

DESIGN AND LANDSCAPE GUIDELINES  
AND  
RULES AND REGULATIONS  
FOR MOUNTAIN RANCH COMMUNITY ASSOCIATION  
REVISED August 2022

These Design and Landscaping Guidelines and Rules and Regulations are referred to herein as the “Design Guidelines”.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, MODIFICATION, OR INSTALLATION OF ANY IMPROVEMENT TO YOUR PROPERTY, PLANS MUST BE SUBMITTED TO THE MOUNTAIN RANCH COMMUNITY ASSOCIATION PER SECTION REQUIREMENTS BELOW. NO CONSTRUCTION, MODIFICATION OR WORK OF ANY KIND SHALL BE COMMENCED WITHOUT THE PRIOR, WRITTEN APPROVAL OF THE DESIGN REVIEW COMMITTEE (“Committee”). In the event there is no Committee, the Board of Directors shall undertake the Committee’s responsibilities.

PLEASE KEEP ALL DOCUMENTATION FOR YOUR RECORDS.

While the Committee will attempt to review architectural application as soon as is practicable, the Committee will make its decision within (sixty) 60 days of the architectural submission. Incomplete or noncompliant applications shall not be considered “submitted” for review and the time for review shall not begin to run until a complete and properly filled out architectural application is submitted. The decisions of the Committee shall be final on all matters submitted to it pursuant to the Declaration and these Design Guidelines.

### ***DESIGN GUIDELINES***

- **Antennas. Cable TV. Satellite Dishes**

The Federal Communications Commission Over the Air Reception Devices Rule (“FCC Rule”) governs Direct Broadcast Satellite dishes (DBS) less than (one) 1 meter in diameter, multichannel multipoint distribution reception devices (wireless cable) and traditional television broadcast antennae (hereinafter referred to as “DBS Devices”) Prior approval is not required for DBS Devices.

This section of the Design Guidelines does not apply to satellite dishes that are greater than 1 meter in diameter or other types of antennas not covered by the FCC Rule. Satellite dishes and antennas not subject to or covered by the FCC Rule are prohibited pursuant to Section 5.10 of the Declaration.

All DBS Devices must be installed in the least obtrusive manner possible. Specifically, the goal of these guidelines is to have as many DBS Devices as possible ground mounted or otherwise obscured from view from adjacent property, streets or common areas.

The preferred installation locations for DBS Devices are as follows in descending order of preference:

- Every effort must be made to keep all DBS Devices within the confines of the back yard fencing and not visible from the street.
- A location in the back yard of the Lot where the DBS Device will be screened from view by landscaping or other improvements.
- An unscreened location in the back yard of the Lot, below the fence line;
- On the roof, on the back of the house;

- All cables must be securely attached to the home or mounting structure and tucked under fascia where possible. Exposed cables must be painted the appropriate home color scheme to blend in with the home.
- DBS Devices that are no longer in active use must be removed, along with their associated wiring and mounting mechanisms. If there is more than 1 DBS Device on the property, Resident are subject to providing proof as to their “active use” to the property management company (such as a billing statement showing the active contract of more than one unit), or Satellite Dishes may be subject to required removal.

Even though the Federal government has mandated that "advance approval" of satellite dishes cannot be required, it allows associations to promulgate certain aesthetic regulations. Therefore, DBS Device and associated wires/cables which are visible from neighboring property or the street, shall be painted the same color as the exterior of the home.

- **Awnings**

Awnings over all windows shall be canvas or similar material, of solid color on both sides which matches the color of the body of the exterior of the home or roof color and shall be installed only on the side and / or rear of the home. Owner is responsible for the maintenance and repair of awnings. Mountain Ranch Community Association retains the right to determine when an awning must be repaired and / or replaced due to weathering.

