

***DESIGN
GUIDELINES***

THE GARDENS AT SOUTH MOUNTAIN

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ARCHITECTURAL REVIEW COMMITTEE
DESIGN GUIDELINES***

Dated: May 1, 2005
Modified June 2020

ARCHITECTURAL REVIEW PROCESS

In accordance with the Declaration of Covenants, Conditions and Restrictions for The Gardens at South Mountain Community Association (the "Declaration"), the Board of Directors has adopted the following Guidelines for Architectural Improvements (the "Design Guidelines" or "Guidelines") which shall apply to all Lots within The Gardens at South Mountain, provided, however, that the Developer shall be exempt from the provisions hereof in connection with the construction and sale of the residences upon the Lots.

Each Lot owner should read, review and make himself acquainted with these Design Guidelines as the same may be amended from time-to-time by the Board of Directors, as well as the Declaration of Covenants, Conditions and Restrictions for The Gardens at South Mountain. These documents are intended to enhance property values and the high standards of development that exist within The Gardens at South Mountain. The Guidelines are established to provide aesthetic and architectural controls for modifications or additions to the Lots or the improvements thereon, and to assist residents in preparing an application to the Architectural Committee for such modifications or additions or any other structural or landscape improvements. **EXCEPT AS OTHERWISE EXPRESSLY PROVIDED FOR HEREIN, FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE.** Even if the modification, addition or alteration is identical to another that has been approved, it must be submitted for approval. Because each situation may have different conditions, e.g., different locations, physical conditions or any inconsistency between these Guidelines and the Declaration, the Declaration shall control. All architectural approvals will be conditioned upon compliance with applicable City codes, as well as the Declaration. In the event of any conflict between the requirements set forth in the Declaration and any city codes, the more restrictive shall govern and prevail.

APPLICATION PROCEDURE

Submittal:

Prior to commencing any modifications, alterations, or additions to the Lot or improvements thereon constructed or installed by the Developer, which are Visible From Neighboring Property, and any other actions which specifically require Architectural Review Committee approval pursuant to the Declaration, an Application shall be submitted for approval as provided for herein.

Application and plans (which will be kept on file with the Association) should be mailed to the following address, or such other address as the Association may designate:

The Gardens at South Mountain Community Association
C/O Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048

The following information should be included:

1. Application Form: A completed application form (copies of which can be obtained from the management office).
2. Plot Plans and Specifications: A site plan showing the site layout and placement of all proposed structures and improvements, the structural design, dimensions, exterior elevations, exterior materials and colors for all structures and improvements, landscaping, drainage, exterior lighting, and other features of the proposed construction. The site plan shall also include property lines (setbacks) and all measurements must be written on the plans.
3. Elevation Plan: Plan showing finished appearance of addition, alteration or modification in relation to existing dwelling. An accompanying photograph of the proposed locations would be helpful.

All buildings and structures erected within The Gardens at South Mountain, and the use and appearance of all land within The Gardens at South Mountain, including landscaping, shall comply with all applicable City of Phoenix zoning and code requirements, as well as the Declaration, these Standards and Procedures, and any guidelines adopted in connection therewith.

Review - Approval and/or Disapproval:

The Architectural Committee shall, within forty-five (45) days after receipt of each submission of the Application and Plans, advise the party submitting the same, in writing, at an address specified by such party at the time of the submission of the Application and Plans, of (i) the approval of the Plans, or (ii) the disapproval of the Plans, specifying the portions or features of the Plans which are objectionable. The Architectural Committee may make suggestions for curing such objections. In the event the Architectural Committee fails to advise the submitting party by written notice within the time set forth above of either the approval or disapproval of the Plans, the applicant may give the Architectural Committee written notice of such failure to respond and stating that unless the Architectural Committee responds within ten (10) days of receipt of such notice, approval shall be deemed granted and, upon such further failure, approval shall be deemed to have been given. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the Guidelines unless a variance has been granted in writing. Such notice shall be deemed to have been given at the time the envelope containing such notice, properly addressed, and postage prepaid, is deposited with the U. S. Postal Service, registered or certified mail, return receipt requested. Personal delivery of such written notice shall, however, be sufficient and shall be deemed to have been given at the time of delivery.

