



# IRONWOOD VILLAGE



**FIREWISE USA**  
RESIDENTS REDUCING WILDFIRE RISKS

GENERAL GUIDELINES & REGULATIONS  
ARCHITECTURAL GUIDELINES  
LANDSCAPE GUIDELINES  
MAINTENANCE REQUIREMENTS

Revised June 19, 2024

NOTE:

Further changes and/or amendments may be made from time to time.  
To ensure that you have the most recent version, please check the  
website or ask the Community Manager.

Visit our website at

[www.IronwoodVillage.com](http://www.IronwoodVillage.com)

for additional information, current newsletters, and downloadable forms and documents.

## **PREFACE**

Welcome!

You have become part of a very special hillside community. Ironwood Village displays the unique beauty of the Arizona Sonoran Desert vegetation and topography. The goal of the Ironwood Village Association is to help maintain the value and desirability of the community, both now and in the future.

Ultimately, the association's success depends on the individual homeowners who make up the citizenry of Ironwood Village. With your help, the rules and guidelines that contribute to the overall quality of our community will be supported and strengthened. An investment in time and energy is required from each of us to learn about and live up to the special requirements and responsibilities that are a part of ownership in a community of this quality.

The Association does not necessarily inspect Lots prior to every close of the sale. As the subsequent owner of the Lot, you are responsible for any and all violations of the Association's governing documents that exist on the Lot you have purchased. You may wish to contact the Seller to verify that there are no existing violations on the Lot, and that no changes have been made to the exterior of the home or lot without the prior written approval of the Association.

It is our belief that through combined efforts, this unique community will always remain in harmony with its surroundings and hold its high value of living.

If you have questions about Ironwood Village, please call our Community Manager at 480-355-1190, or visit our website at [www.IronwoodVillage.com](http://www.IronwoodVillage.com).

Again, welcome to the community!

Sincerely,

The Board of Directors  
Ironwood Village Association

# TABLE OF CONTENTS

	<u>PAGE</u>
<b>I. GENERAL</b>	
A. CONGRATULATIONS!	6
B. WHAT EXACTLY IS AN ASSOCIATION?	6
C. WHY DO BUILDERS CREATE HOMEOWNERS ASSOCIATIONS?	6
<b>II. ARCHITECTURAL GUIDELINES</b>	
A. GLOSSARY OF TERMS	8
B. ARCHITECTURAL REVIEW PROCESS	8
C. OBLIGATION TO OBTAIN PRIOR APPROVAL	9
D. APPLICATION PROCEDURE	9
E. ITEMS TO BE SUBMITTED	10
F. DESIGN REVIEW FEES	10
G. APPROVAL PROCEDURE	10
H. APPROVAL EXPIRATION	11
<b>III. GENERAL GUIDELINES</b>	
A. ANIMALS AND PETS	11
B. ANTENNAS	12
C. AWNINGS	12
D. BASKETBALL GOALS AND SIMILAR STRUCTURES	12
E. CLOTHES DRYING FACILITIES	12
F. COMMERCIAL ACTIVITIES	12
G. COMMUNITY PARK	13
H. DRIVEWAY EXTENSIONS	13
I. EXTERIOR CONCRETE (walkways and driveways)	13
J. FIREPLACES	13
K. FLAGS AND FLAGPOLES	13
L. FRONT COURTYARDS	14
M. GATES	14
N. GUTTER AND DOWNSPOUT	15
O. HEATING AND COOLING UNIT	15
P. HOLIDAY ORNAMENTAL LIGHTING DISPLAYS	15
Q. LIGHTING (Exterior, on Home). (For landscape lighting, please refer to Section VI.K.)	15
R. PLAY STRUCTURES	15
S. POOL BACKWASHING	16
T. ROOFS	16
U. SANITATION	16
V. SATELLITE DISH	17
W. SCREEN/SECURITY DOORS	17
X. SECURITY WINDOW COVERINGS	17
Y. SIGNS	18
Z. SKYLIGHTS	18
AA. SOLAR PANELS	19
BB. STONE VENEER	19

CC.	STORAGE SHEDS	19
DD.	SUNSCREENS	19
EE.	TENSILE STRUCTURES (SHADE SAILS)	20
FF.	TRASH CAN ENCLOSURES	20
GG.	PARTY WALLS, VIEW-FENCES, AND RAILINGS	20
HH.	WATER FEATURES	20
II.	WINDOW FILM / INTERIOR WINDOW COVERINGS	21
JJ.	GAZEBOS, PORTICOS, RAMADAS, AND PERGOLAS	21
 <b>IV. VEHICLES</b>		
A.	AUTOMOBILE COVERS/TARPS	21
B.	AUTOMOBILE REPAIR AND MAINTENANCE	21
C.	COMMERCIAL	22
D.	MOTORIZED SKATEBOARDS (GO-PEDS)	22
E.	PARKING	22
F.	RECREATIONAL VEHICLES, BOATS, MOBILE HOMES	22
 <b>V. MAINTENANCE GUIDELINES</b>		
A.	PARTY WALLS, VIEW-FENCES, AND RAILINGS	23
B.	FRONT DOORS	23
C.	GARAGE DOORS	23
D.	PAINTING (REPAINTING) OF HOMES	24
	1. APPROVED Paint Colors and Types of Paint	24
	2. PROPER USE OF THE PAINT PALETTE	24
	3. ARCHITECTURAL POP-OUTS AND ACCENT AREAS	25
	4. APPROVED PAINT PALETTE (IRONWOOD VILLAGE)	26
E.	ROOF MAINTENANCE AND TILE REPLACEMENT	28
F.	WINDOWS (NEW AND REPLACEMENT WINDOW INSTALLATION)	28
G.	NEW WINDOW FRAMES – INSTALLATION REQUIREMENTS	29
H.	WINDOW SCREENS AND SCREEN FRAMES	29
I.	WINDOW TREATMENTS MAINTENANCE	29
 <b>VI. LANDSCAPE GUIDELINES</b>		
A.	APPROVAL PROCESS	30
B.	BOULDERS	30
C.	CHARACTER	30
D.	CORNER LOTS	30
E.	DESIGN	30
F.	FINE GRADING & MOUNDING	30
G.	GARDENS	30
H.	HARDSCAPE	31
I.	HEADERS	31
J.	IRRIGATION SYSTEM	31
K.	LANDSCAPE LIGHTING	31
L.	PLANT PALETTE	32
M.	PLANTING REQUIREMENTS	32
N.	PROHIBITED PLANTS	32
O.	ROCK GROUND COVER	33
P.	TREE MAINTENANCE	33
Q.	TURF AREAS	33
R.	VINES AND OTHER HANGING VEGETATION	34

<b>VII.</b>	<b>RENTAL POLICIES AND PROCEDURES</b>	<b>35</b>
<b>VIII.</b>	<b>EXHIBITS</b>	
	EXHIBIT "A" PAINTING & STAIN SPECIFICATIONS	36
	EXHIBIT "B" PLANT PALETTE (Sorted by Common Name First)	37
	EXHIBIT "B1" PLANT PALETTE (Sorted by Botanical Name First)	41
	EXHIBIT "C" WEATHER & PAINTING	53
	EXHIBIT "D" ARCHITECTURAL REVIEW FORM	54
<b>IX.</b>	<b>ENFORCEMENT OF RULES AND REGULATIONS</b>	
A.	FINE POLICY	55

## **I. GENERAL**

### **A. CONGRATULATIONS!**

You have purchased a home that is part of Ironwood Village Association. Being in an Association is a very important factor in maintaining a clean, well-designed community. The Board of Directors of your Association would like to take this opportunity to explain what an Association is, why they are formed, and how they benefit YOU as the homeowner.

### **B. WHAT EXACTLY IS AN ASSOCIATION?**

A homeowners association is a non-profit corporation registered with the State of Arizona. To become a corporation, Articles of Incorporation are filed with the State. This document outlines the initial Board of Directors, the Statutory Agent, and requirements for amendments and dissolution.

Once the Corporation is created, the Board of Directors adopts the By-Laws for the community. This document further outlines the duties and terms of the officers, requirements for amendments, the fiscal year, and meeting and voting requirements.

The main governing document for the Community and Association are the Covenants, Conditions and Restrictions (commonly referred to as the CC & R's). This document expands on the information in the Articles of Incorporation and By-Laws, and outlines minimum standards for the maintenance of the homes in the Association. The CC & R's are recorded with the County and are appurtenant to the deed to your home. **All homeowners in the community are legally bound to abide by this document. This is important for you to read and understand.**

### **C. WHY DO BUILDERS CREATE HOMEOWNERS ASSOCIATIONS?**

The purpose of creating an Association is two-fold: the maintenance of common areas and the enforcement of the CC & R's.

The common areas can be anything from landscaped rights-of-ways to large parks with many amenities. When you purchase your home, you automatically become a member of the Association and therefore have a proportional interest in all Association common areas. Most of the assessments you pay will go toward the maintenance of these areas. This cost can include water, landscape maintenance, electric, taxes, and insurance.

The key element in maintaining property values and maintaining the aesthetic appeal of the community is being in compliance with the CC&R's and the Guidelines Document. In order to comply with the CC & R's and the Guidelines Document, you will need to understand them. **Your Board of Directors strongly recommends that you read the entire CC & R document, along with the associated Guidelines and Maintenance Requirements Document.** Guidelines are generally more restrictive than City Codes of Scottsdale; however, the more restrictive requirement, whether it is that of Ironwood Village or City of Scottsdale, will apply.

Within the Guidelines and Maintenance Requirements Document, the Architectural Committee has adopted guidelines to assist homeowners with the design review process. Please review the Architectural Guidelines for Ironwood Village and the Use Restrictions section of your CC & R's. This information is very important.

AZCMS will enforce the CC & R's and any applicable guidelines by weekly inspections and calls from homeowners. Please also remember that architectural changes will require PRIOR approval from the Architectural Review Committee.

**Architectural changes include, but are not limited to, landscape removal or installation, installation of a courtyard and/or water feature, changes to stucco walls, brick borders, installation of stone veneer, re-painting, new doors, new windows, new garage door, roof repair, re-roofing, any addition of roof tiles, wall replacement, increasing the wall height, and anything that is visible above the block wall of your lot from any neighboring property, etc.**

If you have any questions regarding what needs Architectural Review Committee approval, please call your Community Manager, at 480-355-1190.

## **II. ARCHITECTURAL GUIDELINES**

### **A. GLOSSARY OF TERMS**

1. **ARC:** Architectural Committee (herein also Architectural Review Committee)
2. **BOUNDARY WALL:** A block structure along property lines bounding a public right-of-way.
3. **DOOR:** Entry way for people into a home.
4. **EAVE:** The part of a roof that extends beyond home exterior walls; above the exterior wall, and below the roof.
5. **FASCIA/FACIA:** The surface to which a gutter is fastened (can be wood or stucco finished).
6. **FENCE:** Made using block construction, all fences shall be painted to match the exterior of the structure(s) enclosed by or upon the same lot or parcel as such fence. (See Article 10.15 of CC&Rs). View-fences are a special type of approved fence or party wall, as defined below.
7. **GABLE:** The triangular wall at the end of a pitched roof between the two slopes of the roof.
8. **GARAGE DOOR:** Entry way for cars into a home garage space.
9. **GATE:** Outdoor entryway from front yard area to back yard area.
10. **GUTTER:** A trough along the eaves of a home to collect and direct rainwater off the roof.
11. **PARTY WALL:** Each wall or fence which is located between two Lots, between two Parcels, between a Parcel and a Lot, or between a Lot or Parcel and Common area shall constitute a party wall (See CC&Rs Article 11.1).
12. **POP-OUT:** A home exterior wall surface around a window, door, or garage door that extends out further than the primary surface of the wall.
13. **RAILING:** Metal barriers or guards consisting of one or more horizontal bars supported by widely spaced uprights (posts).
14. **SCREEN:** Mesh covering of windows, on the outside of a home.
15. **SCREEN FRAME:** The edge of a screen that holds the screen taut.
16. **SECURITY DOOR:** A screen or open metal door on the outside of a home, securing access to the home.
17. **VIEW-FENCE:** A special type of fence or party wall usually dividing a parcel and common area. These structures are typically constructed utilizing metal (wrought iron) horizontal and vertical railing segments, set in block stem walls. In the Casitas view-fences may also be used for Parcel to Parcel walls or entryway gates to back yard areas. In Foothills II view-fences are also used for some Parcel to Parcel walls when parcels abut to parcels in Legacy Cove.
18. **WINDOW:** Opening in a home wall, roof or door filled with glass; whether it opens or not.
19. **WINDOW TREATMENT:** Any interior blinds, curtains, or design features for windows.

### **B. ARCHITECTURAL REVIEW PROCESS**

In accordance with the Declaration of Covenants Conditions and Restrictions (CC & R's) for Ironwood Village, the Board of Directors has adopted the following Guidelines for Architectural Improvements which shall apply to all lots within Ironwood Village.

Each lot owner should read, review, and become acquainted with the Ironwood Village Association CC & R's recorded on the lot in the public records of Maricopa County. Each owner should also be familiar with the Architectural Guidelines for Ironwood Village, as may be amended from time to time by the Board of Directors. These documents are intended to help preserve property values and the high quality of living that exists at Ironwood Village. The guidelines are established to assist residents in preparing applications to the Architectural Review Committee for any and all construction projects, modifications, alterations or additions affecting the exterior appearance of any residential unit, including landscaping.

**Any modification, addition, alteration, or improvement that you make to the exterior of your home or lot (front or rear yard) that is visible to neighbors requires Architectural Review and subsequent approval for said modification, addition, alteration, or improvement to be made. All modifications, additions, alterations, or improvements MUST be approved in advance before work can begin.**



Because each situation may have different conditions, each application will be reviewed on a case-by-case basis and may take up to 30 days. Therefore, even if your planned modification, addition, alteration, or improvement is identical to another which has already been approved, it still must be submitted for approval. In the event of any inconsistency between these Guidelines and the CC & R's, the CC & R's shall control.

**NOTE THAT IF ANY MODIFICATION, ADDITION, ALTERATION, OR IMPROVEMENT IS MADE WITHOUT ARCHITECTURAL COMMITTEE APPROVAL, YOU MAY BE SUBJECT TO A FINE AND REQUIRED TO REMOVE THE MODIFICATION, ADDITION, ALTERATION, OR IMPROVEMENT TO BRING YOUR HOME BACK INTO COMPLIANCE WITH THE CC & R'S.**

Also note that no matter how long a violation may be in place, it does not excuse the homeowner from their responsibility of correcting the violation.

### **C. OBLIGATION TO OBTAIN PRIOR APPROVAL**

Homeowners must obtain Architectural Committee approval before commencing any work, construction, or changes to the exterior of their home or lot.

All visible landscaping changes must be approved by the Committee prior to installation, including (but not limited to) front yard landscaping, rear yard landscaping on lots with view fencing, and plantings in rear yards which will be visible above the wall.

Should an owner fail to receive approval prior to installation, the work is subject to removal at the owner's expense. **Even if a planned addition, alteration, or change is identical to another which was approved and is already completed, the owner must still submit a plan for (and must obtain) approval PRIOR TO BEGINNING ANY WORK.**

Each situation may have different conditions (i.e., location, physical conditions, and design considerations); therefore, each application will be reviewed on a case-by-case basis, and may take up to 30 days. Owners not in compliance with these Guidelines may be subject to a Stop Work Order from the Committee, as well as other enforcement action

### **D. APPLICATION PROCEDURE**

1. Obtain and complete the Architectural Review Form (available at the back of this manual, or on the website at [www.ironwoodvillage.com](http://www.ironwoodvillage.com)).
2. Note: Only the Deed Holder (or actual owner) of the property may sign and submit for Architectural Review.
3. Note: Individual projects of exterior changes should not be combined into one large project for the purpose of submittal. The ARC will only review submittals of individual projects.
4. Submit the Architectural Review Form, plans, samples, and manufacturer's literature to:

Ironwood Village Association  
c/o Arizona Community Management Services, LLC  
15300 N 90<sup>th</sup> Street Suite 800  
Scottsdale, AZ 85260

## **E. ITEMS TO BE SUBMITTED**

One set of plans (which will be kept on file with the Association) detailing any improvements or changes to a lot or dwelling unit must be submitted to the Committee for approval based on the schedule described below. All plans must be to scale, where appropriate, and sheet size should not exceed 24"x36". The submittal must include, but may require more than, the following information:

1. The Architectural Review Form (see the back of this manual).
2. Site Development Plan including:
  - a. Lot boundary and dimensions, scale (minimum 1 inch = 2 feet), north arrow, date, and location map;
  - b. Location of any existing buildings, landscape, walls, and fences or other improvements;
  - c. Location of any easements, rights-of-way, setbacks, or site visibility triangles;
  - d. Location of any and all improvements proposed, including, but not limited to, buildings and other structures, walls, fences, grading, hardscape, landscape, irrigation, pools, exterior lighting,
3. landscape lighting, play structures, and site grading;
4. Floor plans and/or elevations indicating any architectural improvements.
5. List of plant materials for front yards (the recommended plant list is included in this booklet).
6. Samples of materials or color brochures depicting materials.
7. Lighting plans, if not included with floor plans and elevation specifications.
8. Any other information as may be requested by the ARC or its designee.
9. Application fees and on-site inspection fees may be required for extensive project submittals as the Association has an outside architect who will review these extensive project submittals, as needed.
10. Proof of City Permit (if required)

## **F. DESIGN REVIEW FEES**

Design Fees are not required as a part of the Architectural Review Submittal Process at this time. The ARC reserves the right to contact outside Consultants that may be required in extreme circumstances. If the outside Consultant charges a fee, that fee will be passed on to the Owner. However, no fees will be issued to the Owner without prior written documentation explaining the reason that the fees have been included as part of the Owner's Submittal. At that point, the Owner has the option of continuing their Submittal Process and paying the additional fee or withdrawing their Submittal.

