

The following are the paragraphs from the CC&Rs that pertain specifically to landscaping and planting:

Article I, Sect. 9 This paragraph defines landscaping as an improvement by definition in the CC&Rs

“Improvement” or “Improvements” shall mean any and all alterations of the land, other than interior modification of existing structures, including but not limited to structures, buildings, outbuildings, armadas, garages, guest houses, storage sheds, playhouses, servants’ quarters, swimming pools, satellite dish antennae, tennis courts, walls, fencing, landscaping, driveways, and private roads, whether intended to be temporary or permanent. It shall also include all acts done to exteriors, including changes in color, whether for maintenance, repair, or alterations.

Article II, Sect. 3 This paragraph requires that all landscaping outside the patio walls requires prior approval of the Architectural Review Committee.

Prior to making any Improvements, an Owner shall submit to the Approving Agent two complete sets of plans for proposed Improvements, specifications (including exterior color schemes) and plot plans which shall include location and floor elevations of dwellings, the location of all driveways and parking areas, and a Building Site grading plan. A landscape plan for all areas outside of the patio wall, if any, shall be submitted for approval as part of the plot plan. The landscape plan must include riprap, back-planting or other acceptable treatment for all cut and fill areas on the Lot. Approval of the plans and specifications shall be evidenced by the written endorsement of the Approving Agent made on the plans and specifications. At the request (and in the sole discretion) of the Approving Agent, a scale model of the Improvement shall also be submitted. A copy of the endorsed plans shall be obtained by the Owner of the Lot proposed to be improved prior to the beginning of construction. An Owner shall not proceed with Improvements without a copy of his approved plans in his possession. One set of plans and specifications shall be retained by the approving Agent. No changes or deviations in or from the plans and specifications, insofar as the exterior of the proposed Improvements is concerned shall be made without written approval of the Approving Agent. After construction is completed, no changes shall be made, including changes of exterior color, without the written permission of the Approving Agent. Approval of plans shall be in the Approving Agent’s sole discretion.

Article II, Sect. 9 This is self explanatory and prohibits any seed producing grasses, including ornamentals.

All grass and other ground covers shall be kept within patio walls and shall be of a variety recognized to be pollen free.

Article II, Sect. 10 This specifies the height (6 feet) and location (10 foot

setback) of planting used to form a hedge.

No single-family Dwelling, garage, building, swimming pool, wall, coping, overhang, other structure or Improvement (excluding drainage ways, driveways and private roads) shall be erected or placed less than ten (10) feet from any property line of a Lot. Any wall or coping may not exceed six (6) feet in height. Any plantings used to form a hedge shall be subject to the same setback requirements and height limitations as to apply to a wall or coping. In determining the height of such wall, coping or hedge, the average ground level shall be used.

Article III, Sect. 4 Native growth may not be removed except as approved as necessary for an improvement.

The native growth on the Property, including cacti, mesquite and palo verde trees, shall not be destroyed or removed from any of the Lots by an of the Owners, except removal of native growth as may be necessary for permitted and approved improvements. In the event that growth is removed or destroyed without the approval of the Grantor or which is not necessary for the construction of Improvements Grantor may require the replanting or replacement of the same at Owner's expense.

Article III, Sect. 7 Limit's the height of trees planted on a property.

All trees and other vegetation planted on any of said Property shall be kept trimmed to a height which will not materially interfere with the principal views from neighboring Building Sites.

Article IV, Sect. 2 Grants a 10 foot easement along the streets to the Association for landscaping, signs, etc.

Grantor hereby reserves a perpetual ten (10) foot easement running along the property line of each Lot which is adjacent to a street as shown on the subdivision plat for the purpose of constructing, installing, and maintaining landscaping, monuments, streets signs and such other improvements as grantor deems necessary or desirable, provided that nothing herein contained shall obligate Grantor to construct or maintain any such improvements in such easement areas.

The following are from the Architectural Guidelines:

B. Preliminary Plan Review, Paragraph 2, NOTE

This prohibits mass grading, requires revegetation of desert, and requires inplanting of riprap.

NOTE: Site grading shall be accomplished with a minimum of disturbance to topographical features and environmental elements. Where topographical constraints exist, landscape or architectural design solution shall be utilized rather than grading solutions. Mass grading of an area to provide a building pad is prohibited. All areas

graded around building will be revegetated to match adjacent desert plant mix. Rear yards may not be clear graded unless enclosed with a patio wall. Hardscape solutions to provide a building pad, such as a masonry retaining wall may only extend to the CC&R setback requirement lines. Any solution to areas within the setback requirement lines must be accomplished with landscape design treatments. Any cut or fill bank protected area to receive a riprap finished treatment shall be accomplished with Indigenous Catalina Rock only, and shall be dispersed with planting pockets 75% rock 25% plants. No Salt River rock, granite, volcanic rocks or any other than that noted above may be used.