The Architectural Committee may consider (but shall not be restricted to consideration of) material, quality of workmanship and design, visual and environmental impact, ecological compatibility, topography, natural platforms and finish grade elevation, harmony of external design with surrounding structures and environment, location in relation to surrounding structures and plant life, as well as compliance with the Guidelines and architectural merit. Decisions may be based on purely aesthetic considerations. Each Owner acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability and/or attractiveness of particular improvements.

The standards and procedures established by the Guidelines and Declaration regarding the approval of work are intended to provide a mechanism for maintaining and enhancing the overall aesthetics of the property but shall not create any duty to any person.

NEITHER DECLARANT, SF I PROPERTIES (BASELINE) LIMITED PARTNERSHIP, NOR THE ARCHITECTURAL COMMITTEE SHALL BEAR ANY RESPONSIBILITY FOR ENSURING THE STRUCTURAL INTEGRITY OR SOUNDNESS OF APPROVED CONSTRUCTION OR MODIFICATIONS, NOR FOR ENSURING COMPLIANCE WITH BUILDING CODES AND OTHER GOVERNMENTAL REQUIREMENTS, NOR FOR ENSURING THAT ALL STRUCTURES AND IMPROVEMENTS CONSTRUCTED WITHIN THE PROPERTY ARE OF COMPARABLE QUALITY, VALUE, OR SIZE, OR OF SIMILAR DESIGN. NEITHER DECLARANT, SF I PROPERTIES (BASELINE) LIMITED PARTNERSHIP, THE ASSOCIATION, THE BOARD, THE ARCHITECTURAL COMMITTEE, NOR ANY MEMBER, OFFICER, OR DIRECTOR

OF ANY OF THE FOREGOING SHALL BE HELD LIABLE FOR SOIL CONDITIONS, DRAINAGE PROBLEMS OR OTHER GENERAL SITE WORK, NOR FOR DEFECTS IN ANY PLANS OR SPECIFICATIONS SUBMITTED, REVISED OR APPROVED HEREUNDER, NOR FOR ANY STRUCTURAL OR OTHER DEFECTS IN WORK DONE ACCORDING TO APPROVED PLANS, NOR FOR ANY INJURY, DAMAGES, OR LOSS ARISING OUT OF THE MANNER, DESIGN OR QUALITY OF APPROVED CONSTRUCTION OR MODIFICATIONS TO ANY LOT.

Approval Expiration:

If construction does not commence on any work for which approval has been granted within three (3) months after the date of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the Plans for reconsideration prior to commencing such work.

Construction Period:

All work shall be completed within six (6) months of commencement or such other period as may be specified in the notice of approval, unless completion is delayed due to causes beyond the reasonable control of the Owner, as determined in the sole discretion of the Architectural Committee.

No Waiver of Future Approvals:

Each Owner acknowledges that the persons reviewing applications for approval of work will change from time-to-time and that opinions of aesthetic matters, as well as interpretation and application of the Guidelines, may vary accordingly. In addition, each Owner acknowledges that it may not always be possible to identify objectionable features of proposed work until the work is completed, but the Architectural Committee may refuse to approve similar proposals in the future. Approval of the proposals, plans and specifications, or drawings from any work done or proposed, or in connection with any matter requiring approval, shall not be deemed a waiver of the right to withhold approval as to any similar proposals, plans and specifications, drawings or other matters whatever subsequently or additionally submitted for approval.

Variance:

The Architectural Committee may, but shall not be required to, authorize variances from compliance with any of the provisions of the Guidelines when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances exist and no Owner shall have any right to demand or obtain a variance, regardless of the circumstances. No variance shall (i) be effective unless in writing; (ii) be contrary to the Declaration or city

codes; or (iii) estop the Architectural Committee from denying a variance in other circumstances.

Appeal:

Any appeal of the Architectural Committee's decision must be submitted in writing to the Board of Directors, The Gardens at South Mountain Community Association, C/O Vision Community Management, 16625 S Desert Foothills Pkwy, Phoenix, AZ 85048, within thirty (30) days following the date of mailing of the Architectural Committee's decision.

