cassia circinnata</i>  <i>Cassia purpusii</i>  <i>Cassia wislizenii</i>  <i>Clanthus formosus</i>  <i>Convolvulus cneorum</i>  <i>Cordia parviflora</i>  <i>Dalea bicolor argyrea</i>  <i>Dalea greggii</i>  <i>Dalea pulchra</i>  <i>Dalea wislizeni</i>  <i>Dasylyrion wheeleri</i>  <i>Dodonaea viscosa</i>  <i>Dyssodia pentachaeta</i>  <i>Encelia farinosa</i>  <i>Eschscholzia mexicana</i>  <i>Herperaloe funifera</i>  <i>Herperaloe parviflora</i>  <i>Hymenoxys acaulis</i>  <i>Hyptis emoryi</i>  <i>Justiica candicans</i>  <i>Justicia californica</i>  <i>Larrea tridentata</i>  <i>Larrea divaricata</i>  <i>Lasthenia chrysostoma</i>  <i>Melampodium leucanthum</i>  <i>Mimosa dysocarpa</i>  <i>Muhlenbergia dumosa</i>  <i>Muhlenbergia emersleyi</i>  <i>Muhlenbergia rigens</i>  <i>Myoporum parvifolium</i>  <i>Oenothera berlandieri</i>  <i>Penstemon species</i>  <i>Quercus turbinellia</i>  <i>Rallistroemia grandiflora</i>  <i>Ruellia californica</i>  <i>Ruellia penninsularis</i>  <i>Salvia chamaedryoides</i></p>
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**SIERRA ESTATES  
DESIGN GUIDELINES**

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<b>Shrubs and Ground Covers (cont'd)</b>	Mealy Cup Sage	<i>Salvia farinacea</i>
	Red Chihuahuan Sage	<i>Salvia greggii</i>
	Green Feathery /Desert Senna	<i>Senna artemisioides filifolia</i>
	Texas Senna/Two-Flowered Senna	<i>Senna biflora</i>
	Golden Wonder Senna	<i>Senna goldmannii</i>
	Sturts Senna	<i>Senna sturtii</i>
	Feathery Senna	<i>Senna artemisioides</i>
	Silver Senna	<i>Senna artemisioides petiolaris</i>
	Jojoba	<i>Simmondsia chinensis</i>
	Arizona Sophor/AZ Mescal Bean	<i>Sophora arizonica</i>
	Mescal Bean/Texas Mtn. Laurel	<i>Sophora secundiflora</i>
	Desert Globe Mallow	<i>Sphaeralcea ambigua</i>
	Orange Bell	<i>Tecoma orange</i>
	Yellow Bell	<i>Tecoma stans</i>
	Arizona Rosewood	<i>Vauquelinia californica</i>
	Pink Verbena/Peruvian Hybrids	<i>Verbena peruviana</i>
	Rock Verbena/Moss Verbena	<i>Verbena pulchella "gracilior"</i>
	Hummingbird Trumpet Bush	<i>Zauschneria californica</i>
California Fuchsia	<i>Zauschneria californica latifolia</i>	
Prairie Zinnia/Rocky Mtn. Zinnia	<i>Zinnia grandiflora</i>	
Australian Salt-Bush	<i>Xylosma species</i>	

**LUSH LANDSCAPE PLANT LIST**

	<u>Common Name</u>	<u>Botanical Name</u>
<b>Palm Trees</b>	Queen Palm	<i>Arecastrum romanzoffianum</i>
	Mexican Blue Palm	<i>Brahea armata</i>
	Windmill Palm	<i>Chamaerops fortunei</i>
	Mediterranean Fan Palm	<i>Chamaerops humilis</i>
	Sago Palm	<i>Cycas revoluta</i>
	Date Palm	<i>Phoenix dactylifera</i>
	Pigmy Date Palm	<i>Phoenix roebelenii</i>
	California Fan Palm	<i>Washingtonia fillifera</i>
	Mexican Fan Palm	<i>Washingtonia robusta</i>
<b>Other Trees</b>	Camphor Tree	<i>Cinnamomum camphora</i>
	Citrus Trees	<i>(Various species)</i>
	Bottle Tree	<i>Brachychiton populneus</i>
	Sissoo Tree	<i>Dalbergia sissoo</i>
	Compact Indian Laurel Fig	<i>Ficus microcarpa nitida</i>
	Ash Trees	<i>Fraxinus species</i>
	Jacaranda	<i>Jacaranda mimosifolia</i>
	Arcadia Juniper	<i>Juniperus "arcadia"</i>
	Swan Hill Olive (fruitless)	<i>Olea europaea "swan hill"</i>
	Evergreen Pear	<i>Pyrus kawakamii</i>
Holly Oak	<i>Quercus ilex</i>	

