

SANDFLOWER COMMUNITY ASSOCIATION

ASSOCIATION RULES,
ARCHITECTURAL DESIGN STANDARDS and
LANDSCAPE GUIDELINES

VERSION 1.3

ADOPTED: Jan 21,2004

REVISED:

Jan 25,2005

March 28 2006

May31,2007

Sand Flower Community Association

TABLE OF CONTENTS

INTRODUCTION	4
ASSOCIATION RULES	5
Community Organization	5
Design Review Process	5
APPLICATION PROCEDURE.....	6
SANDFLOWER COMMUNITY ASSOCIATION	6
Fees.....	6
SANDFLOWER COMMUNITY ASSOCIATION	7
General Property Restrictions.....	8
Trash/Recycling Containers and Collection	8
Pets.....	8
Machinery and Equipment	8
Vehicles. Trailers, Campers and Boats.....	8
Parking.....	9
Building Repair.....	9
Signs,	9
ARCHITECTURAL DESIGN STANDARDS	10
General Principles	10
Protection of Neighbors	10
Design compatibility	10
Workmanship.....	10
Building Architecture	10
Patio Covers and Storage Sheds	10
Satellite Dishes	10
Roof and Wall Mounted Equipment.....	11
Outdoor Fireplaces.....	11
Outdoor Lighting	11
Security I Motion Sensor Lighting	11
Changing Coach Lighting	11
Swimming Pools	12
Flagpoles.....	12
Basketball Goals	13
Driveways	13
Clotheslines	13
Window Coverings Criteria.....	13
Planters and Walkways	13
Ramadas and Gazebos	13
Play Structures	13
Gates.....	14
Gutters and Downspouts	14
Screen Doors	14
LANDSCAPE GUIDELINES	15
Desert Landscape	15
Hardscape	15

Landscaping15

Landscape Plan Submission15

Review Process for Landscape Plan Submittals.....15

Field Inspection15

Plan Requirements16

Walls16

Grading/contouring..... 16

Boulders and Rock.....17

Planting and vegetation requirements17

Irrigation17

Landscape Lighting..... 18

Maintenance Considerations18

Four Landscape Areas 18

INTRODUCTION

The intent of the Sand Flower Community Association (SCA) Rules, Architectural Design Standards and Landscape Guidelines (SCA booklet) is to preserve the desert environment and architectural character of the high **Sonoran** Desert, to protect the aesthetics and environment within the community, and to respect the vistas and views of the mountain setting without discouraging the individual ideas that will enrich the community. A discussion of the philosophy underlying this SCA booklet follows below.

The SCA booklet provides an overall framework and comprehensive set of standards and procedures to allow the residential community to develop and progress in an orderly and cohesive manner. They establish a set of rules and criteria for design, style, size, location and mode of architecture, design and mode of landscaping, site improvements, colors, materials and the construction and modification of improvements. They also establish a process for judicious review of proposed new developments and changes within the community.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in this SCA booklet, the local government standard shall prevail. To the extent that any local government standard is less restrictive than this SCA booklet, the **CC&R's** and SCA booklet (in that order) shall prevail.

The failure of the Association to take enforcement action with respect to a violation of the documents shall not constitute nor be deemed a waiver of the right of the Association to enforce the documents in the future.

PHILOSOPHY UNDERLYING THE SANDFLOWER ASSOCIATION RULES, ARCHITECTURAL DESIGN STANDARDS AND LANDSCAPE GUIDELINES (SCA BOOKLET)

The high **Sonoran** desert landscape characteristic of Sand Flower is unique to a small segment of the West. The **Sonoran** Desert covers three distinct areas: the **Sonoran** Desert of Mexico, the Baja and the Arizona **Sonoran** Desert. These three small deserts contain many uncommon plant species. Because our landscape is so extraordinary, we feel that the promotion of sound principles for preservation is especially important.

The SCA booklet has been written specifically for Sand Flower in an effort to impart to the owners, the philosophy and vision that formed the community and to promote responsible landscape design practices. We hope to provide you with an arena for increasing your awareness of desert life and your appreciation of the unrivaled beauty which this desert setting has to offer. It is only through appreciation that we can expect to maintain the high quality of development standards that Sand Flower has initiated and to ensure that the development will mature into a dynamic, environmentally sensitive, residential community.

We share this information in hopes that rather than view this SCA booklet as a constraint, you will view this as an opportunity and resource to protect and preserve this unique desert experience and our unique and extraordinary community.

ASSOCIATION RULES

Community Organization

Every resident of Sand Flower is a member of the Sand Flower Community Association ('Association'), the entity responsible for the management of all common areas and related homeowners facilities as well as administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions and Restrictions (the **CC&R's**). The **CC&R's** set forth procedures, rules and regulations, which govern the community. The Association Rules, Architectural Design Standards and Landscaping Guidelines are an extension of the **CC&R's** and are designed to be used in harmony.

The Board of Directors (the "Board") is charged with responsibility for overseeing the business of the Association and has a wide range of powers. The Design Review Committee (the "Committee") is established by the Board to review all improvements within Sand Flower including new construction and modifications to existing properties. The Committee has adopted Architectural Design Standards and Landscaping Guidelines to evaluate proposed construction activities.

Design Review Process

Any change, addition, or modification to a site or a building exterior of a Sand Flower property requires the prior written approval of the Committee. Residents with proposed changes should contact the Management Company with whom the Association has contracted for **full** Association management, to obtain the necessary Architectural Design Standards, Landscaping Guidelines and submittal documentation.

Simply stated, no new construction or remodeling, **including changes in exterior color, is to occur on any lot or exterior of any home without prior approval of the Committee.** The responsibility of the Committee is to ensure the harmonious, high quality image of Sand Flower is implemented and maintained. Please follow the application procedures on the following page for submittals. Your submittal will be returned to you either approved, denied, or for more **information** within forty five (45) days of receipt of your request.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all county, local, state and federal government agencies. The Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.

APPLICATION PROCEDURE

The following information should be included:

The Application form completed and signed (copy enclosed on the following page), additional copies may be obtained from the Association Management Office.

- Plot Plan - A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc) and the improvement to be installed.
- Elevation Plans- Plans showing the finished appearance of the improvements in relation to the existing dwelling and property lines.
- Specifications- A description plus a drawing or brochure of the structure indicating dimensions and color and detailing materials to be used with color samples attached.

Applicant may be responsible for any additional fees required for professional review.

Submit the Application Form plus the required information to:

SANDFLOWER COMMUNITY ASSOCIATION



15300 N 90th Street, Ste. 800, Scottsdale, AZ 85260

Office: 480.355.1190 | Facsimile: 480.355.1191 | www.azcms.com | ARC@azcms.com

Fees

There may be times when there are issues reviewed by the Design Review Committee that, in the judgment of the committee, require external consultation. Should such consultation be called for, the Design Review committee will contact the homeowner/applicant with an estimate of the cost. After the homeowner/applicant has provided the necessary funds, the Committee will proceed with the external consultation. There will not be any fees for applications that the Design Review committee handles internally except nominal copying costs or the like.

