

# NICHOLAS HOMES

*"Were Imagination Lives"*

## Architectural and Landscaping Guidelines

### Loma Verde

These Landscape Guidelines are in addition to the Declaration and are binding on all Homeowners and will be administered and enforced by The Loma Verde Homeowners Association Board of Directors or the Architectural Committee as outlined in the Declaration and may be amended from time to time by the Committee, as it deems appropriate. It is the responsibility of each Homeowner to obtain and adhere to the requirements in the most recent Landscape Guidelines.

#### A. SUBMITTALS / NOTICES:

All submittals, notices, or other communications to the Architectural Committee shall be sent to \_\_\_\_\_, (the "Property Manager" or the subsequently property manager) employed by the Association, at the following address:

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#### B. SUBMITTAL REQUIREMENTS / PROCESS:

1. *When to Submit:*

All improvement, landscape plans and designs must be submitted and approved by the Architectural Committee prior to the start of construction or installation.

2. *What is the Time Period to Complete Landscaping:*

Front yard landscaping sets a precedent for the community and shall maintain a standard throughout the community. Front yard landscaping must be fully installed within 90 days of close of escrow.

3. *What to Submit:*

The Homeowner must submit the architectural review request form. A blank architectural review request form may be obtained from the Property Manager. The plans and specifications must comply with the following:

**Scale:** All drawings to be drawn to a scale of 1" = 10' (engineers scale) or 1" = 16' (architects scale)

**Quality of Plans:** All plans must be completely legible. Blue line prints or Xerox copies are acceptable. Faxed copies will not be accepted.

**Size of Plans:** 8½ X 11 or 11 X 17 are preferable, 18 X 24 are acceptable (if 18 X 24, 3 copies must be submitted because we cannot make copies.)

**Plans Must Show:**

- The Scale
- Lot dimensions
- Proposed changes in grade, if any, to be completed as part of the landscaping
- All plants specifically shown with species and size labeled
- All trees specifically shown with species and size labeled
- All turf areas shown
- All granite areas with granite size and color
- Any header and borders with material labeled
- Additional hardscape areas including concrete, pavers, etc.
- Note that there is an automatic sprinkler or drip irrigation system and show location of control box (not visible from front of home)
- Any fountains or statues
- Do not color code – colors will not photocopy

4. **Committee Review:**

The Committee will review submittals during their regular meetings or other times they deem appropriate. The Committee will respond in writing no later than 30 days after acceptable and complete submittal including any ancillary information requested by the Committee.

**C. DESIGN REQUIREMENTS:**

1. **Themes:**

Arid (Xeriscape) landscape themes are encouraged using plants and trees, which are conservative in their use of water. You might want to use plants and trees from the Arizona Department of Water Resources Low-Water Using Plant List.

2. **Trees:**

A minimum of one 15-gallon tree must be included in each front yard area.

3. **Plants:**

A minimum of six 5-gallon plants must be included in the front yard area.

4. **Granite:**

Approved sizes range from ¼ inch to 1 inch and must be of natural earth tone colors. White, green, or red rock will not be approved. River rock may be used sparingly in accent locations only.

5. **Irrigation System:**

All front and side-yard landscaping visible from neighboring property is to be irrigated by means of an automatic inground irrigation system.

6. **Mounding / Berms:**

If berms are to be used in the landscaping design, they should be gently sloping and have natural looking shapes. The maximum height of a berm should be 24-inches. Berms cannot divert drainage flows onto any adjacent lot or open space.

7. **Lighting:**

Low voltage lighting to highlight entry walk, or accent trees may be used. Colored bulbs and lenses are prohibited. Light source shall be adjusted to minimize glare onto adjacent properties or streets.

**D. HOMEOWNERS DEPOSIT:**

Not applicable to this community



## RESTRICTIONS

### RAMADAS & GAZEBOS

Ramadas & Gazebos can only be constructed in backyards and with prior approval from Design Review Committee.

Following are guidelines:

- No more than 120 square feet under roof
- No more than 10' high at their highest point
- At least 5' from perimeter walls
- Painted to match the house
- Tile roof to match that of the existing house
- All lighting on the Ramada or gazebo must be approved by the Design Review Committee

### PLAY STRUCTURES

Play structures can only be constructed in backyards and with prior approval of the Design Review Committee.

Following are guidelines:

- At least 7' from perimeter walls
- No more than 10' high at highest point
- No deck or platform higher than 4' from grade
- Shade or canopy to be a solid tan or earth tone in color
- Picture or brochure to be submitted to Design Review Committee

### STORAGE SHEDS

Detached storage sheds are allowed if less than the height of the wall or fence surrounding the house and if not otherwise visible from adjacent portions of the property.

### AC AND HEATING SYSTEMS

All AC and Heating Systems must be concealed and cannot be placed on rooftops

### SIGNS

No signs are allowed where visible to public view. For Sale or Lease signs need prior Design Review Committee approval.

### SATELLITE DISHES

Dishes larger than one meter (39") in diameter are prohibited. Smaller dishes are allowed in rear of lot but need the Design Review Committee approval if above the fence line.

### OUTDOOR FIREPLACES

Outdoor fireplaces must have Design Review Committee approval prior to installation.

### FLAGS & FLAGPOLES

Flying the American flag is permitted with the following restrictions:

- American Flag is the only flag allowed to be displayed
- Size of the flag may not exceed 3' X 5' (2' X 3' is recommended)
- United States Flag Code (36 U.S.C. 173-178) must be followed

U.S. Flag Code guidelines include removing the flag during inclement weather; the flag must never be allowed to touch the ground; the flag must be in good repair, without tatters or fading; the flag may only be displayed from sunrise to sunset unless appropriate lighting is installed that properly illuminates the flag without disturbing the quiet use and enjoyment of the neighboring properties.

The Association must approve the lighting of any flag. Homeowners are encourage to display the American Flag by attaching a flagpole bracket to the exterior of the home. No approval is necessary for bracket use.

Flagpoles may be installed on individual lots, at Homeowners expense, within the front or rear yard with the following restrictions:

- Poles may not exceed the heights of the height of the house (Telescoping flagpoles are preferred)
- If a Homeowner elects to install a flagpole, the Association must approve the location prior to installation. The Homeowner will be responsible for any Property damage in the event the pole should fall down.

#### **BASKETBALL GOALS**

Permanent Basketball goals are prohibited in this community. However, portable basketball goals are permitted as long as they can be moved out of view when not in use.

#### **GUTTERS & DOWNSPOUTS**

Gutters & Downspouts require prior approval of the Design Review Committee and must be painted or finished to match the color of the house.

#### **SCREEN DOORS**

Screen Doors require prior approval of the Design Review Committee and must be of high quality iron painted to match the front door and homes exterior.

#### **RVs / TRAILERS / BOATS**

- Parking prohibited in community unless loading and unloading
- Storage behind double gates allowable only if the vehicle does not protrude by more than 2' over the lowest part of the fence

#### **ANIMALS**

- Only generally recognized house pets are allowable
- Animals that are solely domestic pets and not kept for commercial purposes are allowed
- Pets must be leashed at all times when outside the fence of the individual lot
- No animal will be allowed to become a nuisance by making excessive noise
- No structure for care or containment of the animal shall be constructed prior to obtaining the approval from the Design Review Committee

## LOT MAINTENANCE

- Landscaping must be kept in an attractive and neat manner
- Lots may not be used for storage or dumping
- Clothes drying facilities may not be visible
- Trash containers must be stored in garage or behind walls and out of view, except on days of collection