**SIERRA ESTATES  
DESIGN GUIDELINES**

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<b>Other Trees (cont'd)</b>	Cork Oak	<i>Quercus suber</i>
	Southern Live Oak	<i>Quercus virginiana</i>
	California Pepper Tree	<i>Schinus molle</i>
	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>
	Evergreen Elm	<i>Ulmus parvifolia</i>
<b>Shrubs and Ground Covers</b>	Asparagus Fern	<i>Asparagus densifl. "sprengeri"</i>
	Bougainvillea	<i>Bougainvillea species</i>
	Natal Plum	<i>Carissa macrocarpa</i>
	Hibiscus	<i>Hibiscus species</i>
	Mint Julep Juniper	<i>Juniperus chinensis</i>
	Creeping Juniper	<i>Juniperus horizontalis</i>
	Gold Mount, Purple or Confetti	<i>Lantana species</i>
	Prostrate myoporum	<i>Myoporaceae parvifolium</i>
	Dwarf Oleander	<i>Nerium oleander</i>
	Fountain Grass	<i>Pennisetum setaceum</i>
	Mock Orange	<i>Pittosporum tobira</i>
	Indian Hawthorn	<i>Rhaphiolepis indica</i>
	Rosemary	<i>Rosemary officinalis</i>
	Lavender Cotton	<i>Santolina chamaecyparissus</i>
	Cape Honeysuckle	<i>Tecomaria capensis</i>
Star Jasmine	<i>Trachelospermum jasminoides</i>	

**PROHIBITED PLANT LIST**

	<u>Common Name</u>	<u>Botanical Name</u>
<b>Trees</b>	Cypress	<i>Cupressus species</i>
	False Cypress	<i>Chamaecyparis species</i>
	Olive (fruiting)	<i>Olea europaea</i>
	Mexican Palo Verde	<i>Parkinsonia aculeata</i>
	Poplars and Cottonwoods	<i>Populus species</i>

EXHIBIT A

APPROVED PLANT LIST

The following is the approved list for the selection of plants for home landscaping. Plants not on the list may still be used with the approval of the ACC.

SOUTHWEST DESERT LANDSCAPE PLANT LIST

	<u>Common Name</u>	<u>Botanical Name</u>
Trees	Sweet Acacia	<i>Acacia smalli</i>
	Shoestring Acacia	<i>Acacia stenophylla</i>
	Abyssinian Acacia	<i>Acacia visco</i>
	Palo Brea Acacia	<i>Acacia willardiana</i>
	Mimosa/Silk Tree	<i>Albizia julibrissin</i>
	Blue Palo Verde	<i>Cercidium floridum floridum</i>
	Foothill Palo Verde	<i>Cercidium microphyllum</i>
	Palo Brea /Sonoran Palo Verde	<i>Cercidium praecox praecox</i>
	Desert Willow	<i>Chilopsis linearis arcuata</i>
	Golden Ball Lead Tree	<i>Leucaena retusa</i>
	Palo Blanco/Baja Lysiloma	<i>Lysiloma candidum</i>
	Desert Fern	<i>Lysiloma microphyllum thornberi</i>
	Desert Ironwood	<i>Olneya tesota</i>
	Texas Ebony	<i>Pithecellobium flexicaule</i>
	Mexican Ebony	<i>Pithecellobium mexicanum</i>
	Chilean Mesquite	<i>Prosopis chilensis</i>
	Honey Mesquite	<i>Prosopis glandulosa</i>
	Western Honey Mesquite	<i>Prosopis glandulosa torreyana</i>
	Screwbean Mesquite	<i>Prosopis pubescens</i>
	Velvet Mesquite	<i>Prosopis velutina</i>
Argentine Mesquite	<i>Prosopis alba</i>	
Mescal Bean/Texas Mtn. Laurel	<i>Sophora secundiflora</i>	
Tipu Tree/Pride of Bolivia	<i>Tipuana tipu</i>	
Agave	Cowshorn Agave	<i>Agave bovicornuta</i>
	Marginata Agave	<i>Agave americana "marginata"</i>
	Mescal Ceniza Agave	<i>Agave colorata</i>
	Murphey's Agave	<i>Agave murpheyi</i>
	Octopus Agave	<i>Agave vilmoriniana</i>
	Huachuca/Gentry's Agave	<i>Agave Parryi</i>
	Royal	<i>Agave victoriae-reginae</i>
	Smooth-edged/Weber's Agave	<i>Agave weberi</i>
Aloe	Medicinal Aloe/Aloe Vera	<i>Aloe barbadensis</i>
	Cape Aloe	<i>Aloe ferox</i>