SAND FLOWER COMMUNITY ASSOCIATION

c/o Arizona Community Management Services, LLC
15300 N 90th Street, Suite 800, Scottsdale, AZ 85260
Scottsdale, AZ 85255
p: 480.355.1190 f: 480.355.1191
www.azcms.com

ARCHITECTURAL REVIEW APPLICATION

Submit applications to: ARC@azcms.com

Name _____ Lot # _____

Property Address _____

Email _____ Phone # _____

The undersigned hereby submits its Application for Design Review to the Architectural Committee of **Sand Flower Community Association** for review and approval of the following item (submit separate applications for each item):

☐ Landscaping - Must include the Landscape Submittal Worksheet to be considered

☐ Addition of: _____

☐ Replace / update: _____

Additional Details (if applicable): _____

The following items must be included to be considered a complete application for review (where applicable). Omission of any pertinent information will result in disapproval of the request.

- Dimensions, Measurements
- Sizes, Heights
- Setbacks, Footprint
- Materials to be used (specifics)
- Location
- Plot plan, Drawings
- Colors- names and samples
- Brochures, pictures
- Specific plant list

Contractor doing installation/work: _____ Licensed (Y/N)? _____

Expected Start Date: _____ Expected Completion Date: _____

If application is not complete, the Architectural Committee will disapprove the application and return it with a statement for the disapproval. Homeowner agrees to comply with all applicable City, County, and State laws and to obtain all necessary permits. This application and the drawing will be retained for the Association's records. All work is to be completed within 6 month of approval unless otherwise expressly approved by Design Review Committee and/or Board of Directors.

Homeowner's Signature _____ **Date:** _____

General Property Restrictions

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family.

No gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any re-zoning, variances or use permits.

Trash/Recycling Containers and Collection

Any garbage or trash must be stored out of sight except as described below.

No garbage or trash shall be kept on any lot except;

- i) In covered containers provided by the City of Scottsdale
- ii) As "Brush & Bulk trash" as defined by the City of Scottsdale

The garbage containers must be stored out of site except for days of collection. In no event shall such containers be placed for collection before sunset of the day immediately preceding the day of collection.

Brush & Bulk trash may be placed for pickup as **defined** and scheduled by the City of Scottsdale. Residents cannot place Brush or Bulk items out for collection more than nine days prior to the Monday of their scheduled week of collection and Brush or Bulk items must be on the Homeowner's property. It is not permitted to place any Brush or Bulk trash in front of common areas or any other lot without explicit permission. The Brush or Bulk should be bundled or bagged, if necessary, to prevent it from being spread by the wind.

Pets

Residents are allowed to keep a reasonable number of generally recognized house and yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior approval of the Committee. Dogs must remain on leashes at all times while on Association property. All owners must clean up after their pets.

Machinery and Equipment

No permanent machinery or equipment of any kind shall be placed, operated or maintained upon any lot or any street.

Vehicles, Trailers, Campers and Boats

No motor vehicle classed by manufacturer ratings as exceeding 7-ton in carrying load or cargo capacity, seven (7) feet in height or width or eighteen (18) feet in length, mobile home, travel trailer, camper shell, boat, boat trailer or similar equipment or vehicle may be parked, maintained or repaired on any lot or on any street so as to be visible from neighboring property, common areas or the streets. Temporary parking of recreational vehicles, boats and similar equipment will be permitted, if it is apparent that the item(s) are being loaded or unloaded. **All** motorized vehicles, including **ATV's**, motorcycles, go-carts and similar vehicles are prohibited from entering into any common areas, with the exception of any BOD approved landscape maintenance vehicle. No commercial vehicles shall be parked on streets or lots in the community. Vendors may park for a reasonable amount of time while rendering a service.

No automobile, motorcycle, or motorbike or other motor vehicle shall be constructed, reconstructed or repaired upon any lot or street in **Sand Flower**, and no inoperable vehicle may be stored or parked on any such lot or street so as to be visible from neighboring property, common areas or the streets.

Parking

All motor vehicles of Owners and Residents shall be kept primarily in garages except that operable vehicles of an Owner or Resident may be parked on the paved concrete **pad/apron** immediately adjacent to or in front of the garage, but not upon the driveway. The guests of Owners and Residents may park their vehicle on the paved concrete **pad/apron** or on the driveway of the Lot of the Owner or Resident for no more than three (3) consecutive twenty four (24) hour periods. Neither inoperable vehicles nor those with expired tags shall be parked on the paved concrete **pad/apron** or on the driveway of any Lot. No motorcycle, camper, boat, jet-ski, wave runner, trailer, horse trailer, all-terrain vehicle, off-road vehicle, snowmobile, bus, motor or motor home shall be parked or kept upon the paved concrete **pad/apron** or the driveway, nor upon the landscaped or natural granite areas.

Building Repair

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. The roof must be kept in good repair at all times.

Signs

No signs which are visible from neighboring property shall be erected or maintained on any lot except:

- Signs required by legal proceedings.
- Numbering designating the street address of the dwelling unit.
- Signs indicating a property to be "For Sale" or "For Lease", provided no more than one such sign is located on each individual residence, no individual sign is larger than five hundred (500) square inches in size, and no sign is placed closer to the street than six (6) feet.
- Security Signs (identifies a security system) are permitted within 5' (five feet) of the foundation of the home, size shall not exceed 12" X 12" (twelve inches) and are limited to 2 per home. The Board of Directors must approve any variance to the above.
- Such other signs which are in conformance with the applicable requirements of the City of **Scottsdale**, County of Maricopa or other applicable government agencies and which have been approved in advance and in writing by the Design Review Committee.

ARCHITECTURAL DESIGN STANDARDS

Sand Flower is subject to architectural control as established by the Design Review Committee (the "Committee"). No improvements, alterations, repairs, excavation, grading, landscaping, or other work which in any way alters a lot or property, or the exterior appearance of improvements located thereon, shall be made or done without the prior approval of the Design Review Committee. The exterior of any building fence, wall, residence or other structure shall not be commenced, erected, maintained or improved, altered or made without prior written approval of the Design Review Committee.

General Principles

The purpose of the Committee is to ensure consistent application of the Architectural Design Standards. The Committee monitors any portion of any lot or parcel that is visible **from** other lots or parcels, the street, or Association common areas. This would include backyards that are visually open to other lots or Association common areas. The Architectural Design Standards promote those qualities in Sand Flower that enhance the **attractiveness** and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

Protection of Neighbors

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, light and air, and other aspects of architectural design, which may have a substantial effect on neighboring properties.

Design compatibility

The proposed construction must be compatible with the architectural design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, color and construction details.

Workmanship

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship.

Building Architecture

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

Patio Covers and Storage Sheds

Backyard storage sheds detached **from** the house will be considered provided they are lower than the home's surrounding wall or fence so as not to be visible **from** neighboring property. Storage sheds, along with any permanent addition to a home, including patio covers and other buildings must be submitted to the Committee for approval prior to construction.

Satellite Dishes

While the Association cannot prohibit the use of satellite dishes, they do recommend the size, color and location of the "dish" on the following basis.

