

# SANDFLOWER COMMUNITY ASSOCIATION

ASSOCIATION RULES,  
ARCHITECTURAL DESIGN STANDARDS and  
LANDSCAPE GUIDELINES

VERSION 1.4

ADOPTED: Jan 21,2004

REVISED:

Jan 25,2005

March 28 2006

May31,2007

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Sand Flower Community Association

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## INTRODUCTION

### What is Sand Flower?

Each homeowner in the Sand Flower subdivision is a member of the homeowner's association, called Sand Flower Community Association, which is a non-profit association organized under Arizona law. Each owner of a home in Sand Flower is a "Member" of the Association. The original developer(s) of the subdivision created a series of rules and regulations, called the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements ("CCR's"), which govern the activities of the homeowners and their property in certain ways. The original CCR's have been amended several times over the years by the Members of the Association, most recently, in 2023. They can be found on the community website under the "documents" tab at Sandflowerhoa.com. There are also Bylaws of the Association, which govern how the association is to be run. The Bylaws state that the affairs of the Association are run by an elected Board of Directors. The Board contracts with an outside management firm (the "Management Company") to assist in operating the Association.

### How do the CCR's Regulate What Can be Done with a Property?

Among the many subjects addressed by the CCR's are the design, style, size, location and mode of architecture, design and mode of landscaping, site improvements, colors, materials and the construction and modification of improvements. (Many other subjects are covered by the CCR's and a summary of the subjects can also be found on the website). The intent of the CCR's, in part, 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. The CCR's state that the Sand Flower Board of Directors will promulgate Architectural Design Standards and Landscape Guidelines (the "Standards"). This document is the latest version of the Standards, last revised in 2007.

The Standards set out a process for obtaining approval by the Design Review Committee ("Design Committee") of the Board *before* any changes covered by the Standards are undertaken. The responsibility of the Design Committee is to ensure the harmonious, high-quality image of Sand Flower is implemented and maintained. It is critical that approval of covered changes be obtained before beginning any work. **Failure to obtain pre-approval can mean that work must be torn down or redone, which will likely be costly.**

### The Impact of Scottsdale Ordinances and State Law

To the extent that any Arizona state law, Scottsdale ordinance, building code or regulation requires a more restrictive standard than the standards set forth in the Standards, the government standard will govern. To the extent that any government standard is less restrictive than the Standards, the Standards and the CCR's govern. The failure of the Association to take enforcement action with respect to a violation of the CCR's and Standards will not be a waiver of the right of the Association to enforce the Standards and CCR's in the future.

### **The Scottsdale Environmentally Sensitive Land Ordinance (“ESLO”)**

Sand Flower is located in a part of Scottsdale governed by the ESLO, which is an ordinance specifying additional restrictions and prescriptions to maintain the Sonoran Desert landscape. A complete description may be found on the City’s website at: [www.scottsdaleaz.gov/codes-and-ordinances/eslo](http://www.scottsdaleaz.gov/codes-and-ordinances/eslo).

The ordinance requires that a percentage of each property be permanently preserved as natural area open space (NAOS) and that specific environmental features, including vegetation, washes, mountain ridges and peaks, be protected from inappropriate development. At the time of the creation of the Sand Flower subdivision, the NAOS land designated on the plat map was given an “easement” to the City to enforce restrictions on development and use. Most of the lots in Sand Flower contain an area of NAOS and there are significant restrictions on how the NAOS land may be maintained. Land that is designated NAOS must be preserved in its natural desert state and remain free of obstruction. No grading, filling, clearing or excavation (other than for fire protection and eradication of invasive species) of any kind is permitted in the NAOS easement. Structures, including walls, pools, barbecues, etc. may not be built within an NAOS easement.

The ESLO also contains restrictions on building materials and landscaping. The following is a summary of Scottsdale ESLO Guidelines that relate to residential landscape guidelines.

- Planting programs for revegetated areas may include a combination of salvage native vegetation, containerized nursery grown plants and hydroseed.
- Planting shall be consistent with surrounding natural vegetation and densities.
- Maintain continuity of open space within the development project and with adjacent residential spaces.
- Preservation of the most significant features and vegetation, including rock outcroppings, natural watercourses and significant concentrations of native vegetation beyond building envelopes.
- Distribution of revegetation to all areas disturbed by construction.
- Buffer along the property boundary, or where it is contiguous with NAOS on adjacent property.
- Revegetate areas visible from streets or common areas.
- Avoid walls or other visual obstructions that will limit the visibility of NAOS from streets or common areas.
- 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.
- Surface materials of walls, retaining walls, or fences shall be similar to and compatible with those of the adjacent main buildings.
- Development design and construction techniques should blend scale, form and visual character into the natural landform, and minimize exposed scars.
- 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.