- **Basketball Goals (see CC&R’s Exhibit B)**

- Only free standing pole-mounted backboard and goals are acceptable. Backboards shall not be attached to the house, garage, or roof.
- Basketball poles must be painted to match house or trim color or be factory black.
- Fixed Poles must be set in the ground permanently, and must be centered between garage wall and back of sidewalk.
- Backboards must be of a predominantly a neutral color (black, grey, or white) or match the house or trim color. Clear Plexiglas or glass backboards are acceptable.
- Portable or temporary goals are acceptable; however, they must be removed from visibility after play has ceased (a goal may not remain out overnight).
- All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and / or peeling paint, etc., constitute grounds for fines and / or removal.
- Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
- The Owner of the Lot with the basketball pole backboard is fully responsible for ball containment on his property. Any damage to neighboring property or landscaping from basketballs shall be the property Owner’s (with the goal or standards) responsibility to repair or replace.

- **Chimneys**

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

- **Decorative Items**

Except as otherwise set forth below, no decorative items shall be placed or installed in the front yard of a home without the prior, written approval by the Design Review Committee. Decorative items in rear yard that are visible from Common Areas must be submitted for approval by the Design Review Committee. The Committee reserves the right to require removal of decorative items on property based on size, quantity, color, and location and any other criteria that the Committee/Board may determine.

All decorative items must be maintained in good condition and repair at all times, or will be subject to fines and removal.

### **1. Seasonal and Decorative Flags/Banners**

Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags and banners must be removed within thirty (30) days after the date of the holiday to which the flag or banner pertains. Flags and banners must be maintained in good condition at all times. Torn, ripped, faded flags or banners constitute grounds for fines and/or removal. Flags and banners shall not be offensive to the members of the Association. The Board of Directors shall make this determination at its sole discretion.

### **2. Holiday Decorations**

Holiday decorations (including lights) may be installed thirty (30) days prior to the holiday or after the Thanksgiving Holiday for Christmas decorations and must be removed within thirty (30) days after the holiday. Holiday decoration displayed in such manner do not require prior approval.

### **3. Decorative Art on Houses**

Decorative art on houses shall be neutral / natural in color. Dimensions of decorative art shall be no greater than three (3) feet in length, width, and diameter.

### **4. Water Features, Statuaries, Decorative Pots, Etc.**

Items such as fountains, statuaries, decorative pots, etc., are permissible within the front and rear yard and do not require submission to the Design Review Committee, if they are within the following guidelines. Any requested deviations to the guidelines must receive approval from the Design Review Committee.

- There may be a maximum 6 statuaries, not to exceed twenty-four (24) inches in height, and must be of earth tones, OR...
- There may be a maximum of 8 decorative pots, not to exceed thirty-six (36) inches in height, and must be of earth tones, OR...
- There may be a combined total maximum of 9 decorative pots and statuaries, with the same preceding requirements.
- There may be one (1) water fountain/feature, not to exceed three (3) feet in height or two (2) not to exceed three (2) feet each, and water features should be treated so that it cannot breed mosquitoes or other insects.
- All items must be properly maintained, or may be subject to violations, fines and / or removal.

### **• Driveway Extensions**

Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood.

- Only driveway extensions located in the side yard of the property will be considered.
- Submittals must include a plat map with exact Lot dimensions and the locations and dimensions of the proposed extension with applicable drainage pattern.
- All extensions must end at least one (1) foot from the side property line. The area between the extension and the Lot line must be landscaped with the same groundcover used in the front yard or material approved by the Design Review Committee.
- Driveway extension may be curved to meet the driveway or may extend straight to the sidewalk. However, neither the sidewalk nor curbing may be altered or removed in any way.
- Approved driveway extension shall be concrete pursuant to Section 5.6 of the Declaration.

- All driveway extension construction must follow industry standard construction practices and materials and must be submitted to the Design Review Committee for approval.
- Driveway extensions must be a solid fill area; tire strips and / or runners are not allowed.
- Driveway extensions must be properly maintained in good condition and repair, free of cracks, and be free from wheel rut or pooling on surfaces. Visible wheel ruts, cracks or pooling on surfaces must be repaired and are subject to violations and / or fines.
- A driveway extension may only have one vehicle parked on it.
- All driveway extensions are subject to established easements and may require being torn up and / or removed. The homeowner assumes all risk, expense, and liability, including but not limited to removal and / or replacement of approved extension. Neither the HOA, any member of the Board, nor the management company will be responsible for any repairs or damages incurred by homeowner resulting from driveway extension approval.