## **G. APPROVAL PROCEDURE**

The Architectural Review Committee shall have up to thirty (30) days after receipt of a [complete submittal](#) of the Architectural Review Form to approve, disapprove, or request additional information. Once your Architectural Review Form is received, a letter will be sent by the Management Company notifying you that your submittal has been received.

Upon review, submittals may be approved, denied or returned for additional information. More complicated submittals may need to be reviewed by an outside firm, thereby requiring associated fees (See Schedule of Design Review Fees). **Incomplete submittals will be returned with a letter requesting additional information required for review.**

The review process includes, but is not limited to, consideration of materials, specified quality of workmanship, colors, and consistency with the design of existing structures on the lot and neighboring lots. Location and grade elevation is also considered.

After the plan is reviewed, you will receive a letter notifying you of the decision that the Architectural Committee has reached, along with any stipulations that have been placed on the project. As mentioned above, some projects may require placement of a Builders Bond to ensure that the work is done in a professional and timely manner.

Neither the Architectural Review Committee, nor the Board of Directors shall have any liability in connection with or related to approved plans, specifications, improvements, or modifications. **Approval by the Architectural Committee shall only be for adherence to the Design Intent of the General Guidelines & Regulations of Ironwood Village. The Owner and Contractor shall be responsible for complying with all applicable city and state laws and regulations.**

The review of the plans is for aesthetic purposes only. The approval of plans does not imply an endorsement of any aspect of the plans. This includes, but is not limited to such things as the structural soundness or its effect upon existing or future water drainage. If a City or County permit is required, it is the sole responsibility of the owner and contractor to obtain such required permit(s).

It is suggested that homeowners call Arizona 811 (formerly Blue Stake) for location of underground utilities, etc., before any digging. Arizona 811 can be reached at 602-659-7500.

#### **H. APPROVAL EXPIRATION**

Construction must be completed within sixty (60) days (12 months for home additions) of the approval date or the plans must be resubmitted. Extensive remodeling projects can be granted no more than sixty (60) additional days on a case-by- case basis.

### **III. GENERAL GUIDELINES**

The following are brief guidelines pertaining to commonly requested alterations or additional information to that which is contained in the CC & R's of Ironwood Village.

Any change to the exterior of the home requires the approval of the Architectural Review Committee. This may include, but is not limited to, the replacement of doors, windows, and other parts of the house visible on the outside. Every change made to the outside of a home and/or a front yard requires Architectural Review Committee approval prior to work commencing. This not only applies to remodels, add-ons, upgrades, and improvements; this also applies to all maintenance and repair work that requires a replacement. Following these Guidelines does not eliminate the need for submission of plans for approval by the Architectural Review Committee.

#### **A. ANIMALS AND PETS**

Household pets are allowed, but are subject to the terms set forth in Article 10, Section 10.19 Pets, of the CC & R's. No livestock or poultry of any kind shall be raised, bred or kept on the property. In addition, all pets in the common areas are to be on a leash. It is the pet owner's responsibility to clean up immediately after their pets. Pets that become a nuisance to the neighboring properties or in the common areas may be removed from the community. **Remember that it is the pet owner's responsibility to clean up after their pets in the common areas or anywhere else in Ironwood Village.**

Barking dog complaints are handled by the City of Scottsdale, who will send a police officer to investigate barking dog complaints. Call 480-312-5000 for 24-hour assistance or information. The Association will only send letters to violators when the complainant places their concerns in writing to the HOA or via e-mail (see beginning of this document for addresses).

## **B. ANTENNAS**

To the extent permitted by applicable law, the installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Committee.

Antennas and satellite dishes shall be installed in an inconspicuous location difficult to be seen from the street or neighboring properties. The preferred installation locations are as follows in descending 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; C. On the roof, but below the roofline;
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. On the roof above the roofline;
5. An unscreened location in the side yard;
6. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

All antennas, backs of satellite dishes, mounting brackets and wires must be painted to match the color of the home at the point it is attached.

Wires must be securely attached to the dwelling and painted to match the structure to which they are attached. All wiring, including that for cable television, is to be installed and maintained in a professional manner. If possible, wiring should be hidden from view (under eaves, under the ground, etc.).

## **C. AWNINGS**

Awnings are strictly prohibited.

## **D. BASKETBALL GOALS AND SIMILAR STRUCTURES**

Basketball goals may not be placed or constructed upon the front yard, front elevation, or front roof surface of any residential unit. Structures placed in rear yards must not be visible from ground level view from street(s) running immediately in front of, behind of or along the side of such property. Portable basketball units are allowed in driveways only when in use and must be stored or concealed from view at the end of each day. In no event should basketball goals ever be located in the street.

## **E. CLOTHES DRYING FACILITIES**

The hanging of clothes outside to dry is not allowed unless concealed from neighboring properties. Structures, lines, and clothes must not be visible from ground level view from the street(s) running immediately in front of or alongside such property.

## **F. COMMERCIAL ACTIVITIES**

Commercial and home office activities are only allowed with the following restrictions:

1. the existence or operation of the business is not apparent from outside the residence;
2. the business conforms to all applicable zoning requirements; the business does not involve door-to-door solicitation of other residents;
3. the business does not generate drive-up traffic or customer parking; and
4. the business is consistent with the residential character of the property and does not create a nuisance or hazard.

## **G. COMMUNITY PARK**

There is a community park within Ironwood Village that is owned and maintained by the City of Scottsdale. Signs are posted at the park outlining the limitations for park usage. Please be sure to follow these rules while you are in the City Park. Note that the dumpster in this area is NOT for homeowner use; it is against City Ordinance to put your items in this dumpster or leave items by the dumpster for pick-up.

## **H. DRIVEWAY EXTENSIONS**

Driveways may not exceed the width of the garage. Driveway extensions and pull-outs are prohibited.

## **I. EXTERIOR CONCRETE (walkways and driveways, including pavers)**

Concrete in the community is the standard light gray color. However, some residents may want to replace or change the appearance of the concrete. If any concrete is to be changed from the standard gray, this requires approval of the Architectural Review Committee. This includes pavers, new concrete or any other resurfacing techniques for patios, walkways, driveways, porches, or any other concrete area that is visible by neighbors.

When submitting these changes for approval, a sample of the material or color brochure must be submitted. Examples of preferred patterns and earth tone colors for pavers are available for review by contacting our community manager. Avoid colors that primarily use slate or dark gray in the pattern or material.

All sections that use pavers must have a paver border (soldier course); outlining the entire area being paved with a paver unit pattern or row/column that contrasts the main pattern.

It must be specified that all finished interfaces between walkways and driveways have level surfaces; so tripping or safety hazards are not created.

## **KEY POINTS FOR ARCHITECTURAL REVIEW FORM**

1. Attach photograph or map of areas with new design. Clearly indicate that all concrete or paver installation will be finished with level interfaces.
2. Provide sample or color brochure for any new materials proposed for use.
3. Please make sure all paver edges have a paver outline border or soldier course.

## **J. FIREPLACES**

Rear yard fireplaces shall be located five feet (5') from any property line, and are limited to eight feet (8') in height. Any fireplace over five feet (5') tall requires approval of the Architectural Review Committee.

Front yard fireplaces as part of a Courtyard require approval of the Architectural Review Committee prior to installation.

## **K. FLAGS AND FLAGPOLES**

1. Association flag display guidelines have been redefined in Arizona State House Bill 2010; updating Statutes 33-1261 and 33-1808, effective September 23, 2022. These statutes address flag display; political signs; caution signs; for sale, rent or lease signs; and political activities.
2. The following official or replica flags may be displayed; consistent with federal flag codes PL 94-344 and PL 90-810; and Title 4 United States Code Chapter 1.
  - i. The current United States of America flag (fifty stars and 13 stripes)
  - ii. An official or replica of a flag of the uniformed services of the USA
  - iii. The POW/MIA flag
  - iv. The current Arizona State flag
  - v. An Arizona Indian Nations flag
  - vi. The Gadsden flag

- vii. First responder flags
- viii. Blue Star and Gold Star service flags
- 3. The maximum size of any flag shall be 3 ft. x 5 ft. and only two (2) flags of any type may be displayed on a parcel at any time.
- 4. The maximum height of a permanent, removable or freestanding pole shall be twenty feet (20') or the height of the roof peak, whichever is less. Approval by the Architectural Review Committee (ARC) is required.
- 5. Wall mounted flag poles shall be a maximum of five feet (5') long with attaching brackets painted to match the attachment area, and will not require prior approval.
- 6. All poles and flags must be maintained in excellent condition, per the code referenced in section K. 2. Above.
- 7. Only a total of two permanent, removable, wall-mounted, or freestanding poles will be permitted per resident parcel; with a maximum of one each in the front and rear yards, respectively.
- 8. It will be the responsibility of the homeowner or resident of the parcel on which a flag is displayed to do so with proper respect and flag etiquette, per State of Arizona and Federal standards.

## **L. FRONT COURTYARDS**

Front courtyards are encouraged in Ironwood. However, because there are different house elevations and setbacks, detailed plans and to scale drawings must be submitted and will be reviewed on a case-by- case basis. Remember that all lots within Ironwood Village have an 8' public utility easement (PUE) across the front of them.

No structures may be installed in this area except for a low border wall. See section GG for additional guidelines regarding these finished block walls.

## **M. GATES**

All gates originally installed by the developer, including the gate's metal framing and wood slats, shall be stained or painted to coordinate with the outside body of the house. When replacing wood slats you may also want to consider replacing the wood with treated wood or composite materials that look like wood. Due to exposure to the elements these newer composite materials may provide less maintenance and a longer life.

The outside metal gate frame should be between one (1) and one and ½ (1.5) inches wide, and the interior steel elements should be ½ inch by ½ inch square. These metal frames should be painted in semigloss Ironwood Village Brown (DE Mfr. Code 0065-0107-07211), or Black, if original gate frame was black. When maintenance is required, all frames should be painted Ironwood Village Brown (see paint palette herein for metal primer and semigloss paint specifications).

New rear yard access gate(s), changes to existing gates, and the addition of courtyard gates requires the approval of the Architectural Review Committee (ARC) before changes are made. Solid panel gates are not allowed on metal framing. All gates must have wood or composite material slats, except in the Casitas, where entranceway gates to rear yards were originally constructed with open wrought iron view-fence designs. To enhance value and to hide items stored in rear yards, like garbage bins, it is recommended that homeowners in the Casitas replace the wrought iron look with wood or composite material slats in the future. These slats can also be added to existing gates in the Casitas as maintenance is required.

Some wider gates (over four (4) feet wide) were installed on larger lots by the developer to allow for increased access and to store low-level vehicles out of sight from neighbors. Any gates over four feet wide are discouraged, and must be approved by the Architectural Review Committee (ARC). Even if a wider gate is approved it does not relieve the homeowner of meeting requirements defined in guideline Section V. F. for recreational vehicles, boats, or mobile homes.

## **KEY POINTS FOR ARCHITECTURAL REVIEW FORM**

1. Define color of slats and frame of gate.
2. Show picture of gate and dimension specifications for gate elements.
3. If gates lead to a rear yard area with pool or spa, be sure that gate installation (opening direction out;



latching, etc.) meets City of Scottsdale building code requirements.

#### **N. GUTTERS AND DOWNSPOUTS**

Gutters and downspouts will be considered for approval; however, the finish must match the color of the portion of the house to which it is attached. High quality (long life) materials are recommended since the homeowner will be required to maintain these items in good repair. Gutters must follow the contour of the structure to which they are attached. They cannot span open spaces or go across blank walls.

#### **O. HEATING AND COOLING UNITS**

No heating, air conditioning, evaporative cooling units or equipment shall be maintained on the property unless mounted on the ground and fully screened from any adjacent properties. Screening of the equipment is subject to the regulations and approval of the Architectural Review Committee.

#### **P. HOLIDAY ORNAMENTAL LIGHTING DISPLAYS**

Holiday decorations may be installed up to thirty (30) days before the actual holiday and must be removed within fourteen (14) days following the actual holiday.

#### **Q. LIGHTING (Exterior, on Home). (For Landscape Lighting, please refer to Section VII).**

The most important thing to remember is that lighting on your home should illuminate ONLY your property. It CANNOT illuminate neighboring homes or common areas. All lighting should be architecturally integrated into the home. Use the lowest wattage available to achieve the desired effect. Limit the usage of lighting only to where it is needed. The Design Concepts booklet is available to offer more specific recommendations which includes pictorial examples of what would be approved and what should be avoided.

Flood lights for security purposes are permitted on a very limited basis. However, no flood lights are allowed on the front of the home. Security lighting (including motion-activated floodlights) shall be located beneath eaves, shall not be installed more than twelve feet (12') above the ground, and the fixtures should be painted to match the house. The Guidelines specify that the lights must be shielded so that the source of the light (the bulb) is not visible, and lights must be aimed so as not to shine on neighboring property. Security lighting cannot be substituted for garage carriage lights.

Ironwood Village does not have street lights, and is considered a “dark sky” community. Because of this, the Board of Directors requests that owners leave low wattage (**250 Lumens max**) front porch and driveway lights on at night to ensure the safety and security of the neighborhood. The Board suggests that any lights that are left on at night be on timers or photocells so the lights will come on and go off automatically. Homes with lights on during the daylight hours are a potential target for theft. If your home does not currently have driveway carriage lights, you may submit a request to add lights.

#### **R. PLAY STRUCTURES**

Children’s play structures that are visible from a neighboring property shall be painted to match the body of the house, or have a natural wood finish. Any canvas or other materials shall match the dominant or trim color of the house and no flags are allowed. The use of playground or recreational equipment shall be limited to the rear yard area of a residence.

The minimum setback of any edge of the structure away from a party wall shall be five (5) feet, for all sides of the structure. At this minimum setback the maximum elevation or height of any part of the structure shall not exceed eight (8) feet above the existing finished pad or parcel land surface. In addition, this height at the minimum setback dimension must not exceed 18 inches above the nearest party wall.

Heights greater than eight (8) feet are permitted. However, for each additional foot of elevation (height) an additional two-foot setback is required. In addition, the maximum elevation (height) of the structure is ten (10) feet six (6) inches. Therefore, if the structure has a maximum height of ten feet six inches, the location of this maximum height of the structure must be at least ten feet from the nearest party wall.

The minimum setback from the parcel house must be at least two (2) feet from the overhang or eave area of the roof for the house.

Before purchasing a play structure, it is recommended that you submit plans to the ARC for approval.

## **S. POOL BACKWASHING**

Backwashing of pool water into the common areas or streets is a violation of the City of Scottsdale regulations, as well as Ironwood's CC & R's. The following rules apply to backwashing:

1. No backwashing is allowed into the streets or common areas.
2. Backwashing must be piped into your clean-out.

**Improper Backwashing HEALTH WARNING: Pool filters with DE Filters contain dangerous carcinogenic materials that could be hazardous to you and your family when they dry and become airborne.**

## **T. ROOFS**

Any change in, or removal of, the roof tile of a home requires approval of the Architectural Review Committee. The submittal must include a sample of the roof tile proposed to be used and exterior elevation drawings depicting the areas of roof tile application so that the Committee can ascertain that it fits into the color scheme for Ironwood Village. All repairs require partial replacement of roof tile due to breakage owners must submit a sample of the replacement roof tile for the Committee's review, prior to installation.

As the original roof tiles may not be available, the approved roof tile for Ironwood Village (Except the Casitas) is Eagle Tile #39706 Grand Canyon. Two roof tiles are approved for the Casitas. They are, Eagle #4767 Green Tile with flat surface, and Eagle #5511 Gray Tile with combined surface.

All roofs require an underlayment material below the tiles, protecting the roof structural substrate from weather damage.

Bird screens (ember blast screens) shall be installed on all roofs. These bird screens need to be painted either the base color of the house for a one-color house, or the accent color for a two-color house.

**If any homeowner is planning to re-roof their house, please see Section V.E on Roof Tile Replacement under Maintenance Guidelines.**

## **U. SANITATION**

1. Weekly: Trash containers must be concealed from view except to make containers available for collection on designated days. Black cans (for regular trash) are picked up on Thursday; mauve colored cans (recycle) are picked-up on Tuesday. Containers must be stored out of sight when not at the curb for pick-up. Containers can be taken to the curb the evening before pick-up is scheduled and must be concealed from view by 9:00 p.m. of pick-up day. You can call the City of Scottsdale at 480-312-5600 or visit their website at [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov) to find out additional information about weekly trash collection.
2. Recycling: The City of Scottsdale has a recycle program. To find out what items can be placed in your Recycle Can, please call the City of Scottsdale at 480-312-5600 or visit their website at [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov).
3. Monthly Bulk Trash Pick-Up: Items cannot be on the curb earlier than the morning of the Monday before the scheduled pick-up week. Contact the City of Scottsdale Solid Waste Department to find out what week has been scheduled (480-312-5600 or [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)).