- Reflective building materials are prohibited.
- 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.
- 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 (and are addressed below).
- Turf shall be limited to enclosed areas not visible offsite from lower elevation.
- Development shall not be permitted on boulder features identified on the N.A.O.S. Maps, unless approved by the Scottsdale 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.

## THE DESIGN REVIEW PROCESS

As set out in detail in the Standards below, most changes, additions, modifications and significant repairs to a site or a building exterior of a Sand Flower property require the prior written approval of the Design Committee. Without being a complete list, this includes the more common actions, such as:

<ul style="list-style-type: none"><li>• paint colors</li><li>• exterior remodeling</li><li>• additions</li><li>• walls</li><li>• out-buildings</li><li>• casitas</li><li>• mailbox structures</li><li>• window replacement</li><li>• garage doors</li><li>• play structures</li></ul>	<ul style="list-style-type: none"><li>• metalwork</li><li>• gates</li><li>• exterior HVAC units</li><li>• roof replacement</li><li>• roof mounted equipment</li><li>• sheds</li><li>• patio fixtures</li><li>• pools</li><li>• lighting</li><li>• ramadas and gazebos</li></ul>
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Further discussion of the covered items and limitations can be found in the CCR's and in the Standards below.

### **Application Procedure:**

Using the form attached as an exhibit to these Standards (and found on Sandflowerhoa.com), Residents with proposed changes should submit requests for approval to the Design Committee, c/o the Management Company. The Management Company or the Design Committee may request additional reasonable details, pictures or drawings prior to Committee action on the application. More significant changes may require time to review and more information, so it is the Resident's responsibility to allow enough time for the review process before setting a start date with any contractor or service provider. Once complete information is received, the Design Committee will approve or deny the application within forty-five (45) days. Less complicated projects, such as approval of paint colors and shingles can be completed quickly. If a Resident is unable to obtain copies of the Standards, the Management Company can provide them.

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 Design Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.

There may be times when in the judgment of the Design Committee, external consultation with experts is required. If so, the Design Committee will contact the applicant with an estimate of the cost. After the applicant has provided the necessary funds for the consultation, the Committee will proceed with the external consultation. There are no fees for applications that the Committee handles internally except nominal costs for copying or the like.

For structures, the following information should be included in the application:

- Plot Plan – As to building remodeling or the addition of or changes to other structures on the property, a site plan, with dimensions of the existing dwelling, property lines, including setbacks, and the dimensions of the improvement to be completed.

- 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.
- Time-line – Include a time-line of commencement and planned completion date.

Submit the application to the Design Committee, via the Management Company at the address contained on the application. In the event the Design Committee rejects the application, the applicant may appeal the Committee's decision to the Board of Directors of Sand Flower. The appeal must be made within sixty (60) days of the Committee's decision.

## ARCHITECTURAL DESIGN STANDARDS

Properties in the Sand Flower subdivision are subject to architectural control under the CCR's, as established by the Design Review Committee (the "Design Committee"). No improvements, alterations, excavation, grading, landscaping, or other work and certain repairs which in any way alter a lot or property, or the exterior appearance of improvements located thereon, shall be made or done without the prior approval of the Design 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 Committee.

### **General Principles:**

The purpose of the Design Committee is to ensure consistent application of the Architectural Design Standards. The Architectural Design Standards promote those qualities that enhance the attractiveness and functional utility of the community, including a harmonious relationship among structures, vegetation, topography and overall design.

### **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 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 Design Committee assume no responsibility for the safety or livability of new construction.

### **Building Architecture**

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

### **Completion**

Once commenced, construction must proceed on a roughly continuous basis, conditions permitting. Incomplete projects, if not promptly continued and continued after notice from the Board of Directors, must be torn down.

### **Owner Maintenance Obligations -- Painting, Roofing, Driveways, Landscaping and Other Repairs**

Improperly maintained properties detract from the overall appearance of the community and individual property values. The CCR's require each owner to keep their property well-maintained in all aspects. This includes performing all necessary periodic maintenance to keep the exterior of the property and landscaping up to date. Repairs to damaged exteriors, perimeter walls, fences, driveways and landscaping must be timely made.

### **Painting**

The most common form of periodic maintenance is exterior paint. In the Arizona climate, one may anticipate a need to repaint more frequently than in other areas of the country. When repainting is required, an owner may choose from an approved palette of exterior paint color schemes established by the Association. The approved color schemes can be found at [sandflowerhoa.com](http://sandflowerhoa.com) under the documents tab. The color an owner chooses for repainting must be chosen from the approved colors. An application for approval must be made before commencement of any work. **Failure to comply may mean that an owner will be required to repaint using an approved color.**

The question of when repainting is required is sometimes a difficult one. In general, repainting is required when:

- Paint has excessively faded;
- Paint has inconsistently faded, leaving noticeable blotching;
- Paint has chipped, bubbled or peeled'
- Paint has cracked to a degree noticeable from neighboring properties;
- Paint has formed a chalky residue that cannot be removed;
- Paint has been damaged by external action, such as scuffing or dings.