- **Additional Sidewalks**

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

- The additional sidewalk is four (4) feet or less in width, is one (1) foot or more from the property line and is one (1) foot or more from the home.
- The area between the home and the sidewalk addition must have groundcover installed to match the existing ground cover.
- The Design Review Committee reserves the right to review and mandate changes to the addition per these requirements. Additional sidewalks in any other location in the front yard must be submitted for approval.
- Sidewalks shall be of same materials and textures as driveway, or driveway extensions.

- **Street & Lot Parking**

Vehicles of owners and residents shall be parked either on a paved driveway, driveway extension or within a garage. Parking in any other area on a Lot, including the front or side yard of any Lot is prohibited. Vehicles that are parked in violation of this Rule or the Declaration, including in the front or side yard or any other visible landscaped portion on any Lot will be subject to violations and / or fines.

Inoperable vehicles that are parked on driveways, landscaping, street, or anyplace else where the vehicle may be viewed from any common area or neighboring property are prohibited and will be subject to violations and / or fines.

Occasional overflow parking on the street is permitted and is defined as parking in the street right-of-way when private driveway and driveway extension parking is full. Overflow parking is restricted to parking directly in front of owner's (or visiting owner's) home, not in front of someone else's home. Parking on the street should be limited to guest use and / or those vehicles that are used most often, thus limiting the number of vehicles remaining on the street. It is not intended for long-term parking of vehicles left unused or unattended.

Parking of ANY TYPE is prohibited within fifteen (15) feet on either side of fire hydrants, mailboxes, and all intersections.

All vehicles parked on the street or on the driveway must be in working, running order and must be street legal (with current plates and registration).

Temporary street parking of a single RV, trailer, boat, etc. is allowed for the purpose of loading and unloading and may remain on the property or street for no longer than the immediate day preceding and / or immediate day following a trip or vacation. Property management company must be informed of dates prior to temporary parking use or a violation and / or fine could result. Extended time frames may be granted by the property management company on a case by case basis, but will not exceed 5 consecutive days.

Commercial vehicles and commercial trailers are not allowed on the street, in the driveway, or on a driveway extension, except as otherwise permitted by law.

A single “personal” (non-commercial) trailer, or vehicle (referred to as “vehicle”) may be stored in the rear yard or in the side yard behind a fence and solid gate, so long as its visible height above the fence does not exceed (two) 2 feet, and vehicle is visually maintained and not a community eye-sore (to be entirely determined by the Design Review Committee and / or Board on a case by case basis). Vehicle may not be visibly covered or wrapped in a tarp or similar item. If vehicle is over (six) 6 feet in height, the “vehicle” must be screened with a 6-foot high opaque fence / gate. Such vehicles may NOT be used as living quarters.

Trailers taller than (ten) 10 feet (maximum height, including accessories) are not to be stored or parked on the property. Motor homes may not be stored or used on the property.

- **Fences & Walls**

Plans to relocate or alter the party wall must be submitted for approval with written permission from the adjacent neighbor(s). Plans for new fences or walls must be submitted to the Design Review Committee prior to construction. Walls must be built and painted to match the existing wall in material, design, texture and color. Decorative art garden walls may not exceed thirty-six (36) inches in height. Decorative or garden walls must be submitted for approval prior to installation.

- **Gates**

Double gates may be installed to allow wider access to rear yards. All gates must be solid and opaque. Common gates should be at least (five) 5 feet tall and double gates must be (six) 6 feet tall (see Street and Lot Parking).

Gate color:

- Frame may be painted black or wall color.
- Slats (if applicable) may be painted house body color, or the original wall color, or may be stained a dark neutral wood color.

Any deviation from the original style gate must be approved by the Design Review Committee.

- **Gutters & Downspouts**

Gutters and downspouts will be considered for approval if the finish matches the color of the home and must be maintained in good condition.

- **HVAC**

Except as initially installed by the Declarant (home builder), no heating, air conditioning, or evaporative cooling unit shall be placed, installed, or constructed upon any Lot without the prior written approval of the Design Review Committee. All units shall be located within the perimeter of the rear yard and screened or concealed from view of non-residential neighboring property or public property. Identical replacements of these items shall not require prior approval.