- I. Any **..dish** "larger than one meter (39 inches) that is visible from the street, neighboring property or the common areas is prohibited.
2. All dishes should be located in rear or side yards.
3. Homes with "view" fencing should locate the dish in the most unobtrusive location possible while still receiving a quality signal.
4. All dishes that are visible from neighboring property, streets, or the common areas are to be painted to match the body of the house.
5. Antenna systems designed to receive video program services from MMDS or TVBS which require masts to receive an acceptable signal must be mounted on masts which do not exceed 10 feet in height above the roofline, provided that no mast shall be higher than the height necessary to establish line of sight contact with the transmitter. Prior to installing an antenna system which requires a mast, an owner must notify in writing the Association's Board of Directors **his/her/their**

intent to install such a system and provide written evidence to the Board of Directors that the proposed installation for the system is the only location on the lot that is available without impairing the owner's ability to receive signals **from** the provider.

A restriction contained in this section shall be deemed to impair the user's ability to receive signals from a Provider if compliance with the restriction would be unreasonably delay or prevent installation maintenance or use of an antenna system, unreasonable increase the cost of installation, maintenance or use of an antenna system or preclude reception of an acceptance quality signal. No dish which exceeds one meter in diameter or diagonal measurement or any television or radio antenna or any mast which exceeds 12 feet in height above the **roofline** may be placed, installed, constructed or kept on any lot without prior written approval of the Board of Directors. The Association's Board of Directors shall have the right to amend this section from time to time without approval of the Association's membership to comply with any changes in the law or federal regulations regarding satellite dishes and antennas.

Roof and Wall Mounted Equipment

No device of any type, such as evaporative coolers or air conditioning units shall be placed on any roof without prior written approval of the Committee. Electrical boxes, panels, conduits or irrigation controllers attached to the home are to be painted to match the adjacent surface. Any **rooftop** solar equipment must be integrated into the roof structure and requires advance approval by the Committee.

Outdoor Fireplaces

Installation of permanent outdoor fireplaces requires advance approval by the Committee. Outdoor fireplaces may not exceed fence height.

Outdoor Lighting

Any outdoor lighting installed on a lot or dwelling, must receive advance approval by the Committee.

Security/ Motion Sensor Lighting

Homeowners may install security/motion sensor lights with prior approval from the Design Review Committee.

Guidelines for security lights follow the zoning ordinance "section **6.1070.G.f**- Site Development Standards in the ESL District" and ADDITIONAL guidelines set forth by the Sand Flower Design and Review committee. These guidelines are as follows:

1. Security light bulb is to be recessed no less than two inches within the shield of the light. **If** the shield is cut at an angle, when installed and pointed downward, the inside portion (closest to the house) of the shield should be no less than on inch deep and two inches deep on the outside (portion toward the yard).
2. Lights may not be installed more than twelve feet **from** the ground or as approved by the Board.
3. Lights are limited to single bulb lights. Up to four lights, no more than one per side or corner may be installed on a home with prior **DRC** approval for locations.
4. The maximum capacity of the lighting fixture is 100 watts incandescent or 50 watts halogen.
5. All lights must be on motion sensor sensitive enough to discern between blowing branches, small animals and people.
6. Motion sensors may not be used in a constant "on" position and be adjusted for no more than 5 minutes when activated. They may not be installed where they come on frequently due to regular outdoor **traffic** or activity.
7. "Exterior lighting low scale and directed downward, recessed or shielded ...": the housing **and/or** placement of the lighting source should be one that-
 - A. has the opening for the light to be emitted directed down toward the ground, not sideways; radius of light should be within **15** feet of the house.
 - B. Hides lighting source **form** view **from** off the property by structures such as fascia on an eave, walls, pillars, etc.; of
 - C. Has a device such as vanes, louvers, fins, etc. that direct the light being emitted in a single direction.
 - D. Lighting should be directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.
 - 1) Residential development includes properties zoned with a residential @ district or used for residential or resort purposes. This would apply to any residential development area adjacent to or within 300 feet of the subject property.
 - 2) Public viewpoints include public or private streets, public schools or parks, and any open space accessible to the public.

Changing Coach Lighting

Homeowners may replace coach lights supplied by your builder with prior approval from the Design Review Committee.

Guidelines for coach lights follow the zoning ordinance "section 6.1070.G of Site Development Standards in the ESL **District**" and ADDITIONAL guidelines set forth by Sand Flower Design and Review Committee. These guidelines are as follows:

1. Coach lights must be subtle in color ... bright brass, silver or bright painted fixtures are not permitted.
2. "Exterior lighting should be low scale ... ": low scale can mean either low in physical height, **i.e.** mounted or placed at a height consistent with height of the original coach lights.
3. The maximum capacity of the lighting fixture is 50 watts for incandescent and florescent lighting sources, 25 watts for halogen, 10 watts for metal halide, and 1 watt for LED lighting sources.
4. "Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible ... ": the actual light bulb can not be seen from viewpoints at the perimeter of the property. Translucent and colored glass may not be considered as making the bulb not visible unless their **opacity is enough to fully blur or hide the shape and nature of the lamp.**
5. Shades of colored translucent glass must be "desert shades".
6. Clear or colored seeded (raindrop)glass is not permitted.
7. **All** coach lights must match.

Examples of lighting fixtures and applications that generally will not meet the interpretation described above:

- a) Open bulb fixtures
- b) Fixtures with clear or nearly clear glass or plastic faces
- c) Fixtures with lenses that scatter light
- d) Flood lights

Swimming Pools

Prior to the construction of a swimming pool, homeowners should contact the Management Company to coordinate the point of construction access to ensure damage to common landscaped areas and common perimeter walls is avoided. In most cases, residents will be advised to enter through the side yard wall, **from** the front of their houses. Any opening, which affects a common Association wall, shall require an architectural submittal and a deposit for such work, refundable **after** walls and landscape are repaired and returned to their original condition. The Committee may also require the Association to replace and repair

Any common wall that has been affected to ensure continuity within the community with the ability to charge back to the member for labor and materials. Pools may not be backwashed into the drainage ditches, natural washes, common landscaped areas, drainage-ways or streets. All backwash water is to be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. Swimming pool fence requirements are regulated by the City of Scottsdale.

The City of Scottsdale should be contacted to determine the safety fence requirements for your pool. For safety reasons, all openings in walls must **be** securely covered during construction to prevent children from entering and being injured.

Pool plans will not need prior approval unless there is a feature (poolside or other structure), which would be visible above the top of the wall. All pool equipment shall be screened from view of neighboring property, streets and common areas with walls, which match the architectural character and color of the house, or the existing wall. **IF POOL EQUIPMENT IS PLACED NEAR VIEW FENCING, SPACE MUST BE ALLOWED TO ACCOMMODATE TESCORESCREENING WALL.**

Flagpoles

Displaying a **3"xS"** American flag is permitted if (1) it is hung from a safely mounted pole bracket (no longer than 6 feet in length) mounted at an angle off the Residence or (2) it is suspended **from** a roof overhang.