C. Final Plan Review, Paragraph k and l. Pool/Patio Plan and Landscape Plan

These two section require that a landscape plan must be submitted for review and may include plans for patio or pool.

k. Pool/Patio Plan (This plan may be combined with the landscape plan noted below). Show location and heights of all patio walls, pool and spa locations, pool equipment enclosure walls with appropriate solid gate(s) locations and finished materials for all improvements as applicable to the design. All pool/patio plans must show the tops of all wall heights and other construction relative to the F.F.E. (finished floor elevation). If a change in level occurs in a particular design, the elevations must be clearly indicated. Show all features for all the developed areas. All patio wall construction must match the residence in finish, texture and color.

Note: The requirements above also apply to all pool/patio plans that may be implemented after a residence has been sold. The new owner has the responsibility to inform any architect, designer or contractor of these requirements prior to submittal for approval. This is also true for the Landscape requirements noted below.

l. Landscape Plan

Indicate type, size, quantity, common names and location of all plant materials and type of irrigation systems to be used. Hydroseeding is encouraged for graded areas and specifically required as a minimum vegetation requirement including plants for all septic tank, leaching field locations and utility trenches. Plans must call out the type of native seed mix to be used and installation of a temporary watering system to remain intact until a germination period has been accomplished. This temporary watering system must be tied into the regular irrigation timer system. Indicate any existing major trees or cacti that will remain or must be removed or relocated due to development of the property. Show locations or areas of all walks, exposed aggregate concrete, decomposed granite, kool-decking, rock work or other design features and indicate all finish colors of materials.

NOTE: Any riprap used as bank protection must be Catalina Rock. Salt River rock or other similar type rock may be used only on horizontal surfaces. All graded areas around building, utility trenches, etc., must be revegetated. All excavations and grading edges must be raked to lend with desert. Rear yard may not be graded unless enclosed with a wall.

The following plants are not recommended because of their mature height, their allergy producing pollen, their toxicity, or their inappropriateness to the Tucson Basin because of excessive water requirements or their invasive nature:

King Palm	<i>Archontophoenix cunninghamiana</i>	Height
Queen Palm	<i>Arecastrum romanzoffianum</i>	Height
Desert Broom	<i>Baccharis</i> spp.	Pollen
Cedar	<i>Casuarina</i> spp.	Height
Italian Cypress	<i>Cupressus sempervirens</i>	Height
Common Bermuda Grass	<i>Cynodon dactylon</i>	Invasive
Eucalyptus	<i>Eucalyptus</i> spp.	Height, water
Honey Locust	<i>Gleditsia triacanthus inermis</i>	Height
Silk Oak	<i>Grevillea robusta</i>	Height, water
Mulberry Tree	<i>Morus alba</i>	Pollen
Oleander	<i>Nerium oleander</i>	Toxic
Olive tree	<i>Olea europaea</i>	Pollen
Mexican Palo Verde	<i>Parkinsonia aculeata</i>	Invasive
Fountain Grass	<i>Pennisetum</i> spp.	Invasive fire
Pine Tree	<i>Pinus</i> spp.	Height
Poplar	<i>Populus</i> spp.	Height
African Sumac	<i>Rhus lancea</i>	Invasive
Tamarisk	<i>Tamarix aphylla</i>	Invasive water
Thevetia	<i>Thevetia</i> spp.	Toxic
Fan Palm	<i>Washington</i> spp.	Height
All pollinating grasses		CC&R

The CC&Rs do not require approval for landscaping within the patio walls (Art. II, Sect. 3); however, any planting outside the walls must be submitted for approval. The following plants are recommended for use outside the walls and many would make beautiful addition to your enclosed garden. All Sonoran Desert species of cactus are acceptable. Any species known to occur within the Tucson Basin, but not included on this list are also acceptable. There are sufficient varieties to satisfy every need for color, shape, size, beauty, and seasonal attractiveness. Of course, any plant approved for planting outside your walls will also make a good addition to your walled area.