Enforcement:

Any work performed in violation of or in a manner inconsistent with the approved Plans shall be deemed to be nonconforming. Upon written request from the Board or Declarant, Owners shall, at their own cost and expense, promptly correct any nonconforming condition or remove any nonconforming structure or improvement and restore the property to substantially the same condition as existed prior to the nonconforming work. Should an Owner fail to remove and restore as required, the Board, SF I Properties (Baseline) Limited Partnership, Declarant or their designees shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as previously existed and any such action shall not be deemed a trespass. Upon demand, the Owner shall reimburse all costs incurred by any of the foregoing in exercising its rights under this paragraph. The Association may assess a reasonable fine and any costs incurred in taking enforcement action under this paragraph, together with interest at the maximum rate then allowed by law, against the benefited Lot as an Assessment.

SF I Properties (Baseline) Limited Partnership, Declarant and the Association, acting separately or jointly, may preclude any contractor, subcontractor, agent, employee, or other invitee of an Owner who fails to comply with the terms and provisions of the Declaration and the Guidelines from continuing or performing any further activities on the property. In such event, neither SF I Properties (Baseline) Limited Partnership, Declarant, the Association, nor their officers, directors or agents shall be held liable to any person for exercising the rights granted under this section.

In addition to the foregoing, SF I Properties (Baseline) Limited Partnership, Declarant or the Association shall have the authority and standing to pursue all legal and equitable remedies available to enforce the provisions of the Declaration and the decisions of the Architectural Committee.

STANDARDS AND PROCEDURES

LANDSCAPE GUIDELINES

MAINTENANCE

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash.

HARDSCAPE

Any hardscape items proposed for front yard installation must be approved by the committee. Hardscape items that will be Visible From Neighboring Property in the rear yard will also require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls, and fountains.

ROCK AND GROUND COVER

If decomposed granite or other landscape rock is used, it must be screened or washed half (0.5) inch or larger natural earth tones such as " Table Mesa Brown or Castle Brown." Artificially colored (blue, green, other bright colors and white) rock(s) or granite is prohibited. All rock areas should be treated with a pre-emergent weed control at regular intervals to retard weed growth. River rock shall be three (3) to six (6) inches in diameter. River rock may only be used where approved by the Architectural Committee or where originally located by the builder.

FINE GRADING AND MOUNDING

Fine grading is a critical aspect of landscaping. Each lot has been graded in such a way that all storm water will drain away from the house. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the city grading and drainage plan. Any mounding should appear natural.

WATER FEATURES, STATUARY, ETC.

Items such as fountains, statuary, etc. are permissible within the rear yard and do not require submittal to the committee, except on lots with viewing fences unless such items are Visible From Neighboring Property. Such items must always be approved by the committee for installation in the front yard. It is recommended that water features be chlorinated. The committee reserves the right to limit the size and quantity of statuary in the front yard, as well as the rear yards with viewing fences. Statuary must be of earth tones, no painted finishes, and must be approved before being placed in the front or rear yards with viewing fencing.

LIGHTING

Lighting, other than that put in by the builder, must be approved by the committee. The following outlines the minimum standards for lighting:

- 1. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Light that creates a glare visible from other lots is prohibited.
- 2. Light fixtures shall not exceed an illumination intensity of more than one (1) foot-candle.
- 3. Power is measured from the closest lot line.

PLANT REQUIREMENTS

Within ninety (90) days of the date of closing, the owner of the Lot shall complete installation and irrigation improvements in compliance with The Declaration and the following guidelines as adopted and amended from time to time, in that portion of the Lot which is between the street(s) adjacent to the Lot and the exterior wall of the residential unit or any wall separating the side or back yard of the Lot from the front yard of the Lot. Backyards which are visible from common areas shall also adhere to this installation time frame.