One freestanding flagpole (properly anchored to the ground in accordance with all applicable building codes) for the purpose of displaying an American flag not larger than **3'xS'** will be permitted on any Lot provided the flagpole satisfies each of the following requirements:

1. the location of the pole must be approved by the Committee;
2. if the pole is a so-called telescoping or does not otherwise have a halyard, rope, or cord of any kind, the height of the pole shall not exceed the nearest ridge or parapet height of the Residence, not to exceed the height of 20 feet but may be as high as 15 feet in any event;
3. in the case of all other poles, the height of the pole shall not exceed 5 feet below the nearest ridge or parapet height of the Residence, not to exceed the height of 15 feet but may be as high as 10 feet in any event;
4. No freestanding pole may be mounted on roofs or roof decks; and
5. halyards on flagpoles may not cause a noise nuisance of any kind.

Flag hung on a structure of landscaping are not allowed. The flagpole must be properly maintained. The American flag must be displayed in a manner consistent with the Federal Flag Code.

Basketball Goals

Basketball goals mounted on a freestanding pole may be allowed as a permanent installation and must comply with the Association Rules and Architectural Design Standards as set by the Board. Strict design standards will be adhered to regarding the quality of equipment and installation and special attention will be paid to placement of the pole on the lot. No lighting designed to illuminate basketball goals shall be installed without prior approval of the Committee.

Driveways

Driveways may not be expanded or modified without the prior approval of the Committee. All driveways must be kept clean and clear of debris, oil, rust and other stains. A minimum two-foot colored paver or landscape separation is suggested between the driveway and any expansion. Exposed aggregate driveways of a similar color as the current driveway borders may be acceptable. Concrete driveways of a similar color as the current garage pad may be acceptable. Pavers will be considered. Plans and paver samples shall be submitted to the Committee for approval prior to installation.

Clotheslines

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a fenced yard and are not visible above the top of the block wall or otherwise concealed.

Window Coverings Criteria

No reflective materials, including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, or temporary window coverings such as newspapers or bed sheets shall be installed or placed upon the outside of any windows of any house without the prior written approval of the Committee.

No enclosures, drapes, blinds, shades, screens, awnings, or other items affecting the exterior appearance of a house shall be constructed or installed in any home without the prior written consent of the Committee. The Board has given blanket approval to all off-white, white, tan and earth tone color window coverings installed on the interior of windows. All others shall require advance approval by the Committee.

Planters and Walkways

Planters, paved walkways **and** other hardscape features visible from neighboring property must be reviewed and approved by the Committee. Surface textures and colors are to match the paint color and materials of the house.

Ramadas and Gazebos

Ramadas and gazebos may be erected in rear yards only subject to prior review and approval by the Committee, and subject to the following design standards:

1. Maximum square footage (under roof area) is 120 square feet.
2. The maximum roof height is ten (10) feet at the highest point.
3. The structure must be set back a minimum of seven (7) feet **from** any perimeter wall.
4. The structure must be painted to match the house color and maintained in good condition.
5. Any roof tile must match the tile of the house.
6. Lighting of the structure must be approved by the Committee prior to installation.

Play Structures

Play structures may be erected in rear yards only subjected to prior review and approval by the Committee, and subject to the following design standards:

1. The structure must be set back a minimum of seven (7) feet from any perimeter wall.
2. The maximum height allowed to the top support bar or highest point of structure is ten (10) feet.
3. The maximum height of any **deck/platform** is to be four (4) feet above ground.
4. The distance **from** the ground elevation to the top of the perimeter fence must be measured and submitted with the plans.
5. The Committee will take the appearance, height, and proximity to neighboring property into consideration when evaluating the application.
6. The play structure shall be wood color, tan or earth tone color.
7. Any shade canopy must be a solid tan or earth tone color.
8. Please submit a brochure or picture if possible.

Gates

Double gates may be installed to allow wider access ways to yards. Double gates should be the same type, design, and color as the originally installed single gates. Shrubs, trees or other plants should be placed between the house and the double gates, where possible. All double gates require Committee approval prior to installation.

Gutters and Downspouts

Gutters and downspouts may be considered for approval. The finish on them must match the adjacent surface of the home in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain these additions in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of materials used, warranty by the manufacturer, and the name and telephone number of the installer.

Screen Doors

The Committee must approve screen doors and "security Doors" in advance. Submittals should be high quality wrought iron in a color that matches the house. Overly ornate designs will be discouraged. Pictures or brochures should be submitted.

LANDSCAPE GUIDELINES

Desert Landscape

Sand Flower was planned as a community built within the native desert, leaving much of the surrounding vegetation intact for residents to enjoy. In order to achieve this goal, certain restrictions have been placed upon changes to the environment within the Sand Flower home sites. Plans for changes to home landscaping must be submitted for approval by the Design Review Committee. The following sections provide requirements for submitting the landscape plans, and standards for the walls, grading, **boulders/rocks**, planting, irrigation, lighting, maintenance and restricted plant list. There are forms provided at the end of this section for the purpose of communicating the proposed landscape changes.

Hardscape

Any changes to the general character of the lot, including excavations, grading or alterations of boulders, rock formations or other substantial rock formations shall require pre-approval by the Design Review Committee. No pre-approval is required for general upkeep, such as replenishing decomposed granite or restoring water run-off rock beds.

Landscaping

As a normal maintenance activity, it may be desirable to remove plants that are overgrown or deceased, and to replace them or fill-in with similar plants. Any change that substantially affects the character of the lot, and any change that amounts to more than 20% of the front of back yard, shall require pre-approval by the Design Review Committee. Any plant, not on the "Approved Plant List" shall require prior approval by the Design Review Committee.

Landscape Plan Submission

The homeowner shall supply the Design Review committee of Sand Flower Community Association with a complete set of Landscape Plans prior to initiating landscape related work. This shall include a list of all plants to be used.

Review Process for Landscape Plan Submittals

The Design Review Committee of Sand Flower Community Association will provide a written response within 45 days upon receipt of submission and review fee. Response will include summary of comments necessary for approval. Reviews cannot be processed without the required base design or payment. If a second submittal for review is required, it will be so noted on the response to the first review. Conditionally approved plans may require a written response back to the Sand Flower Community Association acknowledging that the comments and suggestions are accepted and will be implemented with construction.

Failure to obtain approval within two reviews, resulting in additional submissions, may require the applicant to pay an additional review fee of \$100.00 to cover further review by landscape specialists.

Field Inspection

1. Following installation of the approved landscaping, a field inspection will occur to ensure that the landscaping has been installed in accordance with approved plans and guidelines.
2. Backyard landscape will only be reviewed as it relates to outside visibility and screening impact. The homeowner assumes responsibility for hardscape, pool and planting installation consistent with the City of Scottsdale requirements.
3. Homeowners are responsible for completing landscaping prior to requesting an installation review.
4. A final inspection with written response will be performed by the Design Review Committee of Sand Flower Community Association within 10 days of request for review.

5. The homeowner will be responsible for notifying their installation professional about items requiring correction.

Plan Requirements

Basemaps are required for landscape submittals.