SECTION 4. APPROVED PLANT LIST – OUTSIDE WALLS

BOTANICAL NAME

COMMON NAME

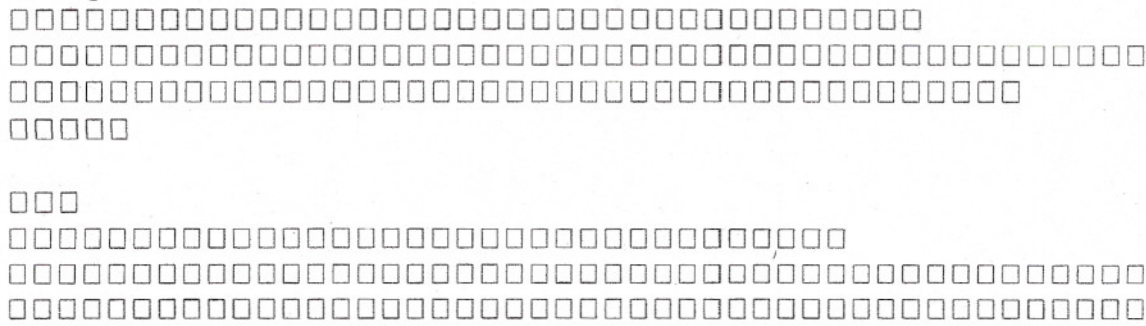
Trees

Acacia spp.	Acacia
Celtis reticulata	Western Hackberry
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde
Cercidium praecox	Palo Brea
Chilopsis linearis	Desert Willow
Chilopsis lincanis	Desert Willow
Fraxinus velutina	Arizona Ash
Juglans microcarpa var. Major	Arizona Walnut
Lysiloma candida	Palo Blanco
Lysiloma thornberi	Feather Tree
Olneya tesota	Desert Ironwood
Populus fremontii	Fremont Cottonwood
Prosopis juliflora	Honey Mesquite
Prosopis hybrid	South American Mesquite
Prosopis juliflora var. velutina	Velvet Mesquite
Prosopis chilensis	Chilean Mesquite
Prosopis pubescens	Screwbean Mesquite
Salix spp.	Willow
Sambucus caerulea var. Mexicana	Mexican Elderberry
Ziziphus obtusifolia	Greythorn

Shrubs; Groundcover; Vines

Abutilon californicum
Acacia spp. ~
Aloysia lycioides
Amaranthus palmeri
Ambrosia ambrosioides
Ambrosia deltoids
Anisacanthus thurberi
Arctostaphylos pungens
Artemesia ludoviciana
Asclepias subulata
Atriplex spp.
Bebbia juncea
Beloperone californica
Berberis haematocarpa
Buddleia marrubifolia
Bougainvillaea spp.
Calliandra spp.
Canotia holacantha
Carlowrightia arizonica
Cassia spp.
Ceanothus spp.
Celtis pallida

California Abutilon
 - Acacia
 White Bush
 Palmers amaranth
 Canyon ragweed
 Bursage
 Desert Honeysuckle
 Pointleaf Manzanita
 Artemesia
 Desert Milkweed
 - Saltbush
 Bebbia
 Chuparosa
 Red Barberry
 Wooly Butterfly Bush
 - Bougainvillea
 Fairy Duster
 Crucifixion Thorn
 Carlowrightia
 Cassia
 Buckthorn



Indigo Bush, Pea Bush
Dodonaea viscosa
Encelia farinosa
Ephedra trifurca
Ephedra nevadensis var. *Aspera*
Eriogonum spp.
Eysenhardtia polystachva
Fallugia paradoxa
Forestieria neomexicana

Hopbush
 Brittlebush
 Mormon Tea
 Boundary Ephedra
 Buckwheats
 Kidneywood
 Apache Plume
 Desert Olive

Haplopappus laricifolia
Haploppus tenuisectus
Hedcoma anaum
Holocantha emorvi
Hyptis emoryi
Janusia gracilis
Jatropha cardiophylla
Krameria spp.

Shrubs; Groundcover; Vines (continued)

Lantana montevidensis
Larrea tridentate
Leucophyllum spp.
Lippia spp.
Lupine spp.
Lycium spp.
Mendora scarbra
Mimosa
Mimulus spp.
Nolina bigelovii
Nolina microcarpa
Penstemon spp.
Psilostrophe cooperi
Rhamnus spp.
Rhus ovata
Rhus trilobata
Rosa arizonica
Ruellia nudiflora
Salvia spp.
Simmondsia chinensis
Sophora spp.

Tecoma stans

Vauquelinia californica
Viguiera deltoidea
Vitis arizonica
Zanuschneria californica latifolia
Zinnia acerosa

Turpentine Bush
Burro Weed
Mockpenny
Crucifixion Thorn
Desert Lavender
Janusia
Limberbush
Ratany

Trailing Lantana -
Creosote
Rangers --
Lippia
Lupine
Wolfberry
Twin Berry
Velvet Pod
Monkey Flowers
Bear Grass
Bear Grass
Penstemon -
Paperflower
Buckthorn
Sugar Bush
Squaw Bush
Arizona Wild Rose
none
Salvia -
Jojoba
Sophora, Texas Mountain Lurel,
Mescal Bean
Arizona Yellow Bells,
Yellow Trumpet Bush
Arizona Rosewood
Golden Eye
Arizona Grape
Hummingbird Trumpet
Desert Zinnia

Cacti

Agave sp.

Carnegiea gigantean

Dasyliirion wheeleri

Echinocereus englemannii

Echinocereus triglochidiatus

Ferocactus wislizenii

Fouquieria splendens

Hesperaloe parviflora

Lophocereus schottii

Mammillaria spp.

Opuntia spp.

Pilosocereus purpusii

Piniocereus greggii

Stenocereud marginatus

Yucca spp.

Century Plant -

Saguaro

Desert Spoon -

Hedgehog

Claret Cup Hedgehog

Barrel -

Ocotillo -

Red Yucca, Hesperaloe -

Senita

Fish Hook -

Prickly Pear, Cholla

Wooly Torch Cactus

Night Blooming Cereus,

Queen of the Night

Organ Pipe

Native Yuccas -

Pincushion