MINIMUM PLANT REQUIREMENTS

PLANT TYPE	SIZE
Trees	24" in box
Shrubs or Cactus	5 gal
Shrubs	1 gal
Ground Cover	1 gal

- 1. Select plants for alternating seasons of display and color where feasible.
- 2. Homeowners are to select low shrubs/groundcover along driveway and street frontages to maintain visibility. Plants exceeding 2'0" in mature height shall be located at least 8'0" feet back from public sidewalks or curbs.
- 3. Surface select boulders may be grouped in clusters of varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3' in height and shall have a natural oval character that is compatible with specific decomposed granite (0.5" screened table mesa gold). Colored and lava rocks are prohibited.
- 4. Homeowners may use low voltage lighting to highlight entry walks or accentuate trees where approved. Colored bulbs and lenses are prohibited. Light source shall be adjusted to minimize glare on adjacent properties, common areas or streets.
- 5. Ornamentation such as driftwood, skulls, wagon wheels, sculptures, etc. are not permitted in front yards.
- 6. Special design features such as low walls, trellis, water features, or other structures must be approved in advance by the committee.
- 7. Only plants and sizes found on the approved plant list are permitted.

IRRIGATION

With an average rainfall of less than nine inches, most plant material requires a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Each homeowner should provide a complete irrigation system compatible with the front yard design. Time clocks should be cycled for efficient deep watering. Turf areas shall have spray irrigation with 100% head to head coverage, designed to minimize overspray onto any paved or granite areas. All supplemental plants should be watered by any underground drip system to provide deep watering.

ANTENNAS(Including but not limited to digital satellite systems)

Except otherwise permitted by Federal Regulation, no antenna or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be erected, used or maintained so as to be Visible From Neighboring Property. In all other cases, plans for the location and concealment of an antenna or any other device described herein must be submitted to and approved by the Architectural Committee.

Antenna concealment Standard & Procedures are as follows:

- The highest point of the satellite dish must be no higher than twelve (12) inches below the lowest fence elevations.
- The Architectural Committee reserves the right to conduct a final inspection and stipulate any further requirements to screen the dish according to the Declaration.

AWNINGS

Awnings will not be allowed in the front or sides of the structures. Awnings over windows shall be approved by the Architectural Committee and at a minimum shall be (1) canvas, (2) a solid color matching the exterior body or roof color on the home, (3) the same color on the inside and exterior face, and (4) installed only on the rear of the home.

BASKETBALL GOALS OR SIMILAR STRUCTURES

Basketball goals and similar equipment will not be permitted in the front or rear of the homes.

CHILDRENS' PLAY STRUCTURES

Plans for children's play structures must be submitted for approval because in most instances they protrude over the fence. This requirement is not intended to preclude play structures, but to assure that nothing unsightly is erected.

- The maximum height that will be considered for approval for pool ladders, swing sets and jungle gym equipment shall be eight (8) feet, excluding awning.
- Canvas awnings must be of an approved color blending with the color of the dwelling stucco.
- Wood may remain natural or must be painted to match the dwelling in color.
- The play structure can be placed no closer than five (5) feet to neighboring Lot lines.
- The play structure must be kept in a quality condition that will not detract from the high quality of the community.

FENCES AND WALLS (Including Decorative Walls)

Plans for new fences or walls or additions to existing structures must be submitted to the Architectural Committee for approval prior to construction. (This includes decorative walls.) All front-side walls must be stuccoed and painted to match the home.

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 homeowner will be required to maintain the addition in good repair. **Plans must include the proposed locations of the gutters and downspouts, the quality of materials to be used, warranty by the manufacturer and the name and telephone number of the installer.**

HVAC AND SOLAR PANELS (Including Evaporative Coolers)

No heating, air conditioning, evaporative cooling or solar collector panels may be installed, constructed or maintained upon any home without the prior written approval of the Committee. All units are to be ground-mounted so as not to be Visible From Neighboring Property.

PATIO COVERS

Plans for patio covers will be considered for approval. The following minimum standards are suggested:

Partial Shade Covers:

- Stucco columns or precast concrete columns must match those installed by the builder.
- Horizontal shading members: minimum 2 x 2 rough sawn, with a maximum overhang of six (6) inches past support.
- Horizontal support members: minimum 4 x 6 rough sawn or double 2 x 6 members.
- Color: to match existing trim.

Solid Patio Covers:

- Sloped patio cover with 4:12" and greater shall have tile to match existing dwelling.
- Asphalt shingles (including rolled shingles) are expressly prohibited.