1. Generate **basemap** from plot plans and architectural floor plans received **from** builder.
2. Include date, scale, north arrow, lot number and street name.
3. Show all property lines, building envelope (interior area defined by setback lines), native areas to remain, dedicated NAOS (natural open space) easements, utilities and existing plant materials to remain.
4. Indicate conditions immediately adjacent to your lot, such as existing plant material to remain, partial footprint of your neighbor's walls, house or driveway.
5. Show the house correctly positioned on the lot with driveway, walks, and any covered patios.
6. Show engineer-established drainage routes.
7. Show all proposed walls, pools and hardscape upgrades.

Walls

The following are guidelines for designing landscape walls, along with how they are to be depicted in the landscape plan:

1. The landscape plan should graphically delineate masonry walls, view fence and screen walls.
2. **Rearyard** wall enclosures along rear lot corners shall be achieved through radius corners. Rectilinear geometry is not acceptable. Square corners should also be avoided along NAOS.
3. Walls must be located within the building envelope and may not encroach beyond this limit.
4. Side yard walls shall not occur within 10 feet (minimum) of any property line or as specified on the plat map for individual lot
5. The **homeowner/designer** is responsible for constructing wall enclosures that conform to local pool regulations (if applicable). Refer to City of Scottsdale standards for pool enclosures available at the following link or through the Management Company.
(<http://www.scottsdaleaz.gov/codes/Policies/Default.asp>)
6. All walls shall be depicted with standard wall details. Refer to City of Scottsdale standards for wall details available at the following link or through the Management Company.
(<http://www.scottsdaleaz.gov/Design/DetailDrawings/Default.asp>)
7. Note heights and finishes (6 foot height maximum).
8. **Rearyard** walls shall be stuccoed and painted on all sides. Perimeter walls shall be painted to match the house color. Wrought iron fencing shall be painted Dunn Edwards, Muddy Tide, DE 3014--semi gloss. Guidance for the wall treatments can be obtained through the City of Scottsdale **website** at (<http://www.scottsdaleaz.gov/design/default.asp>), or consult the **Management** Company for assistance in obtaining additional information.
9. Mechanical and pool equipment are to be screened from adjacent resident **and/or** open space with solid masonry wall.
10. Wall construction shall occur on residence side to minimize disturbance in native area.
11. Walls shall not obstruct drainage considerations through the site. Verify specific condition on each lot.
12. Native areas to be preserved or restored to natural condition following wall construction. Remove all debris, backfill footings and blend with natural grades.

Grading/contouring

The landscape plan should show the intended grading and soil contour treatment according to the following requirements:

1. Show or note your grading concepts.
2. Grades shall be subtle, with 4:1 slopes maximum, 6:1 average and 8:1 preferred.

3. Grades shall blend into adjacent native areas or lot conditions
4. Abrupt mounding is to be avoided. Direct drainage flows through soft, subtle swales.
5. The top dressing shall be Madison Gold up to 1/2" decomposed granite (hereafter referred to as Granite Top Dressing).
6. Transition and semi-enclosed areas are encouraged to have Granite Top Dressing. In lieu of the decomposed granite material, raked soils will be acceptable within these areas.
7. Finish grade shall be **1"** below curb and walks.

Boulders and Rock

1. If boulders are to be utilized, they shall be surface select granite, clustered in groupings and be kept away from the streets (10' minimum). Boulders shall match native color and character of the site.
2. Boulders should be buried 1/3 deep, within lower lying areas and side slopes. Boulders placed on top of high points will be prohibited.
3. Uniformly spaced rock delineating areas is prohibited.
4. An overabundance or sporadic "here and there" placement will be prohibited.
5. River rock "dry stream beds" will be prohibited.
6. The engineered drainage will typically not require stabilization through the use of rip-rap or rock. If your lot requires such treatment, rock shall be variable size and located primarily on the side slopes and bottom of swale to mimic a natural character. To further naturalize the character, backfill 2/3 depth with native granular soils to help stabilize rock and soften visual impact. These treatments will be approved on a case-by-case basis.

Planting and vegetation requirements

The following are the guidelines for indicating vegetation on the plan, in addition to restrictions on vegetation and ornamentation.

1. Planting densities shall have one plant per 50 square feet, average.
2. Trees shall be 24" box (minimum) and be planted at one per 2,000 sq ft minimum. Existing trees if preserved can be used as credits toward lot density requirements.
3. Planting design in natural and transition areas shall include trees shrubs, cactus, and groundcover.
4. Draw plants at mature size.
5. Select plant material for each landscape area from the plant list within these guidelines. Plants not listed will be reviewed on a case by case basis.
6. The primary ground-level plant shall be **Bursage**. As a guide, 20% of all plants in native and transition areas shall be **Bursage** and 10% shall be Creosote. Existing Bursage and Creosote if preserved can be used toward the 20% and 10% (respectively) requirements.
7. It is encouraged that Homeowners select a simplified palette that visually extends the adjacent native plant species, patterns and densities into their hard.
8. Select flowering plants for alternating seasonal color displays and textures.
9. Planting should be selected and located to screen equipment
10. Clearing the natural undergrowth (grasses and small shrubs) within natural areas is prohibited.
11. Polyethylene film is prohibited.
12. ornamentation such as driftwood, skulls, wagon wheels, flagpoles, sculpture, etc. is not permitted in front yard areas exposed to the street. Other ornamentation that is visible from the street or from open spaces must be reviewed by the Design Review Committee of Sand Flower Community Association.

Irrigation

The following are requirements for irrigation designs

1. Homeowners shall irrigate all supplemental plants by an automatic drip (emitter) irrigation system.
2. Irrigation equipment and design is at Homeowners' discretion.
3. All **backflow** devices shall be installed per local code requirements.

4. All valves (including flush end caps) shall be located within a Tan box.
5. All valve build-ups including flush cap assemblies shall be located away from the street frontage and visibly mitigated with plant material.
6. Designs shall consider appropriate water requirements of plant material and sun exposures.
7. Wall-mounted equipment must be painted to match the wall to which it is mounted.
8. Emitter tubing shall be buried and concealed below grade a minimum of 12"
9. Installation shall recognize good design sense such as locating emission points on the uphill side of plants and away from the root ball.

Landscape Lighting

The means of providing landscape lighting must be addressed in the landscape plans. General requirements for outdoor lighting are covered under the section on architectural review.

1. Other than the lighting for mail boxes, landscape lighting fixtures must be offset a minimum of **15** feet away **from** the streets.
2. Landscape lighting shall be low voltage and incandescent white. Colored lamps and lenses are prohibited.
3. Softening fixture glare with plants is encouraged.

Maintenance Considerations

The following rules and guidelines apply to the maintenance of landscaped areas.

1. It is each Homeowner's responsibility to maintain their own property. The goal of maintenance is to promote a seamless transition between lots and open space.
2. To further promote and respect the natural character of the community, Homeowners are encouraged to allow plants to naturalize unless required to avoid conflict with walks, streets, or sight visibility.
3. Pruning to cut back plants is allowed to promote fullness the following season.
4. Pre-emergent weed control is prohibited within native and NAOS areas and is discouraged within the transition and semi-enclosed areas of the yard.