4. Other Pick-Up: The City of Scottsdale also has a “household hazardous waste” pick up service for automotive fluids, household cleaners, pool acids, chlorine, solvents, thinners, paints, stains, varnishes, and household and car batteries. The City of Scottsdale also offers electronic recycling for certain electronic devices.
5. Find out about these other pick-up options by calling the City of Scottsdale at 480-312-5600 or visiting their website at [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov). Included is a list of what they will collect, as well as what is not collected.
6. Homeowner Remodeling: When dumpsters are needed for any remodeling, dumpsters:
  - a. require approval by the Architectural Review Committee;
  - b. will only be allowed for 30 days (maximum, though a variance can be requested for an extensive remodel);
  - c. must be placed on the driveway; and
  - d. recommend that plywood be laid under the dumpster in order to minimize concrete damage.
  - e. If not utilizing a dumpster, trash must not be allowed to accumulate on any location within Ironwood Village except in the rear yard of the home under remodel. If utilizing Scottsdale monthly bulk trash pick-up, see above. Additionally, the City of Scottsdale offers roll-offs (dumpsters for rent). If you would like more information on this program, please call 480-312-5600.

## **V. SATELLITE DISH**

The installation of satellite dishes must be approved in advance by the Architectural Review Committee. An Approved location shall constitute being installed in an inconspicuous location difficult to be seen from the street or neighboring properties; and the back of the dish, mountings and wiring into the house shall be painted to match the color of the house. All old or unused satellite dish equipment, mountings and wiring shall be removed.

## **W. SCREEN/SECURITY DOORS**

The installation of a screen or security door, including the side light glass area(s) adjacent to the front door, must be approved in advance by the Architectural Review Committee. Submittal must include a color sample, as well as its style and material. (See approved colors in the “Maintenance” section of this document.)

Security doors are designed to prevent access while allowing air flow. They must be of simple open design to allow visibility of the front door, match the color of the dwelling, and be formed of metal work. A document called the Design Concept booklet is available to offer more specific guidelines which includes pictorial examples of what would be approved and what should be avoided.

Guidelines for the proper selection of security doors are:

1. Must be of a design that allows the main entry door to be seen
2. Color should match the color of the house or the entry door frame.
3. Metal must be substantial in strength and quality
4. It must not include artwork that distracts from the design of the entry door or home.
5. The use of animal, plant, or character depictions will not be approved.
6. Architectural Review Committee approval is required prior to installation. Solid metal and louvered security doors will be considered. Other types of security doors and door-coverings are prohibited.

## **X. SECURITY WINDOW COVERINGS**

Exterior security window coverings, including solid or louvered metal coverings, bars, or security mesh, and other heavy closures are prohibited.

## **Y. SIGNS**

The only signs that will be allowed in Ironwood Village are shown below.

### **7. Real Estate Signs:**

- a. For Sale/For Lease: The installation of one "For Sale"/ "For Lease" sign will be permitted. The sign is to be placed in the front yard parallel to the street, within the landscaped area of the residence for sale or lease. Signs cannot be placed on rear yard walls or in common areas (monument areas, parks, etc.). Signs must be no larger than 18"x24" in size (not including riders and information tubes), and must be professional in appearance. Sign riders and information tubes are allowed.
  - b. Open House Signs:
    - i. Placement of signs is limited to "one sign per turn/directional continuance" (cannot place more than one sign per intersection or individual streetscape area) and must be placed to meet all City of Scottsdale sign ordinances.
    - ii. Information on Open House signs is limited to the following:
      - a. Brokerage Name/Logo/Marketing Phrase
      - b. Agent Name/Logo/Marketing Phrase
      - c. One phone number or email address
      - d. Directional Arrow
    - iii. Open house signs may NOT include sign-riders, balloons, sales terms or sales conditions.
    - iv. Open house signs must be properly maintained by the sign owner. Any signs showing deterioration are not allowed to be posted within Ironwood Village.
    - v. Any damage (plants, concrete, etc.) caused by placement of a sign will become the lot owner's obligation to remedy.
8. Political Signs: Political signs relative to an issue or person currently being voted upon are allowed in an owner's yard. Each sign shall not exceed 36"x36" in area and the total area of signs on any parcel cannot exceed 9 square feet. Signs cannot be placed earlier than seventy-one (71) days prior to an election, and must be removed no later than fifteen (15) days after the election. (Per House Bill 2010 effective September 23, 2022).
9. Contractor Signs: Contractor signs are not allowed within Ironwood Village, unless approved by the Architectural Review Committee prior to placement.
10. Security Company Signs: Security signs are allowed within Ironwood Village, but cannot be larger than 12"x12" and must be placed no further than two feet (2') from the front of the home. Security signs must be kept in good repair at all times.
11. Yard, Garage, Estate and any other type of Sale Signs taking place at a residence within the Association are strictly prohibited except during the two designated community wide garage sales each year. Please remember that having a sale outside the realm of the two designated community wide garage sales may result in a fine (See Fine Policy).

Business Signs are not allowed within Ironwood Village.

SIGNS ARE NOT ALLOWED TO BE POSTED on mailboxes, street lights, street signs, electric poles, ramadas, or any other locations within Ironwood Village. Signs cannot block sidewalks or inhibit the flow of vehicular traffic. Only those signs noted above are allowed. Posting of signs on any of these locations constitutes a violation of the CC & R's, and you will receive a violation letter.

## **Z. SKYLIGHTS**

Skylights should be flat or low domed, installed on a curb, with flashings matching the roof color, per the Skylight manufacturer's requirements.

## **AA. SOLAR PANELS**

There are several types of solar panels. Most cannot be legally restricted from use and installation but certain installation and placement considerations must be observed. ARC approval is required to assure the following considerations are being followed. The panels shall be installed in an inconspicuous location difficult to be seen from the street or neighboring properties. This may require special mounting brackets to be located on the rear of the house.

The panel trim, mountings and wiring into the house shall be painted to match the color of the house. Any solar equipment located on the side of houses within views of neighboring lots, property or streets shall be screened from view or painted and maintained to match the house color.

## **BB. STONE VENEER**

The installation of stone veneer is allowed and encouraged, but requires approval of the ARC. The submittal must include a sample board of the proposed material, a detailed to scale exterior elevation drawing depicting the areas of stone application so that the Committee can ascertain that it fits into the home style and color scheme. Refer to the Design Concept booklet for permissible examples.

Prior to submitting the Architectural Design Review Submittal Form, the homeowner may request a preliminary meeting with the ARC or a designated design company. This might help the homeowner understand what part of the house stone can best be applied to, and what types of stone would be acceptable.

Submit the design, product literature, and sample board as part of the Architectural Design Review Submittal Form for approval by the ARC.

Application Considerations:

1. Stone must go completely to the ground on columns and walls. Filler blocks will need to be installed to pack out the wall to the same level prior to applying the stone.
2. Caps need to be installed on any stone application that is not full height such as garage surfaces in which the stone is applied halfway up from the ground.
3. Stone must be returned to the next wall surface when wrapped around a wall corner.
4. Keystones must be used when stone is applied to an arch.

### **KEY POINTS FOR ARCHITECTURAL REVIEW FORM**

1. Attach drawing or picture of home, showing where stone will be applied
2. Submit sample board of stone veneer to be used.
3. Submit product brochures/literature for all materials used for project.
4. Submit exterior elevation drawing from contractor.

## **CC. STORAGE SHEDS**

Storage and tool sheds or similar structures are not allowed unless constructed below the fence line of all surrounding walls.

## **DD. SUNSCREENS**

Sunscreens are allowed. Frame material must match window frames. Screen material must be fiber-glass mesh (non-louvered type). Black or dark brown screens are the only colors allowed in Ironwood Village. Although frames of screens may be painted the actual screen material may not be painted. They must be replaced if they become worn or silvered.

## **EE. TENSILE STRUCTURES (SHADE SAILS)**

The design, color and location must be documented; and the plans, along with a sample of the fabric, must be submitted to the ARC for approval. Poles must be self-supporting (e. g., not attached to a wall or the house) and have footings set in concrete. They must also be capable of removal or lowering when not in use. The poles and the sail must be an earth tone color to match the house and shall be approved by the ARC.

The minimum setback of any edge of the structure away from a party wall shall be five (5) feet, for all sides of the structure. At this minimum setback the maximum elevation or height of any part of the structure shall not exceed eight (8) feet above the existing finished pad or parcel land surface. In addition, this height at the minimum setback dimension must not exceed 18 inches above the nearest party wall.

Heights greater than eight (8) feet are permitted. However, for each additional foot of elevation (height) an additional two-foot setback is required. In addition, the maximum elevation (height) of the structure is ten (10) feet six (6) inches. Therefore, if the structure has a maximum height of ten feet six inches, the location of this maximum height of the structure must be at least ten feet from the nearest party wall.

The minimum setback from the parcel house must be at least two (2) feet from the overhang or eave area of the roof for the house.

## **FF. TRASH CAN ENCLOSURES**

Trash can enclosures in front of the front yard fence are not allowed.

## **GG. PARTY WALLS, VIEW-FENCES, AND RAILINGS**

All block party walls or fences that are visible from streets or neighborhood parcels must be painted to match the base color of the structure (home) on the parcel enclosed by the party wall or fence. Walls, view-fences, and railings are not allowed in front yards, except for courtyard entryways. Only finished block walls are allowed in entranceways, and these walls must not exceed three (3) feet in height (as measured on the interior side). These entryway walls shall be finished and painted to match the architecture and base color of the home (see Front Courtyards). Any changes require review and approval by the ARC prior to installation.

View-fences are special fences or party walls that primarily separate parcels and common areas, used to allow homeowners to see the surrounding landscape through the view-fence. These structures are typically constructed utilizing metal (wrought iron) horizontal and vertical railing segments, set in block stem walls. In the Casitas view-fences may also be used for Parcel to Parcel walls or entryway gates to back yard areas. In Foothills II view-fences are also used for Parcel to Parcel walls when Parcels abut to Parcels in Legacy Cove. Any changes require review and approval by the ARC, prior to installation.

Railings are metal barriers or guards consisting of one or more horizontal bars supported by widely spaced uprights. These are placed along the edges or sides of balconies, stairs, decks, or patios to provide safety and support. The metal bars and posts should be simple in design, not ornate. All railings visible from common areas or neighborhood property must be coated or painted black, dark brown, or either the base or trim color for the home. For paint specifications please see Appendix A.

## **HH. WATER FEATURES**

Water features, such as fountains, may be approved for installation in the front yard, but they may not exceed five feet (5') in height. All water features or fountain designs must be submitted to the Architectural Review Committee prior to installation for approval of design, location, and color. Any rear/side yard water features that exceed the height of the surrounding walls must be submitted for approval.

## **II. WINDOW FILM / INTERIOR WINDOW COVERINGS**

Reflective window film with a visible light reflection rate of 20% or greater is not allowed for any window or skylight. Non-reflective film (clear or bronze) may be used. In no event shall the interior or exterior of any window be covered with reflective material such as foil, or with paper, bed sheets, or other temporary coverings. Permanent window coverings must be installed within ninety (90) days after the close of escrow. All submittals for window tint must include a sample of the product. Note that window film is not a substitute for window coverings. Ornamental colored glass on windows visible from the streets or neighboring properties must be approved by the HOA's ARC or designated design company.

## **JJ. GAZEBOS, PORTICOS, RAMADAS, AND PERGOLAS**

1. Placement of any type of permanent or temporary structure of this nature in the rear yard of any parcel requires prior approval of the Architectural Review Committee (ARC) before construction. When considering whether to approve this type of structure the ARC will consider the size of the structure; the amount of open space preserved between structures; the structure's proximity to neighboring parcel structures; elevation changes between neighboring parcels; design features; and whether the structure will be consistent, and in harmony with, the community.
2. Structures of this nature may never be placed in front yard areas.
3. The minimum setback of any edge of the overhang or eave area of the roof for the structure away from a party wall shall be five (5) feet, for all sides of the structure. At this minimum setback the maximum elevation or height of any part of the structure shall not exceed 8 feet above the existing finished pad or parcel land surface. In addition, this height at the minimum setback dimension must not exceed 18 inches above the nearest party wall.
4. Heights greater than 8 feet are permitted. However, for each additional foot of elevation (height) an additional two-foot setback is required. In addition, the maximum elevation (height) of the structure is 10 feet six inches. Therefore, if the structure has a maximum height of 10 feet six inches, the location of this maximum height of the structure must be at least 10 feet from the nearest party wall.
5. The minimum setback from the parcel house must be at least two (2) feet from the overhang or eave area of the roof for the structure.
6. Colors, finishes, and materials for these structures shall match or complement the design and color palette for the home. In particular, the roof of the structure must either be the same as for the house, or painted with a flat paint finish consistent with the darker trim color specified for the house in the paint palette. Shiny metallic roofs are not allowed, since this creates glare. Even if the manufacturer's warranty is voided, metallic roofs must be painted or refinished with a flat paint to eliminate or reduce potential for glare.
7. Screening from view of all neighbor parcels with landscaping is strongly recommended.

### **KEY POINTS FOR ARCHITECTURAL REVIEW FORM:**

1. Attach photograph, drawing or map of back yard area with new layout.
2. Mark all setback distances from home and party walls on the map.
3. Attach manufacturer's bulletin or specifications for structures.

## **IV. VEHICLES**

### **A. AUTOMOBILE COVERS/TARPS**

Automobile covers/tarps are prohibited for use when visible from neighboring property. For items visible in truck beds from neighboring properties or common area 24 hours un-tarped, 72 hours if tarped for loading/unloading purposes.

### **B. AUTOMOBILE REPAIR AND MAINTENANCE**

No automotive repairs or maintenance may be conducted upon the property or roadway except within a fully enclosed garage. No vehicle of any kind which is not in operating condition shall be parked in any uncovered parking area.

### **C. COMMERCIAL VEHICLES**

No commercial vehicles shall be parked so as to be visible from neighboring property, common area, or street. A commercial vehicle shall be defined as any vehicle or trailer which is owned by a commercial enterprise or one which contains a design and/or lettering which advertises a commercial enterprise, including but not limited to trucks having specialized equipment behind or over the cab area.

Per House Bill 2492, public service vehicles (including Police or Fire Service for a Federal, State, Local or Tribal Agency or a private fire service provider or an ambulance service provider) which have a gross vehicle rating of 10,000 lbs. or less and bear an official emblem or other visible designation of that agency, including APS and SRP vehicles, are allowed to park in driveways and on streets in Ironwood Village.

### **D. MOTORIZED SKATEBOARDS (GO-PEDS)**

Per City of Scottsdale Code 19-90, the following rules apply to go-ped riding within Ironwood:

1. NO riding on a city bike path, sidewalk, city park, city parking structure, bicycle lane, or where otherwise prohibited, including the multi-purpose path in a greenbelt.
2. If the go-ped is operated on a roadway, it must be operated in a safe, legal manner.
3. No go-ped may be operated on any public roadway consisting of a total of four or more marked traffic lanes or having an established speed limit of greater than 25 miles per hour.
4. No child under the age of 14 shall operate a go-ped.
5. No operator of a go-ped may attach themselves to a moving vehicle.
6. No operator of a go-ped shall carry any package, bundle or article which prevents the operator from keeping both hands on the steering mechanism.
7. No one, other than the owner, shall operate a go-ped without the written permission of the owner.
8. No person shall operate a go-ped that has been structurally altered from the original design.
9. No person shall operate a go-ped in a crosswalk.
10. All operators must obey all traffic laws/restrictions.
11. No person shall transport extra fuel.
12. No operator shall ride more than two abreast.
13. An operator of a go-ped under the age of 18 years shall wear a helmet at all times.
14. The operator of a go-ped shall wear footwear that has a sole and completely covers the foot.
15. All go-peds operated at night must have a headlamp that emits a white light and is visible from the front at a distance of no less than 500 feet.
16. All go-peds operated at night shall have a rear red reflector. A rear red lamp may be used in addition.
17. All go-peds must be equipped with a brake capable of making a braked vehicle skid on pavement.

Parents are ultimately responsible for the actions and safety of their children. Know the capabilities and limitations of the go-ped and your child.

### **E. PARKING**

All private passenger vehicles (cars and trucks) must be parked in garages or on driveways. Parking in yards or on areas not designated for parking is prohibited. Parking along the side of the street is not permitted. Offenders will be subject to a fine. (See Enforcement of Rules and Regulations.)

### **F. RECREATIONAL VEHICLES. BOATS. MOBILE HOMES**

No mobile home, motor home, boat, recreational vehicle, trailer, truck, camper or other vehicle of similar kind may be parked or stored on any public street or right-of-way or on any residential lot in view of adjacent properties for a period exceeding twenty-four (24) hours.



## **V. MAINTENANCE GUIDELINES**

In order to maintain the aesthetic quality of our community, the Board of Directors has formulated the following guidelines to make the exterior maintenance and up-grade process easier for all owners to follow. Also, a document called the “**Design Concepts**” booklet was developed to help guide homeowners who are contemplating maintenance and modifications to the exterior of their home.

The Design Concept booklet was developed in cooperation with outside designers with Ironwood Village homes in mind in an effort to help homeowners in the decision making process of keeping homes updated. By referencing the Design Concept booklet, a homeowner will be better guided as to what the Architectural Review Committee is looking for and how to better submit an Architectural Review Form request.

Audits are done periodically to ensure that all homes within Ironwood Village are in compliance with the CC & R's as it relates to maintenance.