POOLS AND SPAS

Plans for pools and spas on Lots bordering the common areas must be submitted for architectural approval. Plans for pool submittal should include the following:

- The location of the pool on the Lot.
- The finished floor height(s) of the pool deck.
- The location and proposed concealment of the pool equipment must be concealed by a block fence completed to match the dwelling in stucco texture and color.

The request must also include a statement as to how access will take place for construction. Perimeter "theme" walls on Lots bordering Association-landscaped areas may not be tom down. The Owner should check with the pool contractor concerning the municipal ordinance requirements on fencing and backwashing the pool. Installation of the pool may not adversely affect the drainage of water away from the foundation of the home.

If the Lot is not on a common-area Lot, the pool may be constructed without plan submittal, provided these Standards & Procedures are met.

SIGNS

No signs which are visible from streets or neighboring property shall be erected or maintained on any Lot, except signs required by legal proceedings, any identification sign for individual residences provided by the homebuilder, and a single "for sale" or "for lease" sign of standard size, which signs have been approved in advance by the Architectural Committee. Landscaping, pool signs, etc. must be removed when the work is complete.

Placement of "for sale" and "for lease" signs on perimeter theme walls or outside of the entry is prohibited.

STORAGE SHEDS AND TOOL SHEDS OR STRUCTURES

Prefabricated storage buildings are prohibited. Plans for buildings that match the construction of the dwelling will be considered for approval.

SUNSCREENS, WINDOW TINTING, WINDOW MATERIALS AND SECURITY/SCREEN DOORS

Clear aluminum (silver colored) screen material is prohibited, as are silver aluminum screen doors.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed.

No aluminum foil or paper, reflective coating that causes glare or a mirror effect, or bamboo window shade shall be placed in, on or over any windows. Interior window coverings should show as a shade of white from the outside, unless otherwise approved by the Committee. (Stained wood shutters or blinds or other decorator treatments of another compatible color may be considered.)

Bronze, charcoal or gray sunscreen material may be installed. The frame for window screens must match the existing window frames. As long as this guideline is met and the sunscreens match the Frank Residential option in quality and professional installation, a sunscreen request form need not be submitted for approval.

When considering security or screen doors for approval, the Committee will be concerned about the quality of the door, its color, character and design. It would not be considered desirable if the door was ornate or cluttered or if the door clashed with the architectural theme of the homes. Screen doors shall be painted to match the door of the home. No character designs will be permitted. The Architectural Committee may provide a list of acceptable screen doors from which homeowners may select without requiring prior approval of the Committee.

APPROVED PLANT LIST

TREES

- CERCIDTIJM SPP. 'DESERT MUSEUM'
'DESERT MUSEUM' PALO VERDE
- THEVETIA PERUVIANA
YELLOW OLEANDER
- PITHICELOBIUM FLEXICAULI
TEXAS EBONY
- PRUNUS CERASIFERA
PURPLE LEAF PLUM
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
- GEDERA PARVIFLORA
AUSTRALIAN WILLOW
- PITTOSPURUM PHILLYRAEOIDES
WILLOW PITTOSPORUM
- EUCALYPTUS ERYTHROCORYS
RED-CAP GUM
- JACARONDA MIMOSIFOLLA
JACARANDA
- OLEA SPECIES - 'SWAN HILL' OR 'WILSONIA'
FRUITLESS OLIVE TREE
- BAUHINIA SPECIES
ORCHID TREE
- SCHINUS TEREHUNTHIFOLIUS
BRAZILIAN PEPPER TREE
- CHAMAEROPS HUMILLUS
MEDITERRANEAN FAN PALM
- PHOENIX ROEBELENI
PIGMY PALM
- TRACHYCARPUS FORTUNEI
WINDMILL PALM
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
- PROSOPIS GLANDULOSA
TEXAS HONEY MESQUITE
- PITHICELOBIUM FLEXICAULI
TEXAS EBONY
- PROSOPIS VELUTINA
NATIVE MESQUITE/VELVET MESQUITE
- OLNEYA TESOTA
IRONWOOD
- CAESALPINIA CACALACO
CASALOTE
- ACACIA ANUERA
MULGA
- ACACIA SALICINA
WILLOW ACACIA
- LAGERSTROMIA INDICA 'WATERMELON RED'
CRAPE MYRTLE
- DALBERGIA SISSOO
DALBERGIA
- LARGE ACCENT
YUCCA