**SIERRA ESTATES  
DESIGN GUIDELINES**

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<b>Aloe (cont'd)</b>	Tree Aloe	<i>Aloe mariothii</i>
	African Aloe	<i>Aloe saponaria</i>
	Coral Aloe	<i>Aloe striata</i>
<b>Cacti</b>	Saguaro Cactus	<i>Carnegiea gigantea</i>
	Hildmann's Cereus	<i>Cereus hildmannianus</i>
	Golden Barrel Cactus	<i>Echinocactus grusonii</i>
	Engelmann's Hedgehog Cactus	<i>Echinocereus engelmannii</i>
	Compass Barrel Cactus	<i>Ferocactus cylindraceus</i>
	Fishhook Barrel Cactus	<i>Ferocactus wislizenii</i>
	Buckhorn Cholla	<i>Opuntia acanthocarpa</i>
	Beavertail Prickly Pear	<i>Opuntia basilaris</i>
	Teddy Bear Cholla	<i>Opuntia bigelovii</i>
	Purple Prickly Pear	<i>Opuntia macrocentra</i>
	Englemann's Prickly Pear	<i>Opuntia phaecantha</i>
	Robust Prickly Pear	<i>Opuntia robusta</i>
	Blind Prickly Pear	<i>Opuntia rufida</i>
	Santa Rita Prickly Pear	<i>Opuntia santa-rita</i>
	Mexican Organ Pipe	<i>Pachycereus marginatus</i>
Trichocereus	<i>Trichocereus candicans</i>	
<b>Ocotillo</b>	Ocotillo Macho, Chunari	<i>Fouquieria macdougalii</i>
	Ocotillo	<i>Fouquieria splendens</i>
<b>Yucca</b>	Spanish Bayonet/Dagger Plant	<i>Yucca aloifolia</i>
	Banana Yucca	<i>Yucca baccata</i>
	Joshua Tree	<i>Yucca brevifolia</i>
	Soaptree Yucca	<i>Yucca elata</i>
	Spanish Dagger/Palm Lily	<i>Yucca gloriosa</i>
	Curveleaf/Pendulous Yucca	<i>Yucca recurvifolia</i>
	Blue Yucca	<i>Yucca rigida</i>
Beaked, Bearded Yucca	<i>Yucca rostrata</i>	
<b>Shrubs and Ground Covers</b>	Fern Acacia	<i>Acacia angustissima</i>
	Leather Leaf Acacia	<i>Acacia craspedocarpa</i>
	Catclaw Acacia	<i>Acacia greggii</i>
	Triangle-Leaaf Bursage	<i>Ambrosia deltoidea</i>
	Bluestem Prickly Poppy	<i>Argemone pleiacantha</i>
	Desert Milkweed	<i>Asclepias subulata</i>
	Four Wing Salt Bush	<i>Atriplex canescens</i>
	Desert Holly	<i>Atriplex hymenelytra</i>
	Quail Bush/Brewer's Salt Bush	<i>Atriplex lentiformis breweri</i>
	Salt Bush	<i>Atriplex mulleri</i>
	Old Man Salt Bush	<i>Atriplex nummularia</i>
Desert Salt Bush	<i>Atriplex polycarpa</i>	
Desert Marigold	<i>Baileya multiradiata</i>	