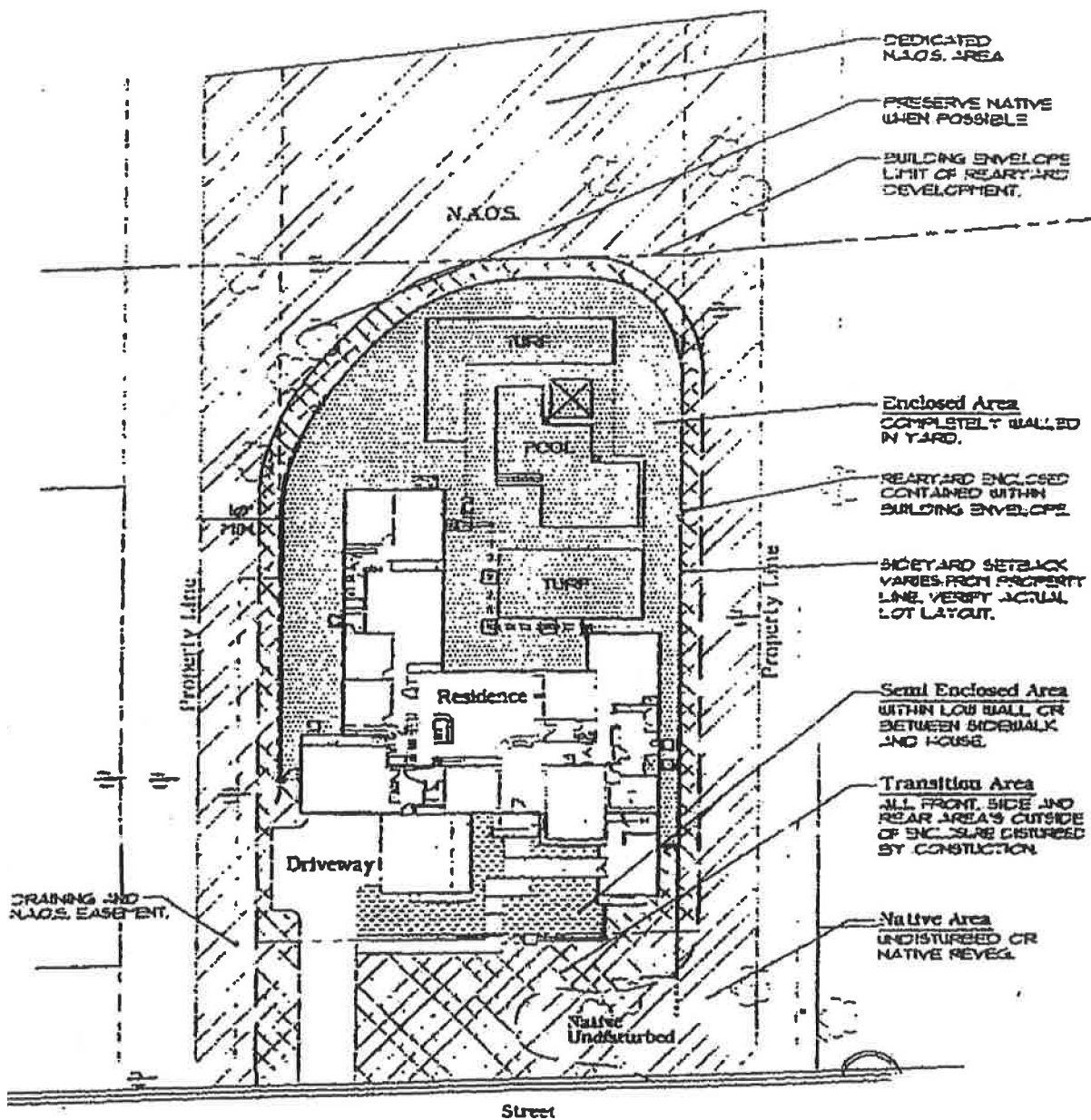
Four Landscape Areas

This booklet identifies four (4) basic areas that apply to landscaping of Sand Flower property. These are native areas, transition areas, semi-enclosed areas and enclosed areas. Plant types and sizes within these areas are governed by City of Scottsdale ESLO restrictions.

1. Native Areas-those areas preserved beyond limits of disturbance. Undisturbed areas are to be protected to the greatest extent possible. Each lot has dedicated NAOS areas that are required by City ordinances to remain untouched. Rear yards may be extended **from** the builder pad within the restricted envelope area identified for each lot on the builder provided plat plan. Any revegetation in these areas must conform to the select native plant list.
2. Transition Areas-Front and side yard areas disturbed by construction are considered a transition area. Planting in this area shall use native or near native varieties outlined in the select plant list. Grades shall blend with adjacent native landforms with softened contouring. Planting in this area must include **Bursage** as 20% of total supplemental plants.
3. Semi-enclosed Areas-Areas directly along the foundation of the home, front door entries or **semi-**enclosed by low courtyard walls. These areas may incorporate a more liberal palette of low water use plants that add a greater diversity of color and texture. Refer to the restricted plant list. Any additional varieties requested will be reviewed on a case-by-case basis.
4. Enclosed Areas-Defined as landscape areas within a completely walled-in or fenced rear yard area. Homeowner may install turf and a wide variety of plants including all those on the restricted plant list and others requested by Homeowner approved on a case-by-case basis.

The guidelines also identify a list of prohibited plants that may not be used under any circumstance. It is the Homeowners landscape designers' responsibility to become familiar with the City of Scottsdale guidelines for planting in high desert environments.

A useful reference on the ESLO plant list is located on the City of Scottsdale **website**, in particular the page entitled "Indigenous Plants for Environmentally Sensitive Lands" which includes photographs of many of the plants listed in the restricted plant list. (Consult the **website** at <http://www.scottsdaleAZ.gov/codes/NativePlant/eslo.asp> or contact the Management Company)