**Seller/Buyer Disclosure:** The Association does not inspect Lots prior to the close of the sale. As the subsequent owner of the Lot, you are responsible for any and all violations of the Association's governing documents that exist on the Lot you purchase. You are advised to investigate if there are existing violations on the Lot, and that no changes have been made to the exterior of the home or lot without the prior written approval of the Association.

### **A. PARTY WALLS, VIEW-FENCES, AND RAILINGS**

When a maintenance problem occurs on a party wall or view-fence separating a parcel and common area or a parcel and lot, the Homeowners Association will be responsible for having these external surfaces repaired. Please notify your Community Manager should you notice need for maintenance. Maintenance of the parcel side of these walls or fences is the responsibility of the homeowner.

### **B. FRONT DOOR (Entry Doors)**

Faded, cracked or blistered doors must be refinished or replaced in a timely manner after receiving approval from the Architectural Review Committee. Replacing a front door is encouraged and will enhance your property value.

Architectural approval is required prior to the repair or replacement of your front door (include a photo or brochure of the new door, stain color & specifications if Wooden or Fiberglass, paint color if Metal. When a front door (Entry Door) is to be replaced in a home of any subdivisions except Terraces 1 & 2, existing doors must be replaced with wood, wood grained fiberglass, or iron and glass doors.

Homes in Terraces 1 & 2 may replace a steel door with a steel door, but it is highly recommended that they be upgraded to wood, wood grained fiberglass, or iron and glass. Refer to the Design Concept booklet for more information and permissible examples.

For Paint and Stain Specifications, see **Exhibit “A” PAINTING & STAIN SPECIFICATIONS**.

### **C. GARAGE DOORS**

Dented, Broken, or non-functional garage doors must be refinished or replaced in a timely manner after receiving approval from the Architectural Review Committee. Carports are not permitted and fully enclosed (2 bay minimum) garages are required on all lots.

Garage doors are generally of the sectional metal roll-up kind. However, faux wood metal replacement garage doors, inclusive of faux wood carriage style, will be considered by the Architectural Review Committee.

Replacing a garage door is encouraged and will enhance your property value. Architectural approval is required prior to the replacement of your garage door (include a photo or brochure of the new door). Refer

to the Design Concept booklet for more information and permissible examples.

## **D. PAINTING (RE-PAINTING) OF HOMES**

When re-painting homes, please use the chart below to determine what colors can be used on your home. **Architectural Review Committee approval is required prior to beginning the painting process.** Please use the Architectural Review Request Form to submit your requested paint colors to the Architectural Review Committee.

### **1. APPROVED Paint Colors and Types of Paint**

- a) The paint colors in the following chart are approved for use in Ironwood Village pending approval by the Architectural Review Committee. They can be purchased at Dunn Edwards by you or your painting contractor. (NOTE: As of the date of this document, Dunn Edwards store is located at the northwest corner of Hayden Road and Frank Lloyd Wright Boulevard. Refer to Ironwood Account No. 188544-000 for a discount on your paint.)
- b) The Homeowner may substitute equivalent paints by other manufacturers provided that the Contractor/Manufacturer confirms in writing that such substitute paint is equivalent to the approved colors identified below.

**The preferred type of paint within Ironwood Village is Spartashield Flat or Spartashield Velvet for stuccoed areas, Evershield Low Sheen for wood surfaces, and Evershield Semi-Gloss for metal surfaces. Refer to Exhibit A for more complete specifications. Be sure to provide Dunn Edwards with the proper type of paint, the paint name, and the corresponding number noted in the Paint Palette chart.**

### **2. PROPER USE OF THE PAINT PALETTE**

- a) All paint applications must consist of a Base Color. The Base Colors are used for the body of the house and are shown in the first column of the paint palette chart. If a second color (Accent Color) is desired, you must follow the requirements described on the Architectural Review Form. The Accent Color must be selected from the two options shown on the same line as the Base Color.
- b) The specific colors available to each homeowner are determined by your window frame color and your roof tile color. The color palette applies to houses with white or brown tone window frames. Your selection will also be determined by whether your roof tiles are light colored (as most Ironwood Village roofs) or dark colored (like the Casitas green tiles and dark custom replacement tiles). Observe the footnotes when selecting the colors from the paint palette.
- c) For The Casitas only five (5) base colors from the color palette may be used. These are Rincon Cove, Hickory, Sandal, Terracotta Sand, and Wooded Acre. These may be selected for any residence in The Casitas, regardless of the base color of any other residence, either within or among buildings.
- d) A review of the design elements of The Casitas, both within a building and between buildings, has shown that there are inconsistencies in how roof lines, fascia, eaves, pop-outs, and other features were used. Thus, there does not appear to be any consistent way that a trim color might be applied to these areas. Further, it was determined that the garage doors on the casitas represent too large of an area on the front of the building to accent the base color. Rather, they would dominate the base color. Thus, trim colors should not be used for residences in The Casitas.
- e) Regarding the pool house/common area building, the paint palette has a footnote that



addresses this structure. This building is considered to be a single unit community building, and a trim color associated with the current Ironwood Village palette may be used. However, the base color for this common area structure should be selected only from the five (5) base colors defined for use with residences in The Casitas.

- f) All colors referenced in the paint palette can be viewed on the Dunn Edwards website at [dunnedwards.com](http://dunnedwards.com). A book of color swatches and specifications for these colors is kept on file at the management company for Ironwood Village. You may stop by during regular business hours to review these swatches at any time.

### **3. ARCHITECTURAL POP-OUTS AND ACCENT AREAS**

- a) **Except for homes in The Casitas Pop-outs and accent areas may be painted a different color than the color used for the base of the house. The accent color must be selected from one of the two accent colors defined for each base color provided in section D.4. APPROVED PAINT PALETTE (IRONWOOD VILLAGE).**
- b) **Placement of the accent color must be limited to architectural features such as pop-outs, garage doors, fascia, and window and entry door frames. All odd-shaped pop-outs or wall segments must be painted the base color of the house.**
- c) **Please note that when an accent color is requested, the fascia boards must also be painted the accent color. Please be sure to both state this on your request and show this on the drawing or picture attached.**
- d) **The total area of the accent color is limited to no more than 50 % of the front surface area of the house, including the garage door.**
- e) **ALL PAINT APPLICATIONS MUST RECEIVE APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE BEFORE PAINTING CAN BEGIN, EVEN IF YOU PLAN TO ONLY USE ONE COLOR FOR THE ENTIRE HOME.**
- f) **Copies of Architectural Review Submittal Forms are attached to the back of this document and may also be obtained via our community website at [www.ironwoodvillage.com](http://www.ironwoodvillage.com)**
- g) **Homeowners with homes that are in violation and require painting will be given six (6) months from the date of notification to have the work completed. Once work is started, it must be completed within thirty (30) days. Contact the association for further details if you receive this notification and have any questions.**

#### 4. APPROVED PAINT PALETTE (IRONWOOD VILLAGE)

Select Base Color from the first column of the paint palette chart. If a second color (Accent Color) is desired, it must be selected from the two options shown on the same line (row) as the Base Color. Observe the footnotes to ensure the color is appropriate for your house.

Ironwood Village Approved Paint Colors Rev. November 2023				
Base Color Names & D.E. Color Codes		Accent Color Names & D.E. Color Codes		
Color Name	D.E. Color Code	Color Name & DE Code	OR	Color Name & D.E. Code
Apache Tan	DEC 746	Carved Wood DE6125	OR	Cream Washed DE6149
Baked Potato	DEC 717	Big Stone Beach DE6132	OR	Sahara DEC747
Chaparral	DEC 745	Warm Butterscotch E6151	OR	Antique Linen DE6148
Cliff's View	DEC 720	Carved Wood DE6125	OR	Cream Washed DE6149
Cochise	DEC 761	Rocky Ridge DE6145	OR	Desert Gray DEC760
Coral Clay	DEC 719	Cobblestone Path DE6068	OR	Bone White DEC741
Desert Suede	DE 6206	Bison Beige DEC750 *	OR	Bone White DEC741
Dover Plains	DE 6116	S'Mores DE6111	OR	Breakfast Biscuit DE6107
Dry Creek	DE 6122	Stockhorse DE6126	OR	Breakfast Biscuit DE6107
Garden Warber	DEGR 47	Cloud Computing DEGR 61		
Hickory	DEC 759 +	Big Stone Beach DE6132	OR	Sahara DEC747
Inside Passage	DEC 764	Rocky Ridge DE6145	OR	Desert Gray DEC760
Neutral Wave	DEGR 57	Cloud Computing DEGR 61		
Practical Tan	DE 6115	Teddy Bear DE6131	OR	Breakfast Biscuit DE6107
Rincon Cove	DEC 757 +	Whole Wheat DE6124	OR	Siamese Kitten DE6121
Rustic Taupe	DE 6129	Whole Wheat DE6124	OR	Siamese Kitten DE6121
Sandal	DEC 715 +	Sand Pit DE6118	OR	Baja White DE722
Shaggy Barked	DEC 771	Ancient Earth DE6217	OR	Water Mist DE6240
Slopes	DEC 721	Teddy Bear DE6131	OR	Floating Feather DE6142
Steveareno Beige	DEC 766	Cobblestone Path DE6068 *	OR	Bone White DEC741
Tan Plan	DE 6137	Driftwood DE5328 *	OR	Sandstorm DE5295
Terracotta Sand	DE 6136 +	Teddy Bear DE6131	OR	Floating Feather DE6142
Wooded Acre	DE 6130 +	Old Boot DE6133	OR	Almond Latte DE6143
Zenned Out	DEGR 11	Free Spirited DEGR 57		

\*This color is not approved for use on houses with brown tone window frames.

+ Only Rincon Cove is approved for use in The Casitas residence structures. No trim or Accent Colors are to be used for residential buildings in The Casitas. Only the pool house/common building (Tract A) in The Casitas may have a trim color, currently Siamese Kitten as accent color.

Stucco, Wood, Aluminum and Metal Surfaces all require Specific and Separate Paint Types as Outlined in the Paint Specification. (Exhibit "A") All Products Specified are made by the Dunn Edwards Paint Co. **The type of paint (finish**  
Ironwood Village Landscape & General Guidelines

Revised June 19, 2024

coat) for each surface indicated in Exhibit A is required. It is highly recommended that the painting specifications and application described in Exhibit “A” are adhered to. This will result in a longer lasting paint job and help ensure longer term compliance with the guidelines set forth in this document.

## **E. ROOF MAINTENANCE AND TILE REPLACEMENT**

Replacement of any roof tiles requires Architectural Review Committee approval prior to purchase and installation of the tiles. Replacement roof materials must be of a same or better quality than the existing materials. Only concrete tiles are permitted on top of the underlayment. The approved roof tile for Ironwood Village (Except the Casitas) is Eagle Tile #39706 Grand Canyon. In addition, replacement roof tiles for Ironwood Village (Except the Casitas) also include a 50%/50% blend of Boral Mission "S" Dunes Tan #1MSCS0198 and Boral Mission "S" Charleston #1MSCS6070. Two replacement roof tiles are approved for the Casitas. They are, Eagle #4767 Green Tile with flat surface, and Eagle #5511 Gray Tile with combined surface.

It is likely that some of the roof tiles will get broken during the reroofing process. In such an event, replacement tiles can be applied randomly in areas inconspicuous from view. Location must be approved in advance by the Architectural Committee.

If the replacement tiles cannot be placed in a location that is not visible from the street or adjacent home owner(s), then the Homeowner should stain the new or replacement tiles to try and match the old tile color, as closely as possible. The process for staining new or replacement tile to match the existing roof tiles is as follows:

1. First apply a concrete stain primer to the tiles.
2. Secondly, apply the base coat. This is Behr concrete stain #42017390142 (Tan Stain) or equivalent.
3. Then apply a light amount of accent color highlight. This is Behr concrete stain #42017390141 (Red Stain) or equivalent. Try to blend the tile in with the existing color.
4. Space stained tiles out randomly on roof in areas inconspicuous from view.

Bird screens (ember blast screens) shall be installed on all roofs. These bird screens need to be painted either the base color of the house for a one-color house, or the accent color for a two-color house

**Note: when replacing roof tile keep in mind that the underlayment is the most important material for keeping your roof weathertight; and is an integral part of the roof system. Therefore, please have your contractor confirm that the proposed underlayment is approved by the manufacturer for our Arizona location; and other items, such as bird screens, conform to City of Scottsdale requirements.**

### **KEY POINTS FOR ARCHITECTURAL REVIEW FORM:**

1. Attach manufacturer specifications or brochures for all new materials being used in the roof maintenance project.
2. Be sure to state full replacement of underlayment.
3. State that any new roof tiles will be randomly spaced on the roof.
4. If specified or matching tiles cannot be sourced, agree to stain new tiles to match existing tiles.
5. State that bird screens (ember burst screens) will be installed and painted either the base color of the house for a one-color house, or the accent color for a two-color house.

## **F. WINDOWS (New and Replacement Window Installation)**

Replacement of any or all windows requires Architectural Review Committee approval prior to purchase and installation of windows. Any stucco modification as a result of window installation also requires approval.

Replacement windows are to be of the narrow frame type. Narrow frame means no greater than 2 and 1/2 inches from glass to outer edge of frame, including the sash. Window must be a full frame replacement, cut into the stucco exterior wall; and shall not protrude beyond the stucco face. Brown window frames (light tan through Dark Bronze) are required for all replacement windows.

Replacement of existing white frame windows will be allowed for maintenance reasons, provided that all windows facing the street or visible from neighboring properties shall match. However, white framed windows

cannot be part of an ongoing window replacement program, except in the Casitas. and this needs to be stated as such when submitting a review form for approval.

Original builder frames (if white) may be painted w h i t e for maintenance purposes or painted to match the base color of the home.

#### **G. NEW WINDOW FRAMES – INSTALLATION REQUIREMENTS**

When new or replacement windows are going to be installed it is critical to remove the entire old window and frame, including the nailing fin, The stucco must be cut back to achieve this.

**NOTE: PLACEMENT OF NEW WINDOWS IN OLD FRAMES (KNOWN IN THE INDUSTRY AS “INSERTS”), IS NOT ALLOWED IN IRONWOOD VILLAGE.**

The reason for requiring new frames, nail fins, water barrier layers, caulking and stucco is to protect your home in the best way from water, insect, and air infiltration. Patching up old stucco and voids around old frames leads to mold growth, poor insulation, and insect infestation.

It is important to add tar paper or other moisture barrier to the window opening before and after installation of the new window and frame. Caulking should also be added to help keep water from penetrating around and behind the nail fin.

Remember to install the new window frame so that it is **flush** with the existing stucco of your home. The window frame must not extend out from the house wall. Once the new stucco has been applied around the new window, the stucco must be painted the base color for your house.

#### **KEY POINTS FOR ARCHITECTURAL REVIEW FORM:**

- 1. Windows must be of narrow frame type, with maximum dimension of 2.5 inches from glass to outer edge of frame, including the sash. Attach brochure for new windows from the manufacturer.**
- 2. Windows must be installed with a full-frame replacement. Have installation contractor provide details of installation to confirm methods used.**
- 3. The new windows must be installed flush to the existing stucco wall of your home. The frames must not extend out from the house.**

#### **H. WINDOW SCREENS AND SCREEN FRAMES**

Screens which are visible from neighboring property (front and/or sides which are in front of the rear yard wall) must be replaced when they become “silvered” as they are considered reflective. Once screens become reflective, they require removal and/or replacement within ninety (90) days of receiving notification of the need to do so.

The approved colors for replacement screens are:

1. Black or
2. Dark Brown

The screen frames must:

1. Match the base color of the home, or
2. Match the color of the window frame, or
3. Be white only if the original windows built with the home are still present.

#### **I. WINDOW TREATMENTS MAINTENANCE**

When your window treatments become imperfect as viewed from the outside, they need to be replaced. This includes drapes or curtains that become faded, broken blinds and shutters that are missing pieces, etc. This replacement must occur within ninety (90) days of receiving notification that a replacement is necessary.

For interior window treatments such as wood that are installed by the Homeowner, the color on the outer surface (street side) must match the existing color of the window frame or be submitted for approval by the ARC.

## **VI. LANDSCAPE GUIDELINES**

The Landscaping guidelines apply to all original landscaping, any modifications, additions or alterations to the landscaping with the exception of the private areas of your lot as specified in section 9.2 of the CC & R's. Unless you are certain that a change is excluded, you must follow the landscaping guidelines and approval process.

### **A. APPROVAL PROCESS**

All landscape plans must be submitted to the Architectural Review Committee for review and approval prior to installation. In addition to vegetation, landscape plans must show all hardscape elements and lighting. The Architectural Review Committee shall have thirty (30) days after receipt to approve, disapprove, or request additional information on submitted plans.

### **B. BOULDERS**

Boulders must be indigenous to Arizona, must be buried by 1/3, and grouped so as to appear natural.

### **C. CHARACTER**

The front of each yard, the entire length along the secondary street on corner lots outside the rear yard fence shall contain only approved plant materials, and must be maintained by the owner at all times.

### **D. CORNER LOTS**

Owners of corner lots are responsible for the area between the wall and the sidewalk or street on the "side" of the house. These areas need to be maintained by the owner of the lot, and must include an underground irrigation system to automatically water the plants that are installed in this area. At least one (1) 5-gallon plant is required in every ten (10) linear feet of property in these areas.