- **Machinery & Equipment**

No machinery, fixtures, or equipment of any type, including, but not limited to: heating, cooling, air conditioning, and refrigeration equipment, and clotheslines, may be placed on any Lot or parcel without screening or concealment from view of non-residential neighboring property or public property. Variations must be submitted to the Design Review Committee.

- **Paint Colors**

All painting schemes must be selected from the approved Mountain Ranch color schemes. Owners must submit and the Design Review Committee must approve colors, prior to painting.

Owners will select a Scheme from the approved color scheme list, as well as a Front Door Color from the approved Front Door color only list

Owners shall not be allowed to pick the same colors on any homes directly surrounding their home.

- **Attached Patio Covers**

All roof types, designs, covering color, and material must be approved by the Design Review Committee before submittal to the City for permits and before commencement of any alteration. Copies of inspected and signed permits must be submitted and registered with the HOA within 30 days upon completion of work.

Additions made to existing patio covers shall match the patio cover installed by the original builder in architecture style, design, materials and color.

If there are no existing patio covers, then acceptable roof covering materials and styles are as follows:

- Flat roof additions should be a parapet frame which must allow for proper drainage that mirrors the builder's original installation.
- Angled roofs must match existing roof pitch, materials, trim style, and colors.
- Pergolas may be painted house color scheme or (if wood material) may be stained neutral tones (beige, tan or light brown) or similar house color scheme.
- Other styles will be considered on a case by case basis.

All additions must match theme, style, design and colors of existing home (except as added to herein).

- **Free-Standing Gazebos & Patios**

Free-standing gazebos and patio covers may be constructed in the back yard, without approval from the Design Review Committee, under the following guidelines:

- The structural height is limited to 10 feet.
- The structure is limited to 16 feet x 16 feet footprint.
- The structure is not enclosed on any side.
- It is painted house body or trim color or is factory pre-coated either a neutral or dark color. No bright or vibrant colors are allowed.

- **Additions to the home**

Additions to the home may be made with approval from the Design Review Committee, under the following guidelines:

- No addition may be made that breaks or changes the profile or silhouette of the home from the front view. This means the extension may only be in the back and may not protrude out to the side or front of the home.

- All additions must be submitted to the Design Review Committee for approval before submittal to the City for permits and before commencement of any alteration.
- Copies of inspected and signed permits must be submitted and registered with the HOA within thirty 30 days upon completion of work.
- All construction shall match the original building in architecture style, design, materials and color. Upon the conclusion of the project, the addition should be indistinguishable from the original home.
- All city and county codes must be followed.
- **Playground Equipment**
  - Minimum setbacks from side and rear wall shall be ten (10) feet for a fixed structure.
  - Height restrictions of nine (9) feet, excluding awning.
  -
- **Pools & Spas**

Pools and spas do not require the prior approval of the Design Review Committee. Perimeter walls on lots bordering common areas and shared Community Association walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture, material and color of the original wall. All pool and spa equipment must be screened from neighboring property.
- **Sanitation**

No garbage or trash may be placed on any Lot or parcel except in covered containers meeting city specifications, and must be stored out of sight. Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris, and garbage not only from owners Lot or parcel, but also from all public right-of-way either fronting or siding owners Lot or parcel, excluding:

  - Public roadway improvements; and
  - Those areas specified on a Tract Declaration or subdivision plat to be maintained by the City or the Association.

Covered containers (trash, recycling, and yard waste receptacles) shall be moved to the curb no earlier than noon the day before collection. Said covered containers shall be moved back to their out of sight location prior to 8:00 am the day after collection. Covered containers remaining in locations that are not out of sight, beyond the above times, may subject the homeowner to violations and / or fines.
- **Security Doors & Screen Doors**

Security doors and screen doors need not be submitted for approval, provided they are painted black or they match the bodycolor of the home's paint scheme. Silver-colored aluminum screen or security doors are prohibited.
- **Security Features**

All exterior security features including, but not limited to: security technology, cameras, sirens, horns speakers, and public address systems; must be submitted for approval to the Design Review Committee. Excessive false audible alarms/sirens may subject the homeowner to violations and / or fines, even if the system has been approved by the Design Review Committee.