Typical Landscape Zone Layout

Sand Flower Restricted Plant List

		Palette		
Botanical Name	Common Name	Native	Transition	Semi-enclosed/ Enclosed
TREES				
Acacia erlronii	Catclaw Acacia	X	X	X
Acacia smallii (farnesiana)	Sweet Acacia		X	X
Caesaloinia mexicana	Mexican Bird of Paradise		X	X
Canotia holocantha	Crucifixion thorn	X	X	X
Cercidium floridum	Blue Palo Verde	X	X	X
Cercidium microphyllum	Foothills Palo Verde	X	X	X
Chilopsis linearis	Desert Willow		X	X
Olneya tesota	Ironwood	X	X	X
Pithecellobium mexicanum	Mexican Ebony		X	X
Prosopis alba	Argentine Mesquite		X	X
Prosopis chilensis	Chilean Mesquite		X	X
Prosopis velutina	Velvet Mesquite	X	X	X
Sophora secundiflora	Texas Mountain Laurel			X
Vitex agnus castus	Chaste Peooer Tree			X
CACTI/ACCENTS				
Agave deserti	Desert Agave	X	X	X
Agave parryi v. huachuensis	Parry's Agave		X	X
Aloe species	Aloe			X
Asclepias subulata	Desert Milkweed		X	X
Carnegiea gigantea	Saguaro	X	X	X
Dasyliirion acrotriche	Green Desert Spoon		X	X
Dasyliirion wheeleri	Desert Spoon	X	X	X
Echinocereus engelmannii	Engelmann's Hedgehog	X	X	X
Ferocactus acanthodes	Fire Barrel	X	X	X
Fouquieria splendens	Ocotillo	X	X	X
Hesperaloe funifera	Coahuilan Hesperaloe			X
Hesperaloe parviflora	Red Hesperaloe			X
Mammillaria microcarpa	Pincushion Cactus	X	X	X
Opuntia acanthocarpa	Buckhorn Cholla	X	X	X
Opuntia bigelovii	Teddybear Cholla	X	X	X
Opuntia engelmannii	Engelmann's Prickly Pear		X	X
Opuntia fulgida	Chainfruit Challa	X	X	X
Yucca baccata	Banana Yucca	X	X	X
Yucca brevifolia	Joshua Tree		X	X
Yuccaelata	Soatree Yucca	X	X	X
Yucca varieties	Yucca			X
LARGE SHRUBS				
Abutilon palmeri	Indian Mallow	X	X	X
AlvoEZVne huegelii	Blue Hibiscus			X
Bougainvillea 'Barbara Karst'	Bougainvillea			X

Botanical Name	Common Name	Palette		
		Native	Transition	Semi-enclosed/ Enclosed
Buddleia marrubifolia	Wooly Butterfly Bush		X	X
Caesalpinia mexicana	Mexican Bird of Paradise		X	X
Caesalpinia pulchellana	Red Bird of Paradise			X
Calliandra californica	Red Fairy Duster			X
Cassia nemophylla	Desert Cassia			X
Celtis occidentalis	Desert Hackberry		X	X
Dodonaea viscosa	Hopbush			X
Ehretia trifurca	Monrovia Tea	X	X	X
Hyptis emoryi	Desert lavender	X	X	X
Justicia californica	Chuparosa		X	X
Larrea tridentata	Creosote Bush	X	X	X
Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage			X
Leucophyllum laevigatum	Chihuahuan Sage		X	X
Leucophyllum longimanii 'Rio Bravo'	Rio Bravo Sage			X
Lycium fremontii	Fremont Lycium	X	X	X
Senna wislizenii	Shrubby Senna	X	X	X
Simmondsia chinensis	Jojoba	X	X	X
Sophora secundiflora	Texas Mountain Laurel			X
Taetia lemmonii	Mt. Lemmon Marigold			X
Tecoma stans	Yellowbells			X
Vauquelinia californica	Arizona Rosewood		X	X
Zizyphus obtusifolia	Graythorn	X	X	X
MEDIUM AND SMALL SHRUBS				
Ambrosia ambrosioides	Canyon Ragweed		X	X
Ambrosia deltoidea	Bursage	X	X	X
Calliandra eriophylla	Pink Fairy Duster	X	X	X
Cassia oligophylla	Outback Cassia			X
Chrysactinia mexicana	Damianita		X	X
Dalea frutescens 'Sierra Nevada'	Sierra Nevada Dalea		X	X
Dalea goulchra	Indigo Bush			X
Encelia farinosa	Brittlebush	X	X	X
Eremophila alata	Emu Bush		X	X
Ericameria lanceifolia	Turpentine Bush	X	X	X
Eriogonum fasciculatum	Buckwheat	X	X	X
Eriogonum fasciculatum	Gaura		X	X
Gutierrezia sarothrae	Snakeweed	X	X	X
Hymenoxys acaulis	Angelita Daisy			X
Justicia ovata (candicans)	Red Justicia			X
Lantana camara	Bush Lantana			X
Lotus corniculatus	Deer Vetch	X	X	X
Psilostrophe patens	Paeonflower	X	X	X
Rosmarinus officinalis varieties	Rosemary			X

Botanical Name	Common Name	Palette		
		Native	Transition	Semi-enclosed! Enclosed
<i>Ruellia peninsularis</i>	Desert Ruellia			X
<i>Salvia clevelandii</i>	Chaparral Sage		X	X
<i>Salvia greggii</i>	Autumn Sage			X
<i>Salvia leucantha</i>	Mexican Bush Salvia			X
<i>Sphaeralcea ambigua</i>	Orangetop Globemallow	X	X	X
<i>Trixis californica</i>	Trixis	X	X	X
<i>Viguiera deltoidea</i>	Goldeneye	X	X	X
GROUNDCOVERS				
<i>Acacia redolens</i>	Prostrate Acacia			X
<i>Baccharis centennial</i>	Dwarf Coyote Bush			X
<i>Baileya multiradiata</i>	Desert Marigold	X	X	X
<i>Croton drummondii</i>	Rain Lily			X
<i>Dalea caespitosa</i> 'Sierra Gold'	Sierra Gold Dalea			X
<i>Dioscorea pentstemonifolia</i>	Dioscorea		X	X
<i>Lantana montevidensis</i>	Trailing Lantana			X
<i>Melampodium leucanthum</i>	Blackfoot Daisy	X	X	X
<i>Muhlenbergia rigida</i> 'Nashville'	Nashville Grass			X
<i>Oenothera berlandieri</i>	Mexican Evening Primrose	X	X	X
<i>Oenothera caespitosa</i>	Evening Primrose	X	X	X
<i>Penstemon parryi</i>	Parry's Penstemon	X	X	X
<i>Penstemon pseudospectabilis</i>	Desert Penstemon	X	X	X
<i>Penstemon superbus</i>	Superb Penstemon		X	X
<i>Penstemon eatonii</i>	Firecracker penstemon	X	X	X
<i>Santalina</i> varieties	Santalina			X
<i>Senna covesii</i>	Desert Senna	X	X	X
<i>Stachys coccinea</i>	Betan			X
<i>Tridens pulchellus</i>	Fluffgrass		X	X
<i>Verbena gooddingii</i>	Goodding's Verbena	X	X	X
<i>Verbena pulchella</i>	Moss Verbena		X	X
<i>Verbena rigida</i>	Sandpaper Verbena		X	X
<i>Zinnia acerosa</i>	Desert Zinnia	X	X	X
VINES				
<i>Antigonon leptopus</i>	Queen's Wreath		X	X
<i>Bougainvillea</i> varieties	Bougainvillea			X
<i>Cissus trifoliata</i>	Native Grape Vine		X	X
<i>Ficus umbellata</i>	fig Vine			X
<i>Macfadyenianthus cuneatus</i>	Cat's Claw Vine			X
<i>Mascarenella macrocarpa</i>	Yellow Orchid Vine			X
<i>Prodraca ricasoliana</i>	Pink Trumpet Vine		X	X
<i>Pyracantha</i> varieties	Pyracantha			X
<i>Rosa banksiae</i>	Lady Bank Rose			X
<i>Vitis californica</i>	Snail Vine		X	X

PROHIBITED PLANTS
The following plant material is prohibited for use within any landscape areas of this project based on the City of Scottsdale ESLO Guidelines.
Any species of tree or shrub with a mature height above 25 feet tall
All Pines, Cypress, Cedar or Juniper
Any Palm trees with mature size over 6 feet tall
Olive Trees
Oleanders-except dwarf varieties
Fountain Grass
Common Bermuda Grass
Mexican Palo Verde
Desert Broom

REVEGETATION SEED MIX (OPTIONAL)

Hydroseed mix is recommended to be used in addition to supplemental planting to revegetate areas disturbed by construction.