### **E. DESIGN**

Ironwood Village is an outstanding example of the Arizona-Sonoran Desert vegetation and topography. Therefore, the climate and the existing native plant materials should be an important consideration in the design of alterations and improvements to the landscape.

To understand the proper maintenance procedures for landscaping additions, it is strongly recommended the owners retain professional services for their landscape planning and design.

### **F. 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 house. It is extremely important to maintain this drainage pattern when preparing the landscape plan, especially if the plan includes the use of mounds or berms

When installing granite in the yard, care should be taken to ensure that granite is not "mounded" close to the house as this can create flooding of the home during rainstorms. You should also be sure that granite is not mounded or placed higher than the edge of any concrete or curbing so that the granite does not fall or wash down onto driveways or walk, thereby creating slipping and tripping hazards.

### **G. GARDENS**

Gardens are allowed only in rear yards.

## H. HARDSCAPE

Additional pavement, concrete, blacktop, brick or tile, garden walls, wood decks, patio enclosures, etc., must be approved by the Architectural Review Committee prior to installation. Ornamental features are not permitted in front yard landscape unless approved by the Architectural Review Committee.

## I. HEADERS

The use of brick, tile, flagstone, etc., as header material in front yard landscaped areas must be approved by the Architectural Review Committee.

## J. IRRIGATION SYSTEM

All landscaped areas must be equipped with an automatic underground irrigation system. A low-pressure drip irrigation system is required for all shrubs and ground cover. Daytime watering of shrub and turf areas should be avoided.

All irrigation equipment shall be screened from direct view from the street. Any irrigation equipment located on the side of houses within views of neighboring lots, property or streets shall be screened from view or painted and maintained to match the house color.

## K. LANDSCAPE LIGHTING

Landscape Lighting shall be used to create architectural interest and for safety on paths or walkways (shining down only). Light source of up lighting of plants and trees may not shine onto or into neighboring properties. Landscape lighting must be low voltage (12 volt system). Landscape lighting must be approved by the Architectural Committee prior to installation. The submittal should include a photo of the fixture and the proposed location(s) for installation within the yard (shown on a scale drawing). The wattage of the light fixture(s) shall comply with the City of Scottsdale Lighting Guidelines. (Refer to the link below for these guidelines). Only architectural grade lights are acceptable; plastic lights and solar lights will not be approved.

### DESIGN PRINCIPLES:

- Lighting designs shall be designed to minimize glare, light trespass, energy conservation and to maintain dark skies. Lighting designs should further utilize automatic control systems to eliminate excessive light during non-active hours of site and building operation.
- Full cut-off fixtures, mounting heights and shielding should be utilized to effectively control glare and light trespass.
- Architectural lighting should only be utilized to highlight special features. **Lighting of expansive wall planes or roofs; or the use of architectural lighting that results in “hot spots” should be avoided.**
- Landscape lighting should only be utilized to accent landscaping, be pointed away from property lines, and fixtures shall contain extension shields to minimize glare and light source visibility.

In conjunction with the Zoning Ordinance, recommended light level guidelines and uniformity shall adhere to the City of Scottsdale Lighting Guidelines. Homeowners can download this information at: <http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Design/LightingGuidelines.pdf>

A maximum of three shielded light fixtures may be used to up-light larger trees or cacti, and only one for smaller cacti or shrubs.



All lighting equipment shall be screened from direct view from the street. Any lighting equipment located on the side of houses within views of neighboring lots, property or streets shall be screened from view or painted and maintained to match the house color.

Colored light bulbs or lenses, rope lighting, or reflectors are not permitted on a permanent basis. For Holiday Ornamental Lighting Display guidelines, **see Section IV.P.**

#### **L. PLANT PALETTE**

The Architectural Review Committee has found that the plants included in Exhibit A are inherently compatible with the natural desert environment of Ironwood Village. Therefore, Ironwood Village requires the installation of these plants. Plants not included in Exhibit A are not allowed in Ironwood Village without the written approval from the Architectural Review Committee.

All species of cacti are acceptable for use, as are any species not listed herein which have been found to be indigenous to the Ironwood Village area. **No** part of a cholla cactus can be any closer than 3 feet from a public walkway in Ironwood Village. **No** part of any plant with thorns, stickers or needles can be any closer than 1 foot from a public walkway in Ironwood Village."

#### **M. PLANTING REQUIREMENTS**

Ironwood Village requires that the following plant minimums be maintained in all front yards at all times. Trees are to be planted in the front yard, no closer than six feet (6') to the property line.

1. Lots that are less than 35' wide (measured at the front of the house) plus all lots in The Casitas require one (1) 24" box tree and three (3) 5-gallon shrubs.
2. Lots that are 35-44' wide (measured at the front of the house) require one (1) 24" box tree and ten (10) 5-gallon shrubs.
3. Lots that are 45-54' wide (measured at the front of the house) require one (1) 24" box tree and fifteen (15) 5-gallon shrubs.
4. Lots that are 55' wide and over (measured at the front of the house) require at least two (2) 24" box trees and fifteen (15) 5-gallon shrubs.

Note: to meet the architectural landscape height requirement one (1) six feet (6') saguaro or two (2) six feet (6') Ocotillos can be used in place of each required 24" box tree. In addition, any two (2) of the following cacti or plants can be used in place of the required 24" box tree in any combination, as long as they are maintained at a height of six feet (6') or more.

1. Organ Pipe Cactus (*Stenocereus thurberi*)
2. Totem Pole Cactus (*Pachycereus Schottii*)
3. Spanish Dagger (*Yucca Gloriosa*)
4. Beaked Yucca (*Yucca Rostrada*)
5. Pygmy Date Palm (*Phoenix Roebeleni*)

#### **N. PROHIBITED PLANTS**

The following vegetation types and varieties are expressly prohibited in Ironwood Village:

1. Any species of tree or shrub whose mature height may be reasonably expected to exceed 25 feet.
2. All Palms (*Palmae*) that are not specifically listed on the Plant Palette.
3. All Pines (*Pinus*), Cypress (*Cupressus*), False Cypress (*Chamaecyparissus*), Juniper or Cedar (*Juniperus*).
4. Olive trees (*Olea Europaea*).
5. Oleanders (*Nerium Oleander*) other than the dwarf variety (Dwarf Nandina). Dwarf varieties should



- be maintained at a height not to exceed four (4) feet or below wall level in the private back yard.
6. Fountain grass (*Perinetum Sataceum*).
  7. All varieties of citrus, except dwarf varieties which are permissible within the confines of a private garden.
  8. Common Bermuda grass (*Cynodon Dactylon*).

## **O. ROCK GROUND COVER**

Installation of a two-inch (2") layer of  $\frac{3}{4}$ " minus or  $\frac{1}{2}$ " minus, decomposed granite is required in the front yard. The granite must be a natural stone similar to the indigenous rock found in the area. All granite shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Planting under-liner is prohibited. Painted rock is prohibited.

Madison Gold is the original granite of Ironwood Village; and Palomino has also now been approved.

When installing granite in the yard, granite should not be "mounded" close to the house as this can create flooding of the home during rainstorms. Also be sure that granite is not mounded or placed higher than the edge of any concrete or curbing so that the granite does not fall or wash onto driveways or walkways, creating slipping and tripping hazards.

When the homes were built in Ironwood Village, the use of river rock in front yard washes was common and acceptable. Due to changing trends, any renovations to front yards must use fractured granite (or "rip rap") for remodeling landscape. Fractured granite shall be 3" to 8" in diameter, and must be Madison Gold or Palomino in color.

Any change to rock ground cover or rip rap washes requires approval in advance from the ARC. All changes must be consistent with specifications defined in the City of Scottsdale Homeowner's Guide to Drainage (available at [scottsdaleaz.gov](http://scottsdaleaz.gov)).

## **KEY POINTS FOR ARCHITECTURAL REVIEW FORM:**

1. Attach map of maintenance area, showing materials being used.
2. State that all maintenance will be consistent with specifications in the City of Scottsdale Homeowner's Guide to Drainage.
3. Be sure to use rip rap for new front yard washes, not river rock. Please request support from ARC to visit your parcel and review drainage design with you, should any design changes occur to original washes or drainage areas.

## **P. TREE MAINTENANCE**

All non-indigenous trees must be kept under 20' in height. Trees and plant material maintained within public rights-of-way must be kept from encroaching onto sidewalks from the ground and have a minimum clearance of 8'.

The area inside or around the perimeter of a tree or shrub should be maintained in a clean and orderly fashion. Seed pods, spent flowers, and other debris should be promptly removed from the site.

## **Q. TURF AREAS**

Artificial grass (turf) requires Architectural Review submittal and Architectural Review Committee approval prior to purchase and installation. Owners may submit requests for high quality artificial turf for their front yard, there are no restrictions for backyard installation. Applications for turf installation need to include

drawings and/or photos of the area to be covered. The architectural application should also include manufacturer brochure/sample and include specs, warranty (10yrs), model name, color, style or type, weight and method of installation such as gravel and granite depths. Owners are cautioned that the use of artificial turf requires that the owner maintain it to the highest standards of care. Turf areas in the front yard must comply with the following:

1. Turf areas shall be limited to no more than 50% of the front yard landscape, excluding hard-scape areas (driveway, walkway, etc.)
2. Turf installation must consider proper drainage and ability for storm runoff.
3. Turf must be at least three feet (3') from driveways, houses, or edges of property. However, turf area may connect to the street sidewalk when approved by the Architectural Review Committee prior to installation.
4. Only natural colors are acceptable - shade of green to appear as real / natural grass for our geographical area.
5. Homeowner may be forced to remove if complaints are received because of odors (smell of plastic and/or orders from dog / pet urine accumulation).
6. Turf areas must be permanently surrounded with a "header" of brick or concrete curbing. This requires approval of the Committee prior to installation.

#### **KEY POINTS FOR ARCHITECTURAL REVIEW FORM**

1. **Attach photograph or map of areas with new design. Clearly indicate that all turf areas are at least three feet from driveways, houses, or edges of property.**
2. **Provide sample or color brochure for any new materials proposed for use.**
3. **Please include specifications for materials used and methods for installation.**

#### **R. VINES AND OTHER HANGING VEGETATION**

The growing of vines or other vegetation on top of a common area wall is prohibited.

## **VII. RENTAL POLICIES AND PROCEDURES**

All tenants shall be subject to the terms and conditions of the CC & R's, the Articles, the By-Laws and the rules and regulations of the Association as though such tenant were an Owner (except that such tenant shall not have any voting rights appurtenant to the Lot, Parcel or Apartment Unit occupied by such tenant except pursuant to an express written assignment complying with Section 3.4 of the CC & R's). Each Owner shall cause his, her or its tenants or other Occupants to comply with the CC & R's, the Articles, the By-Laws and the rules and regulations of the Association and, to the extent permitted by applicable law, shall be responsible and liable for all violations and losses caused by such tenants or Occupants, notwithstanding the fact that such tenants or Occupants are also fully liable for any violation of each and all of those documents.

In the event that a tenant or other occupant violates any provision of the CC & R's, the Articles, the By-Laws and the rules and regulations of the Association, the Association shall have the power to bring an action or suit against such tenant or other Occupant to recover sums due for damages or injunctive relief, or for any other remedy available at law or equity. The Association's costs in doing so, including, but not limited to, reasonable attorneys' fees, together with interest as provided in Section 12.8 of the CC & R's, shall be reimbursed by the tenant or other occupant to the Association (or, in the absence of reimbursement by the tenant or other occupant, or at the election of the Board, by the Owner of the Lot, Parcel, or Apartment Unit occupied by such tenant or other occupant) and constitute a lien on the applicable Lot or Parcel which shall have the priority, and may be enforced in the manner described in Section 8.3 of the CC & R's.

No owner may lease less than his, her or its entire Lot. No lot may be leased for a period of less than thirty (30) days. Upon leasing his, her or its Lot, an owner shall promptly notify the Association of the commencement and termination dates of the lease and the names of each tenant or other person over the age of 18 who will occupy the Lot during the term of the lease.

## **EXHIBIT “A” PAINTING & STAIN SPECIFICATIONS**

The type of paint (finish coat) for each surface indicated in Exhibit A is required. It is highly recommended that the painting specifications and application described herein are adhered to. This will result in a longer lasting paint job and help ensure longer term compliance with the guidelines set forth in this document.

The paint and stain products listed below have been selected to establish the Standard of Quality required. Contractor can substitute paint and stain products provided that said Contractor can confirm that such substitution is equivalent to the selections below.

For information regarding hot and cold weather painting please refer to “Exhibit C”.

**Surface:** **Exterior Stucco or Block**

**Spot Prime:** EFF-STOP, Acrylic Flat Primer/Sealer

**Finish Coats:** SPARTASHIELD Flat or SPARTASHIELD Velvet (Good), Exterior Acrylic Paint, OR  
EVERSHIELD FLAT or EVERSHIELD Velvet (Best) Exterior Acrylic Paint

**SPECIAL NOTES:** Stucco surface requires a combination of spray and back-roll. Wood surfaces are required to be hand brushed as opposed to sprayed. Metal view-fence and railing segments tend to rust from the inside to the outside. All rusted metal segments should be repaired or replaced before finishing. All metal segments should be sanded before priming and painting.

**Surface:** **Gutters, Downspouts**

**Spot Prime:** ULTRASHIELD, galvanized metal primer

**Finish Coats:** SPARTASHIELD SEMIGLOSS (Good), Exterior Acrylic Paint or  
EVERSHIELD SEMIGLOSS (Best), Exterior Acrylic Paint

**Surface:** **Garage Doors, Metal Entry Doors, Window Frames**

**FULL Prime:** ULTRASHIELD GALVANIZED PRIMER, Acrylic Multi-Purpose Primer

**Finish Coats:** ARISTOSHIELD, Exterior Acrylic Semi-Gloss Paint

**Surface:** **Metal View Fences and Railings**

**FULL Prime:** BLOC-RUST PREMIUM (Water Base), rust preventative metal primer redoxide

**Finish Coats:** ARISTOSHEILD SEMIGLOSS, Exterior Acrylic Semi-Gloss Paint

**Surface:** **Fascia Boards, Eaves, Other Wood Surfaces**

**Spot Prime:** EZ PRIME PREMIUM, exterior wood primer

**Finish Coats:** EVERSHIELD Low Sheen, Exterior Acrylic Paint

**Surface:** **Wooden and Fiberglass Doors**

**Finish Coats:** Cabot Stain, Clear, Translucent or Semi-Transparent. (Semi-Solid & Solid Stain Finishes are not allowed) These stains are available locally at Dunn Edwards and Lowe's Home Improvement. Examples of Stain Colors and Stain Finishes may be seen at <http://www.cabotstain.com/>

## **EXHIBIT "A continued" PAINTING & STAIN SPECIFICATIONS**

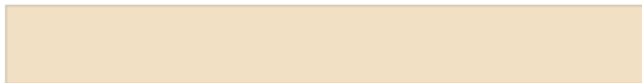
### **Scheme 1 - Ironwood Village: Approved Color Palette**



Body: DEC746 Apache Tan RL#629



Accent Option A: DE6125 Carved Wood RL#557



Accent Option B: DE6149 Cream Washed RL#505

### **Scheme 2 - Ironwood Village: Approved Color Palette**



Body: DEC717 Baked Potato RL#682



Accent Option A: DE6132 Big Stone Beach RL#558



Accent Option B: DEC747 Sahara RL#634

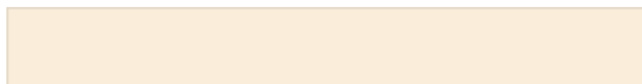
### **Scheme 3 - Ironwood Village: Approved Color Palette**



Body: DEC745 Chaparral RL#624



Accent Option A: DE6151 Warm Butterscotch RL#561



Accent Option B: DE6148 Antique Linen RL#505

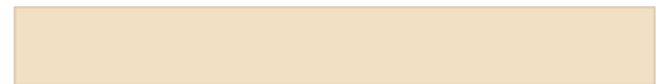
### **Scheme 4 - Ironwood Village: Approved Color Palette**



Body: DEC720 Cliff's View RL#598



Accent Option A: DE6125 Carved Wood RL#557



Accent Option B: DE6149 Cream Washed RL#505

### **Scheme 5 - Ironwood Village: Approved Color Palette**



Body: DEC761 Cochise RL#605



Accent Option A: DE6145 Rocky Ridge RL#560



Accent Option B: DEC760 Desert Gray RL#600

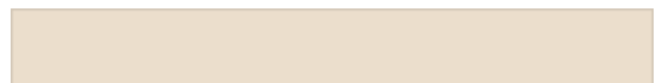
### **Scheme 6 - Ironwood Village: Approved Color Palette**



Body: DE6206 Desert Suede RL#513



Accent Option A: DEC750 Bison Beige RL#649



Accent Option B: DEC741 Bone White RL#604

**EXHIBIT “A-continued” PAINTING & STAIN SPECIFICATIONS**

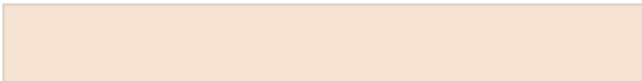
**Scheme 7 - Ironwood Village:  
Approved Color Palette**