**SIERRA ESTATES  
DESIGN GUIDELINES**

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**Shrubs and  
Ground  
Covers  
(cont'd)**

Yellow Bird of Paradise	<i>Caesalpinia gilliesii</i>
Mexican Bird of Paradise	<i>Caesalpinia mexicana</i>
Palo Colorado	<i>Caesalpinia platyloba</i>
Red Bird of Paradise	<i>Caesalpinia pulcherrima</i>
Copper Bird of Paradise	<i>Caesalpinia pumila</i>
Baja Fairy Duster	<i>Calliandra californica</i>
La Paz Fairy Duster	<i>Calliandra penninsularis</i>
Crucifixion Thorn	<i>Canotia holacantha</i>
New Zealand Cassia	<i>Cassia candoleana</i>
Candle Bush	<i>Cassia circinnata</i>
Senna/Cassia	<i>Cassia purpusii</i>
Shrubby Senna	<i>Cassia wislizenii</i>
Sturts Desert Peas	<i>Clanthus formosus</i>
Bush Morning Glory	<i>Convolvulus cneorum</i>
Little Leaf Cordia	<i>Cordia parviflora</i>
Silver Bush	<i>Dalea bicolor argyrea</i>
Trailing Indigo Bush	<i>Dalea greggii</i>
Bush Dalea	<i>Dalea pulchra</i>
Indigo Bush/Wislizenii's Dalea	<i>Dalea wislizeni</i>
Desert Spoon	<i>Dasyilirion wheeleri</i>
Hop Bush	<i>Dodonaea viscosa</i>
Golden Fleece Dahlberg Daisy	<i>Dyssodia pentachaeta</i>
Brittlebush	<i>Encelia farinosa</i>
Mexican Gold Poppy	<i>Eschscholzia mexicana</i>
Coahuilan/Giant Herperaloe	<i>Herperaloe funifera</i>
Coral Yucca/Red Yucca	<i>Herperaloe parviflora</i>
Angelita Daisies	<i>Hymenoxys acaulis</i>
Desert Lavender	<i>Hyptis emoryi</i>
Red Mex. Honeysuckle	<i>Justiica candicans</i>
Chuparosa	<i>Justicia californica</i>
(N. American) Creosote Bush	<i>Larrea tridentata</i>
(S. American) Creosote Bush	<i>Larrea divaricata</i>
Desert Goldfields/Fly Flower	<i>Lasthenia chrysostoma</i>
Blackfoot Daisy	<i>Melampodium leucanthum</i>
Velvet Pod Mimosa	<i>Mimosa dysocarpa</i>
Bamboo Muhly	<i>Muhlenbergia dumosa</i>
Bull Grass	<i>Muhlenbergia emersleyi</i>
Deer Grass	<i>Muhlenbergia rigens</i>
Trailing Myoporum	<i>Myoporum parvifolium</i>
Mexican Evening Primrose	<i>Oenothera berlandieri</i>
Desert Beard Tongue	<i>Penstemon species</i>
Desert Scrub Oak	<i>Quercus turbinellia</i>
Golden Crucifier	<i>Rallistroemia grandiflora</i>
Sonoran Desert Ruellia	<i>Ruellia californica</i>
Desert Ruellia/Baja Ruellia	<i>Ruellia penninsularis</i>
Blue Chihuahuan Sage	<i>Salvia chamaedryoides</i>

**SIERRA ESTATES  
DESIGN GUIDELINES**

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<b>Shrubs and Ground Covers (cont'd)</b>	Mealy Cup Sage	<i>Salvia farinacea</i>
	Red Chihuahuan Sage	<i>Salvia greggii</i>
	Green Feathery /Desert Senna	<i>Senna artemisioides filifolia</i>
	Texas Senna/Two-Flowered Senna	<i>Senna biflora</i>
	Golden Wonder Senna	<i>Senna goldmannii</i>
	Sturts Senna	<i>Senna sturtii</i>
	Feathery Senna	<i>Senna artemisioides</i>
	Silver Senna	<i>Senna artemisioides petiolaris</i>
	Joboba	<i>Simmondsia chinensis</i>
	Arizona Sophor/AZ Mescal Bean	<i>Sophora arizonica</i>
	Mescal Bean/Texas Mtn. Laurel	<i>Sophora secundiflora</i>
	Desert Globe Mallow	<i>Sphaeralcea ambigua</i>
	Orange Bell	<i>Tecoma orange</i>
	Yellow Bell	<i>Tecoma stans</i>
	Arizona Rosewood	<i>Vauquelinia californica</i>
	Pink Verbena/Peruvian Hybrids	<i>Verbena peruviana</i>
	Rock Verbena/Moss Verbena	<i>Verbena pulchella "gracilior"</i>
	Hummingbird Trumpet Bush	<i>Zauschneria californica</i>
	California Fuchsia	<i>Zauschneria californica latifolia</i>
	Prairie Zinnia/Rocky Mtn. Zinnia	<i>Zinnia grandiflora</i>
Australian Salt-Bush	<i>Xylosma species</i>	