- ACACIA STENOPHYLLA
SHOESTRING ACACIA
- QUERCUS VIRGINIANA 'FIESTA'
'FIESTA' LIVE OAK
- PHOE NIXDACTYLIFERA
DATE PALM (ALT: WASH. FILIFERA)
- ACACIA SMALLII
SWEET ACACIA

SHRUBS

- AGAVE WEBERI
WEBER AGAVE
- LEUCOPHYLLUM FRUTESCENS
GREEN CLOUD
- ABUTILON PALMERI
SUPERSTITION MALLOW
- ROSEMARINUS OFFICINALIS
UPRIGHT ROSEMARY
- ROSA SPECIES
ROSE
- LANTANA CAMARA
LANTANA
- PHOTINIA FRASER
FRASER PHOTINIA
- PLUMBAGO SCANDENS
'SUMMER SNOW'
- SALVIA CLEVELANDII
CHAPARRALSAGE
- POLIOMENTHA MADERENSIS
'LAVENDER SPICE'
- ROSEMARINUS OFFICINALIS
'TUSCAN BLUE'
- ENCELIA FARINOSA
BRITTLEBUSH
- TECOMA SPECIES
YELLOW BELLS
- SIMONDSIA CHINENSIS 'VISTA'
DWARF JOJOBA
- JUSTICIA SPECIES
JUSTICIA
- RAPHIOLEPIS INDICA
INDIAN HAWTHORN
- ROSA SPP. 'RED SIMPLICITY'
HEDGE ROSES - JACKSON PERKIN'S OR EQUAL
- HIBISCUS ROSA - SINENSIS
HIBISCUS
- ALYOGENE HUEGELII
BLUE HIBISCUS
- SALVIA GREGGII
RED SAGE
- TECOMA STANS
'GOLD STAR'
- EURYOPS PECTINATUS
BUSH DAISY
- TECOMARIA CARPENSIS
CAPE HONEYSUCKLE

- CARRISSA GRANDIFLORA
NATAL PLUM
- EREMOPHILA MACULATA
'VALENTINE'
- MUHLENBERGIA CAPILLARIS 'REGAL
MIST' DEER GRASS
- NERIUM OLEANDER 'PETITE PINK'
'PETITE PINK' OLEANDER
- DODONEA VISCOSA 'PURPUREA'
PURPLE HOPSEED BUSH
- RUELLIA PENINSULARIS
DESERT RUELLIA
- RUELLIA BRITTONIANA
BARRIO RUELLIA
- LEUCOPHYLLUM LANGMANIAE 'RIO
BRAVO' SAGE
- HESPERALOE FUNIFERA
GIANT HESPERALOE
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
- DASYLIRION WHEELER!
DESERT SPOON
- CYCAS REVOLUTA
SAGO PALM
- ZEXMENIA HISPIDA
DEVIL'S RIVER tm.
- BOUGAINVILLEA 'LA JOLLA'
'LA JOLLA' BOUGAINVILLEA

GROUNDCOVER / VINES

- RUELLIA BRITTONIANA 'KATIE'
'KATIE' RUELLIA
- LANTANA 'NEW GOLD'
'NEW GOLD' LANTANA
- VERBENA SPECIES
VERBENA
- GAZANIA SPP. 'SUN GOLD'
GAZANIA
- TEUCRIUM CHAMAEDRYS
GERMANDER
- VINCA MAJOR
PERIWINKLE
- SETCREASEA PALLIDA
PURPLE HEART PLANT
- OENOTHERA SPECIES
PRIMROSE
- HARDENBERGIA VIOLOCEA LILAC
VINE
- ANTIGONON LEPTOPUS
QUEEN'S WREATH
- DALEA SPECIES
'SIERRA GOLD' OR 'TRAJLING INDIGO'
- MYOPORUM PARVIFOLIUM
PROSTRATE MYOPORUM
- WEDEIA TRILOBATA
YELLOWDOT