Body: DE6116 Dover Plains RL#556



Accent Option A: DE6111 S'mores RL#555

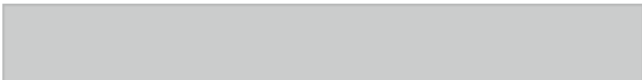


Accent Option B: DE6107 Breakfast Biscuit RL#499

**Scheme 9 - Ironwood Village:  
Approved Color Palette**



Body: DEGR57 Neutral Wave



Accent: DEGR61 Cloud Computing

**Scheme 11 - Ironwood Village:  
Approved Color Palette**



Body: DEC764 Inside Passage RL#620

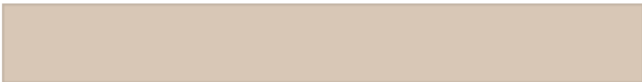


Accent Option A: DE6145 Rocky Ridge RL#560



Accent Option B: DEC760 Desert Gray RL#600

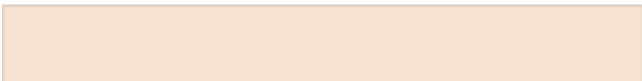
**Scheme 8 - Ironwood Village:  
Approved Color Palette**



Body: DE6122 Dry Creek RL#501



Accent Option A: DE6126 Stockhorse RL#557



Accent Option B: DE6107 Breakfast Biscuit RL#499

**Scheme 10 - Ironwood Village:  
Approved Color Palette**



Body: DEC759 Hickory RL#694



Accent Option A: DE6132 Big Stone Beach RL#558



Accent Option B: DEC747 Sahara RL#634

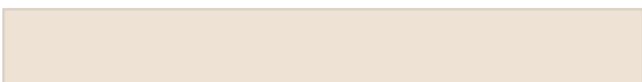
**Scheme 12 - Ironwood Village:  
Approved Color Palette**



Body: DEC757 Rincon Cove RL#684



Accent Option A: DE6124 Whole Wheat RL#557



Accent Option B: DE6121 Siamese Kitten RL#501

**Note: Printed colors are for illustrative purposes only. Refer to official Dunn Edwards paint chips for actual color.**

**EXHIBIT “A-continued” PAINTING & STAIN SPECIFICATIONS**

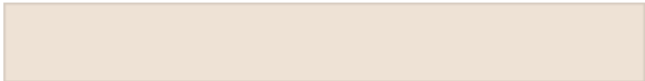
**Scheme 13 - Ironwood Village:  
Approved Color Palette**



Body: DE6129 Rustic Taupe RL#502



Accent Option A: DE6124 Whole Wheat RL#557



Accent Option B: DE6121 Siamese Kitten RL#501

**Scheme 15 - Ironwood Village:  
Approved Color Palette**

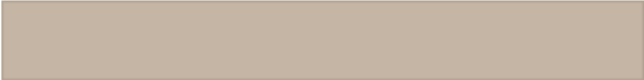


Body: DEGR47 Garden Warbler



Accent: DEGR61 Cloud Computing

**Scheme 17 - Ironwood Village:  
Approved Color Palette**



Body: DEC766 Steveareno Beige RL#630

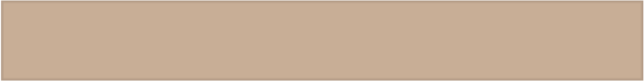


Accent Option A: DE6068 Cobblestone Path RL#549

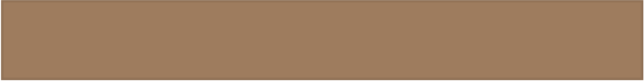


Accent Option B: DEC741 Bone White RL#604

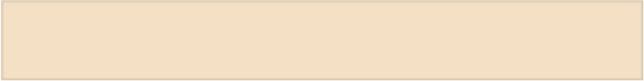
**Scheme 14 - Ironwood Village:  
Approved Color Palette**



Body: DEC715 Sandal RL#672



Accent Option A: DE6118 Sandpit RL#556



Accent Option B: DEC722 Baja White RL#608

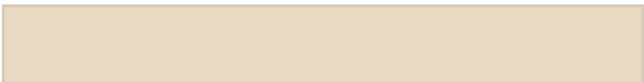
**Scheme 16 - Ironwood Village:  
Approved Color Palette**



Body: DEC721 Slopes RL#603



Accent Option A: DE6131 Teddy Bear RL#558



Accent Option B: DE6142 Floating Feather RL#504

**Scheme 18 - Ironwood Village:  
Approved Color Palette**



Body: DE6137 Tan Plan RL#559



Accent Option A: DE5328 Driftwood RL#396



Accent Option B: DE5295 Sandstorm RL#343

Note: Printed colors are for illustrative purposes only. Refer to official Dunn Edwards paint chips for actual color.

**EXHIBIT “A-continued” PAINTING & STAIN SPECIFICATIONS**

**Scheme 19 - Ironwood Village:  
Approved Color Palette**



Body: DE6136 Terracotta Sand RL#503



Accent Option A: DE6131 Teddy Bear RL#558



Accent Option B: DE6142 Floating Feather RL#504

**Scheme 20 - Ironwood Village:  
Approved Color Palette**



Body: DE6130 Wooded Acre RL#558



Accent Option A: DE6133 Old Boot RL#558

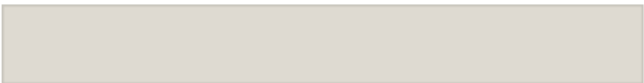


Accent Option B: DE6143 Almond Latte RL#504

**Scheme 21 - Ironwood Village:  
Approved Color Palette**



Body: DEGR11 Zenned Out



Accent: DEGR09 Free Spirited

**Note: Printed colors are for illustrative purposes only. Refer to official Dunn Edwards paint chips for actual color.**



**EXHIBIT “B” PLANT PALETTE**

(\* Indigenous plants for environmentally sensitive lands)

(Sorted by Common Name first, please refer to Exhibit “B1” for Plants sorted by Botanical Name first)

COMMON NAME	BOTANICAL NAME
<b>GRASSES</b>	
Cochise Lovegrass	Bragostis atherstone
Patagonian Plantain	Plantago patagonica
Red Brome	Brovuus rubens
Red Three Awn	Arista purpurea
Schisiuus	Schismus barbatus
<b>ANNUALS</b>	
Arizona Poppy	Kallstroexia qaridiflora
Bahia	Bahia absinthifolia
Cinch Weed	Pectis papposa
Dyssodia	Dyssodi-pentachaeta
Filiaree	Erodium texanuu
Goldfield	Baeria chrysostoma
Gordon's Bladderpod	Lesquerella gordonii
Indian Wheat	Plantago insularis
Lupine	Lupinus spsarciflora *
Mexican Gold Poppy	Eschschotz ia mexicana *
Owl Clover	Orthocarpus pururascens *
Prickly Poppy	Areguone pie icsnth
Sand Verbena	Abornia villosa *
<b>CACTUS</b>	
Apple Cactus	Cereus peruvianus
Bear Grass	Nolina microcarpa
Beavertail Prickly Pear	Opuntia basilaris
Bigelow Nolina	Nolina bigelovii
Brown Spined, Mojave, Tulip, Sprawling	Phaeacantha (Prickly Pear)
Candelia	Eurphorbia antispyhilitica
Chainfruit Cholla	Opuntia fulgida *
Compass Barrel	Echinocereus acanthodes
Compass Barrel	Ferocactus cylindraceus Barrel *
Desert Christmas Cholla	Opuntia leptocaulis *
Desert Night-Blooming Cereus	Peniocereus greggii *
Easter Lily Cactus	Erchinopsis (Urchin)
Engelmann's Prickly-Pear	Opuntia engelmannii *
Fishhook Barrel Cactus	Ferocactus wislizenii Barrel *
Fishhook Cactus	Mammillaria microcarpa Cactus *
Golden Barrel Cactus	Echinocactus grusonii or Echinocereus grusonii
Hedgehog	Nolina englemanii *
Hildinann's Cereus	Hilduannianus
Mexican Grass Tree	Nolina lingifolia
Mexican Organ Pipe	Stenocereus marginatus
Night-Blooming Hesperaloe	Hesperaloe nocturna
Organ Pipe Cactus	Stenocereus thurberi
Purple, Santa Rita Blue Blade	Phaeacantha violacea (Prickly Pear) *
Rabbit Ears	Opuntia iicrodasys (Prickly Pear)
Saguaro	Carnegiea gigantean *
See Echinocactus grusonii	Nolina grusorii
Spineless Cactus	Opuntia ficus indica
Staghorn Cholla	Opuntia acanthocarpa
Staghorn Cholla	Phaeacantha versicolor (Prickly Pear) *
Tree Bear Grass	Nolina matapensis

COMMON NAME	BOTANICAL NAME
<b>PALMS</b>	
Bamboo Palm, Reed Palm	Seifrizii
Costa Rican Bamboo	Chamaedorea, Costaricana
Mediterranean Fan Palm	Chamaerops humilis
Pygmy Date Palm	Phoenix Roebelenii
Sago Palm	Cucas revolute
<b>SHRUBS</b>	
Anderson Lyciuii	Lycium andersoni *
Arcadia Juniper	Juniperus Sabina 'Arcadia'
Blue Sky Texas Sage	Leucopbyllum frutesens
Brittlebush	Encelia faronisa *
Catsclaw Acacia	Acacia greggii
Cherry Red	Bougainvillea b. Hawaii
Chihuahuan Sage	Leucophylluul laevigatux
Chuparosa	Justicia californica *
Creosote Bush	Larrea tridentate
Crucifix Thorn	Canotia holocantha
Desert Bird of Paradise	Caesalpinia gillesil (Yellow)
Desert Cassia	Cassia neiophi la
Desert Fern	Lysiloma thomnberi
Desert Hackberry	Celtis pallida *
Desert ruellia	Reublia peninsularis
Desert Senna	Cassia covesii *
Fairy Duster (Pink)	Calliandra eriophylla
Fairy Duster (Red)	Calliandra californica
Feathery Cassia	Cassia artemisioides
Graythorn	Zizyphus obtusifolia *
Hopseed Bush	Dodonea viscosa *
Indian Hawthorn	Raphiolepis indica
Jojoba	Simiuondsia chinensis *
Little Leaf Cordia	Cordia parvitolia
Longleaf jointfir, Mexican tea	Ephedra trifurca *
Mexican Bird of Paradise	Caesalpinia Mexicana
Nealie	Acacia rigens
New Zealand Cassia	Cassia caridoleana
Red Bird of Paradise	Caesalpinia pulcherrima (Red)
Santa Catalina Prairie Clover, Indigo Bush, Dalea	Dalia pullchra
Shrubby Senna	Cassia islizeni
Silver Leaf Cassia	Cassia phyllodenia
Sugar Bush	Rhus ovata
Texas Cassia	Cassia bit bra
Vivid Magenta	Bougainvillea b. Crimson Jewel
White Bursage	Ambrosia, (Franseria) dumosa
White Rotariy	Krameria Grayi
Wolfberry	Lyciuu freuonti
Yarrow	Achillea millefolium
Yellow Bells	Tecoma stans

COMMON NAME	BOTANICAL NAME
<b>TREES</b>	
Argentine Mesquite	Prosopis alba
Arizona Mesquite	Prosopis velutina *
Arizona Rosewood	Vauquelinia californica *
Blue Palo Verde	Cercidium (Parkinsonia) floridum *
Blue Palo Verde	Parkinsonia (Cercidium) floridum *
Boat-spine Acacia	Acacia cochliacantha
Butterfly Acacia	Acacia crassifolia
Catclaw Acacia	Acacia greggi *
Chaparro Prieta	Acacia rigidula
Chilean Mesquite	Prosopis glandulosa torreyana
Cottonwood	Populus fremontii *
Crucifixion Thorn	Canotia holacantha *
Desert Hackberry	Celtis pallida *
Desert Museum Palo Verde	Parkinsonia (Cercidium) Hybrid
Desert Sweet Acacia	Acacia smallii
Desert Willow	Chibopsis linearis *
Dwarf Peach	Prunus persica (Dwarf)
Dwarf Pomegranate	Punica granatum 'Nana'
Fernleaf	Acacia pennatula
Foothill Palo Verde	Cercidium (Parkinsonia) microphyllum *
Foothills Palo Verde (Littleleaf, or yellow)	Parkinsonia (Cercidium) microphyllum *
Globosa Blue Wood	Condalia globosa
Guajillo	Acacia berlandieri
Gum	Eucalyptus forinani
Harrison Barberry	Berberis harrisoniana *
Honey Mesquite	Juliflora *
Ironwood	Olneya tesota *
Jacaranda	Jacaranda mimosifolia
Leafy Limberbush	Jatropha cinerea
Lemon-flowered mallee	Eucalyptus woodwardii
Mexican Ebony	Pithecellobium mexicana
Narrow-leafed gimlet	Eucalyptus spathulata
Net-Leaf Hackberry	Celtis reticulata *
One-Seeded Juniper	Juniperus monosperma *
Palo Blanco	Acacia willardiana
Palo Brea	Parkinsonia (Cercidium) praecox
Pineapple Guava	Feijoa sellowiana
Pomegranate	Punica granatum
Red Barberry	Berberis haematocarpa *
Rincon Feathertree	Lysiloma watsonii divaricatum
Screwbean Mesquite	Prosopis pubescens
Scrub Oak	Quercus turbinella *
Shoestring Acacia	Acacia stenophyllum
Silk Cotton Tree	Ceiba aesculifolia
Sonoran Palo Verde	Cercidium (Parkinsonia) sonora
Sugar Sumac	Rhus ovata *
Sweet Acacia, Huisache	Acacia farnesiana
Texas Ebony	Pithecellobium flexicaule
Twisted Acacia	Acacia schaffneri
White Thorn Acacia	Acacia constricta *
Willow Pittosporum, Butterbush	Pittosporum phyllaeroides

COMMON NAME	BOTANICAL NAME
<b>PLANTS</b>	
(Blue)	Salvia parinacae
(Pink)	Penstemon parryii
(Pink/Blue)	Penstemon palmeri
(Purple)	Penstemon spectabilis
(Red)	Penstemon eatoni
(Texas Red)	Salvia greggi l
(White)	Rosa alba Plena
(White)	Spathiphyllum 'Silver Nilson'
(Yellow)	Mimulus guttatus
(Yellow)	Oenothera druondii
(Yellow)	Rosa lutea'
African Iris, Butterfly Iris	Dietes vegeta (White)
Alder Buckhorn	Rhamnus Californica Frangula
Arcadia (savin) Juniper	Juniperus savina 'Arcadia'
Banana Yucca	Yucca baccata *
Blackfoot Daisy	Melampodium leucanthum
Brazilian Pepper	Schinus terrebinthiflora
Bright Bead Cottoneaster	Cotoneaster glaucophyl bus
Broom	Genista sagillalis
Camellia	Camellia japonica
Cape Honeysuckle	Tecomaria capensis
Cape Weed	Arctotheca calendula
Carolina Jasmine	Gelsemium seupervirens
Century Plant	Agave americana
Chilean Jasmine	Trachelosperum asiatic
Chinese Hibiscus	Hibiscus rosa - sinensis
Chinese wisteria	Wisteria sinensis
Classic Myrtle	Myrtus couramunis
Cliff Rose	Cowania mexicana stansburiana
Compact Xylosma	Xybosma c. 'Compacta'
Coyote Bush	Baccaris pilularis 'Twin Peaks'
Cudjoewood	Jacquinia pungens (Orange Flower)
Daylily	Hemerosallis
Desert Agave	Agave deserti *
Desert Carpet, Prostrate or Trailing Acacia	Acacia redolens
Desert Honeysuckle	Justicia spigera
Desert Lavender	Hyptis emoryi
Desert Mallow	Sphaeralcea ambigua
Desert Marigold	Baileya multiradiata
Desert milkweed	Asclepias erosa
Desert Spoon	Dasyllirion wheeleri *
Domianita Daisy	Chrysactina Mexicana
Dusty Miller	Centaurea cineraria
Dwarf Abelia, Sherwood Abelia	Abelia x grandifolia sherwood
Dwarf Nandina	Nandina dwarf nana purpurea
Dwarf Oleander	Nerium oleander 'Petite Pink' or 'Petite Salmon'
Dwarf Pittosporum	Pittosporum wheeler's
Dwarf Rosemary	Rosmarinus officinalis
Evergreen Iris	Dietes bicolor (Yellow)
Feather Bush Desert Fern	Lysiloxa thornberi
Floribunda Roses	Floribunda