Approved Additions without approval:

- "Ring" Doorbells Only

All wires and / or cables shall be securely attached to the home and tucked under fascia and hidden from view where possible. Loose or dangling cables are not allowed and may subject the homeowner

to violations and / or fines and / or required removal, even if prior approval has been granted by the Design Review Committee. All visible cables must be painted to match the home over which the cable runs.

- **Signs**

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

- One commercially produced "For Sale" or "For Rent" or "For Lease" sign not to exceed 18 by 24 inches, and one sign rider not to exceed 6 by 24 inches.
- Temporary open house signs. Such signs shall not be placed on the Common Areas.
- Professionally manufactured children cautionary signs, which must be removed within 1 hour of children ceasing to play.
- Such signs as may be required by law.
- Two street address identification signs, each with a maximum face area of 72 square inches or less.
- Security signs must be located a maximum distance of two (2) feet from the front of the home. Security signs must not exceed twelve (12) inches by twelve (12) inches and must be maintained in good condition at all times.
- Political Signs may not be placed in community common areas or displayed earlier than 71 days prior to the day of an election and they must be removed no later than 3 days after an election day. The total square footage of political signs shall not exceed 9 square foot, unless otherwise authorized by law.
- Signs approved by the Design Review Committee.

All signs shall conform and comply with City ordinances. Signs advertising landscaping or pool contractors, etc. must be removed within forty-eight (48) hours of completion of work

- **Solar Panels**

Solar panel installation must be in accordance with Federal and State guidelines. Roof mounted solar equipment panels must be an integral part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridge line. All visible equipment must be constantly maintained. Broken or disfigured solar equipment or plumbing, chipped and/or peeling paint, etc., constitute grounds for fines and / or removal.

Solar Roofs will fall under Home Roof replacement and will require a DRC submission.

- **Storage Shed**

One (1) storage shed will be allowed, but must comply with the following guidelines:

- The maximum height of the shed shall not exceed 10 feet, including the platform and peak of the roof.
  - The shed shall be at least 10 feet behind the front fence.
  - The shed shall not be larger than 200 square feet.
  - The shed shall not be attached to a common wall.
  - The shed shall not be attached to the home or dwelling.
  - The shed shall be painted a neutral earth tone or match the home scheme, and shall be properly maintained in good condition and repair.
  - The shed roof must be tiled, Concrete shingled, or OEM molded plastic (for plastic sheds only), or asphalt shingled in earthy tones.
  - The shed shall not be used as a "backyard garage".
- Any installation of shed must be submitted to the design review committee prior to construction and approved.



- **Home Roof**

It is recommended that a roof be replaced every 20 years, this is not a governing rule but an industry recommendation.

- The roof material must be of the same type as the original roof of the home
- The accepted materials are concrete/clay roof tiles.
- Asphalt Roof tiles are strictly prohibited
- The original “Barrel” or “S-Type” tiles are approved for use in the community
- “Flat” Concrete tile are also accepted within the community
- All Tiles must be of similar color to original tiles

Example Color Options are Red, Natural Brown, Cattails, Marbled Terra Cotta, Charleston (These are not approved colors only examples)

All requests for roof replacement must be submitted to the DRC prior to work beginning, they must include the expected start of the project as well as pictures of the expected roof tile type and color.

- **Windows & Sun Screens**

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

- **Driveway Oil Drips & Drip Pans**

Driveways must be cleaned from dirt, grease, rocks and oil stains. In an effort to assist with dripping vehicles, each lot may have up to a maximum of 2 automotive drip pans on the driveway (including driveway extensions). Pooling fluids must be cleaned and disposed of properly.

## ***LANDSCAPE GUIDELINES***

WITHIN NINETY (90) DAYS OF THE DATE OF CLOSING, THE OWNER OF A LOT SHALL COMPLETE INSTALLATION OF LANDSCAPING AND IRRIGATION IMPROVEMENTS IN THE PORTIONS OF THE LOT LOCATED 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. THE INSTALLATION OF LANDSCAPING AND IRRIGATION IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE MOUNTAIN RANCH COMMUNITY ASSOCIATION CC&R's AND THESE GUIDELINES. IN ADDITION, BACK YARDS WHICH ARE VISIBLE FROM COMMON AREAS SHALL ALSO ADHERE TO THIS INSTALLATION TIME FRAME AND THESE GUIDELINES.