**LUSH LANDSCAPE PLANT LIST**

	<u>Common Name</u>	<u>Botanical Name</u>
<b>Palm Trees</b>	Queen Palm	<i>Arecastrum romanzoffianum</i>
	Mexican Blue Palm	<i>Brahea armata</i>
	Windmill Palm	<i>Chamaerops fortunei</i>
	Mediterranean Fan Palm	<i>Chamaerops humilis</i>
	Sago Palm	<i>Cycas revoluta</i>
	Date Palm	<i>Phoenix dactylifera</i>
	Pigmy Date Palm	<i>Phoenix roebelenii</i>
	California Fan Palm	<i>Washingtonia fillifera</i>
	Mexican Fan Palm	<i>Washingtonia robusta</i>
<b>Other Trees</b>	Camphor Tree	<i>Cinnamomum camphora</i>
	Citrus Trees	<i>(Various species)</i>
	Bottle Tree	<i>Brachychiton populneus</i>
	Sissoo Tree	<i>Dalbergia sissoo</i>
	Compact Indian Laurel Fig	<i>Ficus microcarpa nitida</i>
	Ash Trees	<i>Fraxinus species</i>
	Jacaranda	<i>Jacaranda mimosifolia</i>
	Arcadia Juniper	<i>Juniperus "arcadia"</i>
	Swan Hill Olive (fruitless)	<i>Olea europaea "swan hill"</i>
	Evergreen Pear	<i>Pyrus kawakamii</i>
Holly Oak	<i>Quercus ilex</i>	

**SIERRA ESTATES  
DESIGN GUIDELINES**

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<b>Other Trees (cont'd)</b>	Cork Oak	<i>Quercus suber</i>
	Southern Live Oak	<i>Quercus virginiana</i>
	California Pepper Tree	<i>Schinus molle</i>
	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>
	Evergreen Elm	<i>Ulmus parvifolia</i>
<b>Shrubs and Ground Covers</b>	Asparagus Fern	<i>Asparagus densifl. "sprengeri"</i>
	Bougainvillea	<i>Bougainvillea species</i>
	Natal Plum	<i>Carissa macrocarpa</i>
	Hibiscus	<i>Hibiscus species</i>
	Mint Julep Juniper	<i>Juniperus chinensis</i>
	Creeping Juniper	<i>Juniperus horizontalis</i>
	Gold Mount, Purple or Confetti	<i>Lantana species</i>
	Prostrate myoporum	<i>Myoporaceae parvifolium</i>
	Dwarf Oleander	<i>Nerium oleander</i>
	Fountain Grass	<i>Pennisetum setaceum</i>
	Mock Orange	<i>Pittosporum tobira</i>
	Indian Hawthorn	<i>Rhaphiolepis indica</i>
	Rosemary	<i>Rosemary officinalis</i>
	Lavender Cotton	<i>Santolina chamaecyparissus</i>
	Cape Honeysuckle	<i>Tecomaria capensis</i>
Star Jasmine	<i>Trachelospermum jasminoides</i>	

**PROHIBITED PLANT LIST**

	<u>Common Name</u>	<u>Botanical Name</u>
<b>Trees</b>	Cypress	<i>Cupressus species</i>
	False Cypress	<i>Chamaecyparis species</i>
	Olive (fruiting)	<i>Olea europaea</i>
	Mexican Palo Verde	<i>Parkinsonia aculeata</i>
	Poplars and Cottonwoods	<i>Populus species</i>