COMMON NAME	BOTANICAL NAME
<b>PLANTS (Continued)</b>	
Gardinia	Gardinia jasininoides 'Veitchii'
Gazania Gray leaf	Gazania leucolaena
Gazania Orange Flower	Gazania rigens 'Copper King'
Gazania Yellow Flower	Gazania 'Sunshine Yellow'
Gazania Yellow Flower	Gazania 'Sunrise Yellow'
Gentry's Agave	Agave parryi truncate
Germander	Teucrium chamaedrys
Glossy Abelia (Shade)	Abelia x grandifolia
Golden Fleece	Dyssodia tenuiloba
Green Desert Spoon	Dasyllirion acrotriche
Ground Morning Glory	Convolvulus mauritaicus
Heavenly Bamboo	Nandina domestica
Holly Agave	Agave lophantha
Holly Leaf Redberry	Rhamnus Californica Crocea ilicifolia
HorBetail Reed	Equisetum hyemale
Huachuca Agave	Agave parryi huachucensis
Japanese Mock Orange	Pittosporum tobira
Joshua Tree	Yucca brevifolia
Lady Banks Rose	Rosa banksiae
Lantana Yellow Flower	Lantana montevidensis
Lavender Cotton	Santo 1 machaecyparissus
Lavender Flower	Lantana 'Spreading Sunset'
Lavender Flower	Lantana verbenaceae (trailing)
Lechugilla	Agave lechugilla
Lily Turf Green	Liriope muscari
Lippia	Phyla nodiflora
Mescal Bean	Sophora secundiflora
Mescal Ceniza	Agave colorata
Mexican Primrose (Pink)	Oenothera berlandieri
Mohave Yucca	Yucca schidigera
Monkey Flower (Red)	Mimulus cardinalis
Moss Verbena (Rose/ Pink)	Verbena peruviana
Mountain Yucca	Yucca schottii
Murphey's Agave	Agave murpheyi *
Myers Asparagus Fern	Asperigus densiflorus
Natal Plum (Boxwood Beauty)	Carissa grandiflora
Ocahui Agave	Agave ocahui
Ocotillo	Fouquieria splendens *
Octopus Agave	Agave vilmoriniana
Our Lord's Candle	Yucca whipplei
Palmer's Agave	Agave palmeri *
Pendulous Yucca	Yucca recurvifolia
Penstemon (Red)	Penstemon bandeera
Pentzia (Karoo)	Pentzia incana
Philodendron	Philodendron sel bum
Philodendron	Stngonium 'Atrovirens'
Pink Yucca	Hesperaboe parviflora
Plumbago	Plumergo capensis
Pothos	Epipremnum aureum 'Marble Queen'
Prairie Zinnia	Zinnia grandiflora
Prostrate Myoporum	Myoporum parviflorum
Purple Fountain Grass	Pennisetum setaceum (Cupreum)
Purple Hopseed Bush	Dodonaea viscosa 'Purpurea'

COMMON NAME	BOTANICAL NAME
<b>PLANTS (Continued)</b>	
Purple Orchid Tree	Bauhinia verigata
Queen Victoria Agave	Agave victoriae-reginae
Rock Verbena	Verbena pulchella var. gracilior
Rockspray Cotoneaster	Cotoneaster microphyllus
Ruellia	Ruellia californica peninsularis
Rush milkweed, Leafless milkweed	Asclepias subulata
Salvia (Crimson)	Salvia coccinea
Schaffner's wattle, Twisted acacia	Acacia shaffneri
Shiny Golden Wattle	Acacia longifolia
Shiny Xylosma	Xybosma cogestum
Shrimp Plant	Justicia brandegaena
Shrubby Cassia	Senna wislizenii
Silver	Liriope 'Silver Sunproof'
Silverberry	Elaeagnus ebbingei
Slim milkweed	Asclepias linearis
Smooth Edge Agave	Agave weberi
Soaptree Yucca	Yucca elata
Sonoran Water-Willow	Justicia sonorae (Lavender Flower)
Spanish Bayonet	Yucca aloifolia
Spanish Dagger	Yucca gloriosa
Spathiphyllum (White)	Spathiphyllum 'Mauna Loa'
Sprenger Asparagus Fern	Asperigus sprengeri
Spring Ciquefoil	Potentilla vemna
Sweet Acacia	Acacia farnesiana
Sword Fern	Nephrolepis cordifolia
Texas Sotol	Dasyllirion texanum
Toothless Sotol	Dasyllirion longissima
Trailing African Daisy	Osteospermum fruticosau
Trailing Indigo Bush	Dabea greggii
Tree Yucca, Datilillo	Yucca valida
Twin-Flowered Agave	Agave geminiflora
Variegated	Liriope 'Variegata'
Variegated Arrowleaf	Stnagonium podophyllus
Variegated Cast Iron	Aspidistra elatior 'Variegata'
Variegated Century Plant	Agave xarginata
Viquiera	Viquiera californica
White Thorn Acacia	Acacia constricta
Willow Acacia	Acacia salicina
Yellow Flower	Lantana 'Spreading Sunshine'
Yellow Oleander	Thevetia peruvian
Zauschnene californica Mexicana (Fuchia)	Epilobium canum
Zauschnene latifolia, Hummingbird Flower	Epilobium canum (Greene)
<b>VINES/IVY</b>	
Arizona Grape Ivy	Cissus trifoliata
Butterfly Vine, Orchid Vine	Macroptera (Yellow)
Cat's Claw Vine	Macf adyena unguis - cati
Creeping Fig	Ficus pumila
Deep Clear Red	Bougainvillea san Diego Red
Hahn's Branching Ivy	Hedera jelix 'Hahnii'
Magenta Purple	Bougainvillea brasiliensis
Mascagnea Vine	Mascagnea lilacina (Lavender)
Orange to Salmon	Bougainvillea orange King
Purplish Pink	Bougainvillea texas Dawn
Purplish Red	Bougainvillea barbara Karst
White with Pink Blush	Bougainvillea jamaica White

**EXHIBIT “B1” PLANT PALETTE**

(\* Indigenous plants for environmentally sensitive lands)

(Sorted by Botanical Name first, please refer to Exhibit “B” for Plants sorted by Common Name first)

BOTANICAL NAME	COMMON NAME
<b>GRASSES</b>	
Arista purpurea	Red Three Awn
Bragostis atherstone	Cochise Lovegrass
Brovuus rubens	Red Brome
Plantago patagonica	Patagonian Plantain
Schismus barbatus	Schisiuus
<b>ANNUALS</b>	
Abornia villosa *	Sand Verbena
Areguone pie icsnth	Prickly Poppy
Baeria chrysostoma	Goldfield
Bahia absinthifolia	Bahia
Dyssodi-pentachaeta	Dyssodia
Erodium texanuu	Filiaree
Eschschotz ia mexicana *	Mexican Gold Poppy
Kallstroexia qaridiflora	Arizona Poppy
Lesquerella gordonii	Gordon's Bladderpod
Lupinus spsarciflora *	Lupine
Orthocarpus pururascens *	Owl Clover
Pectis papposa	Cinch Weed
Plantago insularis	Indian Wheat
<b>CACTUS</b>	
Carnegiea gigantean *	Saguaro
Cereus peruvianus	Apple Cactus
Echinocactus grusonii or Echinocereus grusonii	Golden Barrel Cactus
Echinocereus acanthodes	Compass Barrel
Erchinopsis (Urchin)	Easter Lily Cactus
Eurphorbia antisyphilitica	Candelia
Ferocactus cylindraceus Barrel *	Compass Barrel
Ferocactus wislizenii Barrel *	Fishhook Barrel Cactus
Hesperaloe nocturna	Night-Blooming Hesperaloe
Hilduannianus	Hildinann's Cereus
Mammillaria microcarpa Cactus *	Fishhook Cactus
Nolina bigelovii	Bigelow Nolina
Nolina englemanni *	Hedgehog
Nolina grusonii	See Echinocactus grusonii
Nolina lingifolia	Mexican Grass Tree
Nolina matapensis	Tree Bear Grass
Nolina microcarpa	Bear Grass
Opuntia acanthocarpa	Staghorn Cholla
Opuntia basilaris	Beavertail Prickly Pear
Opuntia engelmannii *	Engelmann's Prickly-Pear
Opuntia ficus indica	Spineless Cactus
Opuntia fulgida *	Chainfruit Cholla
Opuntia iicrodasys (Prickly Pear)	Rabbit Ears
Opuntia leptocaulis *	Desert Christmas Cholla
Peniocereus greggii *	Desert Night-Blooming Cereus
Phaeacantha (Prickly Pear)	Brown Spined, Mojave, Tulip, Sprawling
Phaeacantha versicolor (Prickly Pear) *	Staghorn Cholla
Phaeacantha violacea (Prickly Pear) *	Purple, Santa Rita Blue Blade
Stenocereus marginatus	Mexican Organ Pipe
Stenocereus thurberi	Organ Pipe Cactus



BOTANICAL NAME	COMMON NAME
<b>PALMS</b>	
Chamaedorea, Costaricana	Costa Rican Bamboo
Chamaerops humilis	Mediterranean Fan Palm
Cucas revolute	Sago Palm
Phoenix Roebelenii	Pygmy Date Palm
Seifrizii	Bamboo Palm, Reed Palm
<b>SHRUBS</b>	
Acacia greggii	Catsclaw Acacia
Acacia rigens	Nealie
Achillea millefolium	Yarrow
Ambrosia, (Franseria) dumosa	White Bursage
Bougainvillea b. Crimson Jewel	Vivid Magenta
Bougainvillea b. Hawaii	Cherry Red
Caesalpinia gillesil (Yellow)	Desert Bird of Paradise
Caesalpinia Mexicana	Mexican Bird of Paradise
Caesalpinia pulcherrima (Red)	Red Bird of Paradise
Calliandra californica	Fairy Duster (Red)
Calliandra eriophylla	Fairy Duster (Pink)
Canotia holocantha	Crucifix Thorn
Cassia artemisioides	Feathery Cassia
Cassia bit bra	Texas Cassia
Cassia caridoleana	New Zealand Cassia
Cassia covesii *	Desert Senna
Cassia islizeni	Shrubby Senna
Cassia neiophi la	Desert Cassia
Cassia phyllodenia	Silver Leaf Cassia
Celtis pallida *	Desert Hackberry
Cordia parvitolia	Little Leaf Cordia
Dalia pulchra	Santa Catalina Prairie Clover, Indigo Bush, Dalea
Dodonea viscosa *	Hopseed Bush
Encelia faronisa *	Brittlebush
Ephedra trifurca *	Longleaf jointfir, Mexican tea
Juniperus Sabina 'Arcadia'	Arcadia Juniper
Justicia californica *	Chuparosa
Krameria Grayi	White Rotariy
Larrea tridentate	Creosote Bush
Leucopbyllum frutesens	Blue Sky Texas Sage
Leucophyllul laevigatux	Chihuahuan Sage
Lycium andersoni *	Anderson Lyciuii
Lyciuu freuonti	Wolfberry
Lysiloma thomnberi	Desert Fern
Raphiolepis indica	Indian Hawthorn
Reublia peninsularis	Desert ruellia
Rhus ovata	Sugar Bush
Simiuondsia chinensis *	Jojoba
Tecoma stans	Yellow Bells
Zizyphus obtusifolia *	Graythorn

BOTANICAL NAME	COMMON NAME
<b>TREES</b>	
Acacia berlandieri	Guajillo
Acacia cochliacantha	Boat-spine Acacia
Acacia constricta *	White Thorn Acacia
Acacia crassifolia	Butterfly Acacia
Acacia farnesiana	Sweet Acacia, Huisache
Acacia greggi *	Catclaw Acacia
Acacia pennatula	Fernleaf
Acacia rigidula	Chaparro Prieta
Acacia schaffneri	Twisted Acacia
Acacia smallii	Desert Sweet Acacia
Acacia stenophyllum	Shoestring Acacia
Acacia willardiana	Palo Blanco
Berberis haematocarpa *	Red Barberry
Berberis harrisoniana *	Harrison Barberry
Canotia holacantha *	Crucifixion Thorn
Ceiba aesculifolia	Silk Cotton Tree
Celtis pallida *	Desert Hackberry
Celtis reticulata *	Net-Leaf Hackberry
Cercidium (Parkinsonia) floridum *	Blue Palo Verde
Cercidium (Parkinsonia) microphyllum *	Foothill Palo Verde
Cercidium (Parkinsonia) sonora	Sonoran Palo Verde
Chibopsis linearis *	Desert Willow
Condalia globosa	Globosa Blue Wood
Eucalyptus forinail	Gum
Eucalyptus spathulata	Narrow-leafed gimlet
Eucalyptus woodwardii	Lemon-flowered mallee
Feijoa selbowiana	Pineapple Guava
Jacaranda Mimosifolia	Jacaranda
Jatropha cinerea	Leafy Limberbush
Juliflora *	Honey Mesquite
Juniperus monosperma *	One-Seeded Juniper
Lysiloma watsonii divaricatum	Rincon Feathertree
Oleña tesota *	Ironwood
Parkinsonia (Cercidium) floridum *	Blue Palo Verde
Parkinsonia (Cercidium) Hybrid	Desert Museum Palo Verde
Parkinsonia (Cercidium) microphyllum *	Foothills Palo Verde (Littleleaf, or yellow)
Parkinsonia (Cercidium) praecox	Palo Brea
Pithecellobium flexicaule	Texas Ebony
Pithecellobium mexicana	Mexican Ebony
Pittosporum phylliraeoides	Willow Pittosporum, Butterbush
Populus fremontii *	Cottonwood
Prosopis alba	Argentine Mesquite
Prosopis glandulosa torreyana	Chilean Mesquite
Prosopis pubescens	Screwbean Mesquite
Prosopis velutina *	Arizona Mesquite
Prunus persica (Dwarf)	Dwarf Peach
Punica granatum	Pomegranate
Punica granatum 'Nana'	Dwarf Pomegranate
Quercus turbinella *	Scrub Oak
Rhus ovata *	Sugar Sumac
Vauquelinia californica *	Arizona Rosewood

BOTANICAL NAME	COMMON NAME
<b>PLANTS</b>	
Abelia x grandifolia	Glossy Abelia (Shade)
Abelia x grandifolia sherwood	Dwarf Abelia, Sherwood Abelia
Acacia constricta	White Thorn Acacia
Acacia farnesiana	Sweet Acacia
Acacia longifolia	Shiny Golden Wattle
Acacia redolens	Desert Carpet, Prostrate or Trailing Acacia
Acacia salicina	Willow Acacia
Acacia shaffneri	Schaffner's wattle, Twisted acacia
Agave americana	Century Plant
Agave colorata	Mescal Ceniza
Agave deserti *	Desert Agave
Agave geminiflora	Twin-Flowered Agave
Agave lechugilla	Lechugilla
Agave lophantha	Holly Agave
Agave murpheyi *	Murphey's Agave
Agave ocahui	Ocahui Agave
Agave palmeri *	Palmer's Agave
Agave parryi huachucensis	Huachuca Agave
Agave parryi truncate	Gentry's Agave
Agave victoriae-reginae	Queen Victoria Agave
Agave vilmoriniana	Octopus Agave
Agave weberi	Smooth Edge Agave
Agave xarginata	Variegated Century Plant
Arctotheca calendula	Cape Weed
Asclepias erosa	Desert milkweed
Asclepias linearis	Slim milkweed
Asclepias subulata	Rush milkweed, Leafless milkweed
Asperigis densiflorus	Myers Asparagus Fern
Asperigis sprengeri	Sprenger Asparagus Fern
Aspidistra elatior 'Variegata'	Variegated Cast Iron
Baccharis pilularis 'Twin Peaks'	Coyote Bush
Baileya multiradiata	Desert Marigold
Bauhinia variegata	Purple Orchid Tree
Camellia japonica	Camellia
Carissa grandiflora	Natal Plum (Boxwood Beauty)
Centaurea cineraria	Dusty Miller
Chrysactina Mexicana	Domianita Daisy
Convolvulus mauritaicus	Ground Morning Glory
Cotoneaster glaucophyll bus	Bright Bead Cottoneaster
Cotoneaster microphyllus	Rockspray Cottoneaster
Cowania mexicana stansburiana	Cliff Rose
Dabea greggii	Trailing Indigo Bush
Dasyllirion acrotriche	Green Desert Spoon
Dasyllirion longissima	Toothless Sotol
Dasyllirion texanum	Texas Sotol
Dasyllirion wheeleri *	Desert Spoon
Dietes bicolor (Yellow)	Evergreen Iris
Dietes vegeta (White)	African Iris, Butterfly Iris
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush
Dyssodia tenuiloba	Golden Fleece
Elaeagnus ebbingei	Silverberry

BOTANICAL NAME	COMMON NAME
<b>PLANTS (Continued)</b>	
Epilobium canum	Zauschnene californica Mexicana (Fuchia)
Epilobium canum (Greene)	Zauschnene latifolia, Hummingbird Flower
Epipremnum aureum 'Marble Queen'	Pothos
Equisetum hyemale	Horsetail Reed
Floribunda	Floribunda Roses
Fouquieria splendens *	Ocotillo
Gardinia jasminoides 'Veitchii'	Gardinia
Gazania leucolaena	Gazania Gray leaf
Gazania rigens 'Copper King'	Gazania Orange Flower
Gazania 'Sunrise Yellow'	Gazania Yellow Flower
Gazania 'Sunshine Yellow'	Gazania Yellow Flower
Gelsemium sempervirens	Carolina Jasmine
Genista sagittalis	Broom
Hemerocallis	Daylily
Hesperaloe parviflora	Pink Yucca
Hibiscus rosa - sinensis	Chinese Hibiscus
Hyptis emoryi	Desert Lavender
Jacquinia pungens (Orange Flower)	Cudjoe wood
Juniperus savina 'Arcadia'	Arcadia (savin) Juniper
Justicia brandegeeana	Shrimp Plant
Justicia sonora (Lavender Flower)	Sonoran Water-Willow
Justicia spigera	Desert Honeysuckle
Lantana montevidensis	Lantana Yellow Flower
Lantana 'Spreading Sunset'	Lavender Flower
Lantana 'Spreading Sunshine'	Yellow Flower
Lantana verbenaceae (trailing)	Lavender Flower
Liriope muscari	Lily Turf Green
Liriope 'Silver Sunproof'	Silver
Liriope 'Variegata'	Variegated
Lysiloxa thornberi	Feather Bush Desert Fern
Melampodium leucanthum	Blackfoot Daisy
Mimulus cardinalis	Monkey Flower (Red)
Mimulus guttatus	(Yellow)
Myoporum parviflorum	Prostrate Myoporum
Myrtus couramunis	Classic Myrtle
Nandina domestica	Heavenly Bamboo
Nandina dwarf nana purpurea	Dwarf Nandina
Nephrolepis cordifolia	Sword Fern
Nerium oleander 'Petite Pink' or 'Petite Salmon'	Dwarf Oleander
Oenothera berlandieri	Mexican Primrose (Pink)
Oenothera drummondii	(Yellow)
Osteospermum fruticosum	Trailing African Daisy
Pennisetum setaceum (Cupreum)	Purple Fountain Grass
Penstemon bandeera	Penstemon (Red)
Penstemon eatoni	(Red)
Penstemon palmeri	(Pink/Blue)
Penstemon parryi	(Pink)
Penstemon spectabilis	(Purple)
Pentzia incana	Pentzia (Karoo)
Philodendron sel bum	Philodendron
Phyla nodiflora	Lippia
Pittosporum tobira	Japanese Mock Orange
Pittosporum wheeleri	Dwarf Pittosporum