- CONVULVULUS CNEORUM
BUSH MORNING GLORY / SILVER BUSH MORNING GLORY
- CONVULVULUS MAURITANICUS
GROUND MORNING GLORY
- LANTANA MONTEVIDENSIS
PURPLE TRAILING LANTANA
- MELANPODIUM LEUCANTHUM
BLACKFOOT DAISY
- CARPOBROTUS CHILENSIS
CHILEAN ICE PLANT
- VIGNA CARACALLA
SNAIL VINE
- PODRANEA RICASOLIANA
PINK TRUMPET VINE
- ROSA BANKSIAE
ALBOPLENA
- SANTOLINA CHAMAECYPARISSUS
LAVENDER COTTON
- TRADESCANTIA PALLIDA
PURPLE HEART
- BAILEYA MULTIRADIATA
DESERT MARIGOLD
- DALEA CAPITATA
'SIERRA GOLD'
- CARISSA GRANDIFLORA 'TUTTLE'
TUTTLE'S NATAL PALM
- LIRIOPE MUSCARI
LILYTURF
- ZEPYRANTHES CANDIDA
WHITE RAIN LILY
- ACACIA REDLOLENS 'D. CARPET'
'DESERT CARPET' TRAILING ACACIA tm.
- MACFADYENI UNGUIS CATI
CAT'S CLAW ACACIA

ACCENTS

- AGAVE DESMETTIANA
- YUCCA RECURVIFOLIA 'HINVARGAS'
MARGARITAVILLE YUCCA (HINES NURSERY OR EQUAL)
- YUCCA RECURVIFOLIA
CURVED LEAF YUCCA
- DASYLIRION WHEELER!
DESERT SPOON
- MUHLENBERGIA CAPILLARIS
'REGAL MIST'
- YUCCA ALOIFOLIA
SPANISH BAYONET
- CEREUS PERUVIANUS
PERUVIAN APPLE CACTIJS
- PACHYCEREUS (STENOCEREUS) MARGINATUS
MEXICAN ORGAN PIPE
- LOPHOCEREUS SCHOTITI
TOTEM POLE CACTIJS
- ASCLEPIAS SUBULATA
DESERT MILKWEED
- YUCCA RIGIDA

- BULBINE FRUTESCENS
'YELLOW' BULBINE
- AGAPANTHUS AFRICANUS 'PETER PAN'
DWARF LILY OF THE NILE
- CYCAS REVOLUTA
SAGO PALM
- SALVIA FARINACEA
BLUE SAGE
- DIETES VEGETA
FORTNIGHT LILY

GRASSES

- PENNISETIUM SETACEUM CUPREUM
PURPLE FOUNTAIN GRASS
- MUHLENBERGIA SPECIES

PERENNIALS

- AGAPANTHUS SPECIES
LILY OF THE NILE
- DIETES BICOLOR OR VEGETA
FORTNIGHT LILY
- LAVENDULA SPECIES
LAVENDER
- SANTOLINA SPECIES
SANTOLINA
- ABRONIA VILLOSA
SAND VERBENA
- DIMORPHOTHECHA SINUATA
AFRICAN DAISY
- BAILEYA MULTIRADIATA
DESERT MARIGOLD
- PENSTEMON SPECIES
PENSTEMON
- SPHAERALCEA AMBIGUA
DESERT GLOBEMALLOW
- GUARA LINDHETHIERI
GUARA
- AQUILEGIA CHR. YSANTHA
GOLDEN-SPURRED COLUMBINE
- HEMEROCALLIS SPECIES
DAYLILY
- ZINNIA GRANDIFLORA AND ACEROSA
PRAIRIE OR DESERT ZINNIA
- ZEPHYRANTHES SPECIES
RAIN LILY
- SALVIA SPECIES
SAGE
- ZAUSCHNERIA CALIFORNICA
HUMMINGBIRD TRUMPET
- MELAMPodium LEUCANTHIUM
BLACKFOOT DAISY

These Architectural Guidelines may be amended by the Architectural Committee from time-to-time. Additional restrictions or limitations may be set forth in the Declaration or City Codes. Applications will not be deemed approved until such time as approval has been granted by the Architectural Committee.