Botanical Name	Common Name	Lbs/Acre
Ambrosia deltoidea	Bursage	7.0
Baileya multiradiata	Desert Marigold	1.0
Cercidium microphyllum	Foothills Palo Verde	1.0
Evhendra trifurca	Morman Tea	0.5
Ericameria laricifolia	Turpentine Bush	2.0
Eschscholtzia mexicana	Mexican Poppy	1.0
Larrea Tridentata	Creosote Bush	1.0
Lycium exsertum	Thornbush	0.5
Olneya tesota	Ironwood	0.5
Penstemon pseudospectabilis	Desert Penstemon	0.5
Plantago insularis	Indian Wheat	1.0
Psilostrophe cooperi	Paoer Flower	1.0
Schismus barbatus	Schismus Grass	1.0
Senna covesii	Desert Senna	0.5
Simmondsia chinensis	Joioba	1.0
Sphaeralcea ambigua	Desert Globe Mallow	1.0
Viguiera deltoidea	Goldeneye	1.0
Zinnia acerosa	Desert Zinnia	0.5
	Total Pounds per Acre	22.0

SAND FLOWER

Landscape Submittal Worksheet

Date: _____

Lot# _____

Note: Check Box to indicate contact

☐ **Homeowner:** _____

Address: _ _ _ _ _

Phone: _____

☐ **Landscape Designer:** _____

Address: _ _ _ _ _

Phone: _____

Contact: _____

The following checklist is intended to serve as a guide for Landscape Plan Submission for the Sand Flower Community Association review. This worksheet must be complete and submitted with any applicable review fee upon first review.

Plan Submittal Worksheet

Approved	Incomplete	
		Frontyard Landscape Area = Sq. Ft.
		1 Plant per 50 Sq. Ft. (minimum)=
		Supplemental trees (1 per 2,000 Sq. Ft.) =
		20% of all Frontyard plants Bursage/10% Creosote=
		Total number of plants provided =
		Grading Plans or notes
		Hardscape
		Rearyard Landscape Area Sq. Ft.
		Total number of plants provided =
		Rearyard Turf Area =
		Enclosure fencing within envelope, per standard details

Plan Review Checklist

Approved	Incomplete	
		Base Information: Building envelope <i>Scale property lines, height above sea level, adjacent condition,</i>
		Hardscape (Non-Builder) <i>Dimensions, detail, finishes, elevations</i>
		Grading (Shanine) Plan <i>Flow lines, contours, spot elevation, native areas</i>
		Plantinrr Plan <i>Layout, top dressing, plant layout</i>
		Irrigation Plan <i>Point of connection controller, backflow, valves, labels</i>
		Lighting Plan <i>Layout, equipment, details, spec sheets</i>
		Overall Submittal

INTRODUCTION

North Scottsdale contains many natural assets that are treasured by the community. Natural washes, boulder features, and lush desert vegetation are set against a dramatic mountain backdrop, creating a prime example of the beautiful **Sonoran** desert. In addition to these unique environmental assets are environmental hazards that pose special development challenges. Extremely steep and unstable slopes, as well as unpredictable wash flooding, are examples of hazards that require regulation to ensure the safety of residents and the protection of property.

The Environmentally Sensitive Lands (ESL) Ordinance was created to allow reasonable development while recognizing that the natural environment is an attraction in itself. In order to ensure that environmentally sensitive development takes place in North Scottsdale, City Council established two environmental goals:

- Preserve the Mountains
- Maintain the Desert Character

The following basic concepts of ESL are discussed in this guide:

- 1) What is ESLO?
- 2) Why is the ESL district necessary?
- 3) Where is the ESL District?
- 4) Summary of ESLO Ordinance applicable to residential landscape
- 5) Conclusion

What is ESLO?

The Environmentally Sensitive Lands Ordinance (ESLO) is a special set of zoning regulations which control development on fragile desert lands and mountains in North Scottsdale.

Why is the ESL district necessary?

Because the existing zoning districts do not protect environmental features enough, an "**overlay**" of additional regulations is placed on the land so that future development will preserve the natural features whenever possible. If the ESL overlay were not placed upon environmentally sensitive lands, then there would be no requirement for that property to develop using sensitive environmental design. The ESL district both protects the land and makes it more valuable for people who wish to live in the beautiful **Sonoran** desert.

Where is the ESL District?

The ESL district is located on land that contains environmental features that the community is interested in protecting. It covers approximately 134 square miles in North **Scottsdale** as shown in the map available through the ESLO **website** for City of Scottsdale (see <https://www.scottsdaleaz.gov/codes/eslo> or contact the Sand Flower Management Company for assistance).

Scottsdale ESLO Guideline Summary

The following is a summary of Scottsdale ESLO Guidelines that relate to residential landscape guidelines.

- a. Planting programs for revegetated areas may include a combination of salvage native vegetation, containerized nursery grown plants and hydroseed.
- b. Planting shall **be** consistent with surrounding natural vegetation and densities.
- c. All materials, design and construction techniques shall be approved by the Architectural Review Committee.
- d. Maintain continuity of open space within the development project and with adjacent residential.
- e. Preservation of the most significant features and vegetation, including rock outcroppings, natural watercourses and significant concentrations of native vegetation beyond building envelopes.
- f. Distribution of revegetation to all areas disturbed by construction.
- g. Buffer along the property boundary, or where it is contiguous with NAOS on adjacent property.
- h. Revegetate areas visible from streets or common areas.
- i. Avoid walls or other visual obstructions that will limit the visibility of NAOS from streets or common areas.
- J. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.
- k. Surface materials of walls, retaining walls, or fences shall be similar to and compatible with those of the adjacent main buildings.
- l. Development design and construction techniques should blend scale, form and visual character into the natural landform, and minimize exposed scars.
- m. Exterior lighting should be low scale and directed downward, recessed, or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.
- n. Reflective building materials are prohibited.
- o. No paint colors shall be used which have a light reflecting value (LRV) greater than forty (40) percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.)
- p. Plant materials that are not indigenous to the area shall be limited to enclosed yard areas and shall not exceed twenty (20) feet in height. A list of indigenous plants is available **from** the planning and zoning department.
- q. Turf shall **be** limited to enclosed areas not visible **offsite** from lower elevation.
- r. Development shall not **be** permitted on boulder features identified on the N.A.O.S. Maps, unless approved by the development review board. The development review board may permit development on identified boulder features where the applicant demonstrates that the proposed construction will meet the appropriate criteria.