PRIOR TO INSTALLATION OF THE LANDSCAPING, THE OWNER SHALL MAINTAIN THE LOT IN A WEED-FREE CONDITION.

***\*\*PLANS FOR LANDSCAPING MUST BE SUBMITTED FOR APPROVAL TO THE DESIGN REVIEW COMMITTEE. THE FOLLOWING OUTLINES THE MINIMUM REQUIREMENTS. EACH SUBMITAL WILL BE REVIEWED ON A CASE-BY-CASE BASIS.***

### **Front Yard Landscaping and Turf**

The front yard landscaping shall consist of a minimum of six (6) and a maximum of twenty (20) plants from any combination of the following (within the limits of the set forth maximums):

- Trees: 0 – 5
- Shrubs: 0 – 10
- Desert scape: 0 – 15
- Zero Scaping: 0 – 15
- Small flowers and plants growing no larger than 2 gallons or roughly 2 cubic feet are not counted in maximums.

Front yard shall have approved ground cover (organic or inorganic) with underground irrigation to all vegetation requiring water. All turf shall be green year-round (except for once every three (3) years for a non-over seeding season). Permanent edging (such as pavers, concrete, treated and maintained beams) is acceptable and may be applied around landscaping to form vegetation beds; the installation of which must be approved by the Design Review Committee first.

### **Annual Flower Beds / Wildflowers**

Due to the temporary nature of Annual flowers and Wildflowers (Poppy, Cosmos, Nasturtium, African Daisy, Paludosum Daisy, etc.) it is necessary to install these plants in designated flower beds only. Wild flowers sown throughout the granite areas quickly appear to be weeds. Soon after blooming, these "Wildflowers" look like weeds. Weed-like plants will be subject to violation and/or fines whether or not sown deliberately in granite areas and areas outside the designated annual locations. Annual flower beds must be adequately maintained.

### **Fine Grading and Mounding**

Fine grading is a critical aspect of landscaping. Each Lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or "burming" is proposed. In all cases, the installation must comply with the City grading and drainage plan. Every effort should be made to make mounding appear natural.

### **Hardscape**

Any landscape items proposed for front yard installation must be approved by the Design Review Committee. Only hardscape items that will be visible from neighboring property in the back yard will require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative fountains, and fountains.

### **Lighting**

Lighting, other than low voltage landscape lights, must be approved by the Design Review Committee. The following outlines the minimum standards for lighting:

- Lighting shall be shielded such that the light shines primarily on the Lot on which it is installed. Lights which create glare visible from other Lots or common areas are prohibited.
- Light fixtures shall not exceed an illumination intensity of more than one (1) foot candlepower as measured from the closest Lot line {This information can be obtained from the light manufacturer, factoring in the height of the light and the distance to the Lot line}.
- Outside lights should be screened whenever possible with walls, plant materials or internal shielding.

- Security Lighting: Security lighting must be directed and / or shielded as to not shine on neighboring property.

**Prohibited Plant Material**

The following vegetation types are varieties that are expressly prohibited:

- Olive trees (*Olea europaea*) other than the "Swan Hill" variety.
- Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevelia* species.
- Fountain grass (*Pennisetum setaceum*) or Pampas grass (*Cortaderia selloana*).
- All varieties of Citrus are permissible within the confines of the back yard only.
- Mexican Palo Verde (*Parkinsonia aculeata*).
- All varieties of Mulberry trees.

**Rock Ground Cover**

If decomposed granite (e.g.) or other landscape rock is used, it must be a natural "earth tone" color and not white, green, blue, or other bright colors. Artificially colored rock(s) or granite is prohibited. All rock/granite areas shall be treated with pre-emergent weed control (herbicide) at regular intervals to retard weed growth. River rock shall be three (3) to six (6) inches in diameter. Not more than ten percent (10%) of the front yard landscape may be river rock.

Name	Change	Date
Doug Austin	Added Shed pre-approval	7/7/2022