<b>PLANTS (Continued)</b>	
Plumeria capensis	Plumbago
Potentilla veneta	Spring Ciquefoil
Rhamnus Californica Crocea ilicifolia	Holly Leaf Redberry
Rhamnus Californica Frangula	Alder Buckhorn
Rosa alba Plena	(White)
Rosa banksiae	Lady Banks Rose
Rosa lutea	(Yellow)
Rosmarinus officinalis	Dwarf Rosemary
Ruellia californica peninsularis	Ruellia
Salvia coccinea	Salvia (Crimson)
Salvia greggi l	(Texas Red)
Salvia parinacae	(Blue)
Santo 1 machaocyparissus	Lavender Cotton
Schinus terebinthiflora	Brazilian Pepper
Senna wislizenii	Shrubby Cassia
Sophora secundiflora	Mescal Bean
Spathiphyllum 'Mauna Loa'	Spathiphyllum (White)
Spathiphyllum 'Silver Nilson'	(White)
Sphaeralcea ambigua	Desert Mallow
Stnagonium 'Atrovirens'	Philodendron
Stnagonium podophyllum	Variegated Arrowleaf
Tecomaria capensis	Cape Honeysuckle
Teucrium chamaedrys	Germander
Thevetia peruviana	Yellow Oleander
Trachelospermum asiatic	Chilean Jasmine
Verbena peruviana	Moss Verbena (Rose/ Pink)
Verbena pulchella var. gracilior	Rock Verbena
Viquiera californica	Viquiera
Wisteria sinensis	Chinese wisteria
Xybosma c. 'Compacta'	Compact Xylosma
Xybosma cogestum	Shiny Xylosma
Yucca aloifolia	Spanish Bayonet
Yucca baccata *	Banana Yucca
Yucca brevifolia	Joshua Tree
Yucca elata	Soaptree Yucca
Yucca gloriosa	Spanish Dagger
Yucca recurvifolia	Pendulous Yucca
Yucca schidigera	Mohave Yucca
Yucca schottii	Mountain Yucca
Yucca valida	Tree Yucca, Datilillo
Yucca whipplei	Our Lord's Candle
Zinnia grandiflora	Prairie Zinnia

<b>VINES/IVY</b>	
Bougainvillea barbara Karst	Purplish Red
Bougainvillea brasiliensis	Magenta Purple
Bougainvillea jamaica White	White with Pink Blush
Bougainvillea orange King	Orange to Salmon
Bougainvillea san Diego Red	Deep Clear Red
Bougainvillea texas Dawn	Purplish Pink
Cissus trifoliata	Arizona Grape Ivy
Ficus pumila	Creeping Fig
Hedera helix 'Hahnii'	Hahn's Branching Ivy
Macf adyena unguis - cati	Cat's Claw Vine
Macroptera (Yellow)	Butterfly Vine, Orchid Vine
Mascagnea lilacina (Lavender)	Mascagnea Vine

## **EXHIBIT “C” PAINTING AND WEATHER**

### **Hot Weather Painting**

When starting an exterior painting project, mild temperatures are preferred. Ideally, most latex paints should not be applied when air and/or surface temperatures are below 50° F or above 90° F. It may be necessary to add up to 4 - 6 oz. (per gallon) of clean water to maintain workability of latex paints. Dunn- Edwards has included other precautionary steps that may help mitigate some of the issues attributed to hot weather painting in their Technical Bulletin titled “Hot Weather Painting” at

[https://de-production-media.s3.amazonaws.com/uploads/technical\\_bulletins/12/TB\\_Hot\\_Weather\\_Painting.pdf](https://de-production-media.s3.amazonaws.com/uploads/technical_bulletins/12/TB_Hot_Weather_Painting.pdf)

### **Cold Weather Painting**

Over the past few years, a number of paint companies have developed latex paints that will cure at temperatures below 50 degrees F, thereby allowing an extension of the exterior painting season. However, it’s not without precautions. For more details, refer to Dunn-Edwards Technical Bulletin titled “Cold Weather Painting”

[https://de-production-media.s3.amazonaws.com/uploads/technical\\_bulletins/4/TB\\_Cold\\_Weather\\_Painting.pdf](https://de-production-media.s3.amazonaws.com/uploads/technical_bulletins/4/TB_Cold_Weather_Painting.pdf)

### **Efflorescence**

Efflorescence is white “fuzzy” deposits (water soluble salts) that form on concrete, brick, block, stucco, mortar and other masonry surfaces when exposed to moisture. Generally speaking, efflorescence occurs during winter storms and summer monsoon rainstorms. It can also occur from irrigating. For more details about efflorescence, refer to Dunn-Edwards Technical Bulletin titled “Efflorescence”

[https://de-production-media.s3.amazonaws.com/uploads/technical\\_bulletins/9/TB\\_Efflorescence.pdf](https://de-production-media.s3.amazonaws.com/uploads/technical_bulletins/9/TB_Efflorescence.pdf)

# ARCHITECTURAL REVIEW FORM

## Ironwood Village Association

Please mail or fax to: Ironwood Village Association, c/o AZCMS, 15300 N. 90<sup>th</sup> Street, Ste 800 Scottsdale, AZ 85260  
Phone: (480) 355-1190 FAX: (480) 355-1191 Email: [ARC@azcms.com](mailto:ARC@azcms.com)

Deed Owner: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

### LANDSCAPE DESIGN:

Ironwood Village requires that the following plant minimums be maintained in all front yards at all times (see section VI.M of General Guidelines). Trees are to be planted in the front yard, no closer than six feet (6') to the property line.

My lot is \_\_\_\_\_ feet wide (measured at the front of the house). I propose to install \_\_\_\_\_ 24" Box Trees and \_\_\_\_\_ 5-gallon Shrubs. The varieties are shown on the attached drawing(s), including all hardscape items (boulders, lighting, curbing, etc.). The work is to be performed by \_\_\_\_\_

Work will start on \_\_\_\_\_ and be completed by \_\_\_\_\_

### ARCHITECTURAL DESIGN:

Name of Design Change: \_\_\_\_\_

Type of Material (attach samples/pictures/brochures): \_\_\_\_\_

Color(s) (samples are suggested): \_\_\_\_\_

Dimensions: \_\_\_\_\_ Location on Lot \_\_\_\_\_ Setback from Walls: \_\_\_\_\_

### EXTERIOR PAINT DESIGN:

† \* See Paint Palette

My Roof Tiles (Select One): ☐ Common Light Color (no paint colors marked †) ☐ Dark Color (green or custom, no color restriction)

My Window Frames (Select One) ☐ Brown Tone (no paint colors marked \*) ☐ White (no color restriction)  
☐ Any Other Color

Type of Request (select one from the two below):

\*Refer to General Guidelines for Painting

☐ Painting house and walls with **one color** from the current paint palette.

1. Select only from those colors on the paint palette that are approved for your window frame color and roof tile color.

☐ Painting house and walls with **two colors** from the current paint palette, (**one base color** and one corresponding **accent color**).

1. Select only those colors from paint palette that are approved for your window frame color and roof tile color.

2. A description of where the accent color is to be applied is required. Use additional pages as necessary and supply accurate drawings or pictures, depicting the areas to be painted the accent color.

Colors Requested (select color(s) from the color palette / all applicable information must be filled in below):

What is the paint name, D.E. code and paint sheen of the **base color** being used for the body and walls of the home?

Paint Name \_\_\_\_\_ Paint Code \_\_\_\_\_

Stucco Sheen: ☐ Flat ☐ Velvet Metal Sheen: ☐ Semi-gloss Wood Sheen: ☐ Low Sheen

If you are painting two colors, what is the paint name, D.E. code and paint sheen of the corresponding **accent color**?

Paint Name \_\_\_\_\_ Paint Code \_\_\_\_\_

Stucco Sheen: ☐ Flat ☐ Velvet Metal Sheen: ☐ Semi-gloss Wood Sheen: ☐ Low Sheen

**SUBMITTAL MUST INCLUDE A PLOT PLAN INDICATING LOCATION OF REQUEST AND INCLUDE ALL APPLICABLE MEASUREMENTS AND DIMENSIONS. INCOMPLETE SUBMITTALS WILL BE DENIED.**

**Committee herein refers to the Board of Directors or the Architectural Review Committee**

I agree to comply with all applicable city and state laws, and to obtain all necessary permits. I also agree not to begin work until I have been notified in writing of the Committee's decision and to maintain all improvements to their original condition. Any work initiated prior to written approval by the Committee will be considered a violation. Violations may result in a fine, the requirement of the owner to return the property to its original condition, and/or other changes that may be directed by the Committee. The Committee will review all **complete** submittals within thirty (30) days of receipt. All work will be completed within sixty (60) days from day of approval. If work is not completed within sixty (60) days of approval, the owner is responsible for all violations and fines that may result. **Note, Approval by the Architectural Committee shall only be for adherence to the Design Intent of the General Guidelines & Regulations of Ironwood Village. The Owner and Contractor shall be responsible for complying with all applicable city and state laws and regulations.**

Deed Owner's Signature \_\_\_\_\_ Date: \_\_\_\_\_

Contractor's Signature \_\_\_\_\_ Date: \_\_\_\_\_

☐ Approved ☐ Incomplete, Revise and Resubmit ☐ Not Approved

Authorized Signature \_\_\_\_\_ Date: \_\_\_\_\_

Architectural Committee Member Signature verifying final project meets Approved Submittal per Committee.



## IX. ENFORCEMENT OF RULES AND REGULATIONS

**Effective: August 1, 2019**

### IRONWOOD VILLAGE ASSOCIATION

#### Violation Enforcement and Fine Policy

In accordance with the Ironwood Village Association (“Association”) authority granted under Section 7.3 of the Declaration and A.R.S. § 33-1803, the Association through its Members, has approved this Violation Enforcement and Penalty Policy and has determined that the fines and penalties set forth herein are reasonable and appropriate to deter and curtail violations of the Association’s Declaration, Articles, Bylaws, and all other rules, regulations and policies promulgated by the Association (collectively, the “Governing Documents”).

The following provisions apply regarding the imposition of reasonable fines and penalties. Each Owner is encouraged to become familiar with the Association’s policy regarding fines and penalties and to ensure that all residents, family members, tenants, guests, invitees, licensees and agents are familiar with and adhere to the same.

##### A. Notices

Violation letters notifying Owners of the monetary penalties or fines shall provide notice and an opportunity to be heard prior to imposition of the fine. The notice requirement is satisfied by mailing a copy of the violation notice, postage prepaid to the applicable Owner, the Owner’s designated agent, to the Owner’s address last appearing on the books and records of the Association, or supplied by such Owner to the Association for such notices. A notice given by United States Mail shall be deemed to have been received by the Person to whom the notice was addressed on the earlier of the date the notice is actually received or three days after the notice was mailed. The following are the types of notices.

- (1) **First Notice:** Written courtesy notice or notice of intent to impose a fine in accordance with the fine schedule below will be mailed via regular mail, with request to correct the violation or ask for a hearing within 21 calendar days.
- (2) **Second Notice:** If a violation still exists, a second notice of violation will be mailed via regular and certified mail and advise that a fine in the amount set forth in the fine schedule below will be imposed if the violation is not corrected within 14 calendar days.
- (3) **Third Notice:** If a violation still exists, a third notice of violation will be mailed via regular and certified mail and advise that a fine in the amount set forth in the fine schedule below will be imposed if the violation is not corrected within 14 calendar days.
- (4) **Fourth Notice:** If a violation still exists, a fourth notice of violation will be mailed via regular and certified mail and advise that a fine in the amount set forth in the fine schedule below will be imposed if the violation is not corrected within 14 calendar days.
- (5) **Continuing Violations (continuing or reoccurrence within a 6-month period):** Notice that fine in the amount set forth in prior notice has been imposed and notice

of hearing that a fine in the amount set forth in the fine schedule below will be imposed and continue in the frequency set forth below until the violation remains uncorrected. If the violation continues, the file will be sent to the Association's law firm for further enforcement.

- (6) **Recurring Violations:** An offense that recurs within six (6) months of the last offense shall result in the fine continuing in the series herein, after notice and an opportunity for a hearing have been provided.

B. Fine Schedule.

Any infraction of the Governing Documents by an Owner, resident, family member, tenant, guest, invitee, licensee or agent may result in a reasonable and appropriate fine or notice imposed against the applicable Owner as follows (in addition to any other penalties or remedies available to the Association):

Type of Violation	First Notice	Second Notice	Third Notice	Fourth and Subsequent Notices or Recurring Violations
Violations not otherwise specified herein	Courtesy Warning	\$75.00	\$100.00	\$125.00 every 14 days until the violation is cured.
Architectural Issues (i.e., unapproved changes or modifications)	\$75.00	\$100.00	\$125.00	\$125.00 every 14 days until the violation is cured.

Type of Violation	First Violation	Second Violation	Third Violation	Fourth and Subsequent or Recurring Violations
Garage Sales, Yard Sales or Estate Sales outside of two designated community garage sales, or otherwise authorized by the Association	\$100.00	\$300.00	\$500.00	\$500.00 for each occurrence.
Parking on Non-Driveway Areas of Lot	Courtesy Warning	\$75.00	\$100.00	\$125.00 for each occurrence.
Short-Term Rentals (Leasing for less than 30 days)	\$500.00	\$1,000.00	\$1,500.00	\$1,500.00 for each occurrence.

C. Opportunity for a Hearing/Violation Appeal Process. The hearing requirement is satisfied by allowing an opportunity for the Owner to be heard by the Board of Directors.

- To initiate this appeal process, the Owner must send the Association a written notice to the address listed on the violation letter that the Owner is requesting an appeal of the violation.
- The notice must be received by the Association by the deadline in the letter. The Association will then provide the Owner with the date of the meeting at which time the Owner can be heard. Failure of the Association to receive notice of the request for a hearing by the Owner will constitute a waiver of the right to a hearing by the Owner.
- Appeals shall demonstrate extenuating circumstances which require deviation from the Governing Documents.

- Appeal shall include all pertinent backup information to support the existence of the extenuating circumstance.
- All decisions of the Board are final and may not be further appealed.
- Any appeal that does not meet the above requirements shall not be heard by the Board and shall be considered DENIED.
- The appeal shall be heard in Executive Session, unless otherwise requested by the Owner.
- The Board President or other Director (in the absence of the President) will introduce all parties.
- Lengthy discussions are not a part of an appeal process.
- The homeowner who is appealing will be provided five (5) minutes to state their case and present any documentation that is applicable.
- Each Board Member will have the opportunity to ask the homeowner specific questions regarding the appeal.
- Upon completion of the question and answer period, the Board President will state that the appeal has been heard and the Board will make their decision in closed session. Written notice of the Board's decision will be sent to the homeowner within seven (7) business days of the hearing.
- If the appeal is denied, the homeowner must bring the violation into compliance within ten (10) calendar days. If the violation still exists after ten (10) calendar days, the homeowner will be fined every fourteen (14) calendar days in the amount set forth in the above schedule or as otherwise set forth in the notice, until the violation is corrected. In addition, the Board of Directors may seek legal action to remedy the violation. All costs of legal action will be billed to the homeowner and collected in the same manner as assessments.

D. Board Discretion. The Board is expressly authorized to modify this Policy, including the time periods for correction and fine amounts and frequency (i.e., daily, weekly, monthly) on a case by case basis for any reason the Board, in its sole discretion, determines that it is in the best interest of the Association. The Board also reserves the right to suspend the monetary penalties for certain ongoing violations to provide the Owner a reasonable time period, as determined in the sole discretion of the Board, to address them. However, if the Owner fails to do so within the prescribed time period, then the Board may impose all the monetary penalties that accrued retroactively from the date of the original violation notice.

E. Enforcement of Fines. Any fine not paid by its due date, as set forth in the other Governing Documents or as set by the Board, will be enforced in the same manner as any other assessment as permitted by law.

A. Referral to Legal Counsel. Notwithstanding this Policy, the Association can employ legal counsel at any time to pursue violations of the Governing Documents or for any other matter the Association deems necessary to protect and enforce the rights of the Association. All attorneys and costs incurred by the Association in enforcing the Governing Documents against an Owner, regardless of whether or not suit is filed, shall be due and payable by the Owner to the Association, upon demand, and enforced as assessments in the Declaration.