#### **Driveway Repairs**

Driveways must be kept in good condition. Repairs should be made to substantial cracks in concrete and brick driveways and earthen or aggregate driveways should have erosion repaired. All driveways must be kept clean and clear of debris, oil, rust and other stains.

#### **Roofing Repairs**

Roofing repairs require approval of the Design Committee. Owners with shingled roofs can choose from a group of pre-approved shingles, found on [sandflowerhoa.com](http://sandflowerhoa.com).

#### **Landscaping Maintenance and Invasive Plants**

Landscaping must be maintained in good repair for appearance and reduction of fire hazards, including the removal and replacement of dead plants and trees. Trees should be pruned for good health and appearance.

As with all Scottsdale subdivisions, invasive plant species can present a challenge in preserving the natural Sonoran landscape. Invasive plants also present an increased fire hazard. Sand Flower Owners are responsible for removing and controlling invasive and non-native plants to prevent spread in the entire lot, including NAOS areas. Some of the more common invasive plants include:

- Mistletoe in trees
- Globe Chamomile (Stinknet)
- Desert Broom
- Fountain Grass
- Buffel Grass
- Red Brome Grass
- Tamarisk/Salt Cedar

- Malta Starthistle
- Saharan Mustard
- Bermuda Grasses

**Management Company Inspections**

The Sand Flower community manager periodically inspects the community and will send notice to owners whose properties require maintenance, including paint, roofs, landscaping and invasive plant species. **Owners are responsible for correcting maintenance issues and the Association may levy a fine if repairs and removals are not timely made.**

**Specific Improvements and Alterations**

**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 properties. 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**

Under Federal Law, the Association cannot "unreasonably" prevent the use of satellite dishes. However, the Association may regulate the location, height and screening of any satellite dish, provided the regulations do not delay or increase the costs of the installation. What follows are the Sand Flower restrictions:

- Any dish larger than 39.37 inches (one meter) in diameter that is visible from the street, neighboring property or any common area is prohibited.
- All dishes should be located in rear or side yards.
- Homes with "view" fencing should locate the dish in the most unobtrusive location possible while still receiving a quality signal.
- Antennas systems designed to receive video program services from MMDS or TVBS systems shall not have a mast higher than necessary to establish line of sight contact with the signal transmitter and, in no case, higher than ten (10) feet above the roof line. For any dish that requires a mast, an owner must notify the Association of the owner's intent to install such a system and provide written evidence that the proposed location is the only location available that does not impair the owner's ability to receive signals from the provider

**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 if such device is visible from any neighboring lot or common area. Electrical boxes, panels, conduits or irrigation controllers attached to the home must 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**

Outdoor fireplaces may not exceed 10 feet to the top of the chimney.

**Outdoor Lighting**

Any outdoor lighting installed on a lot or dwelling must be in compliance with Scottsdale ordinance 5.1070 and have prior approval from the Design Committee.

- "Exterior lighting low scale and directed downward, recessed or shielded.
- The radius of light should be within 15 feet of the light.
- The lighting source should be hidden from view from off the property by structures, such as fascia on an eave, walls, pillars, etc.
- Each light must have a device to direct the light in a single direction, such as vanes, louvers, fins, etc.
- White LED lights should be avoided and bulbs should have a Kelvin warmth rating of 3000-3500.

#### **Security/ Motion Sensor Lighting**

Homeowners may install security/motion sensor lights in compliance with Scottsdale ordinance 6.1070, with prior approval from the Design Committee, taking into account the impact on neighbors. The following restrictions and requirements apply:

- Security light bulbs must be recessed no less than two inches within the shield of the light.
- Lights may not be installed more than twelve feet from the ground.
- Lights are limited to single bulb lights, which should have a Kelvin warmth rating of 3000-3500.
- No more than four lights –one per side or corner -- may be installed on a home.
- The maximum capacity of the lighting fixture is 100 watts incandescent or 50 watts halogen.
- All lights must be on a motion sensor, sensitive enough to discern between blowing branches, small animals and people.
- Motion sensors may not be used in a constant "on" position. The light may be on for no more than 5 minutes when activated. The lights may not be installed where they come on frequently due to regular outdoor traffic or activity.

#### **Coach Lighting**

Coach lights may be replaced in conformity with Scottsdale ordinance 6.1070 and with prior approval of the Design Committee. The guidelines are, as follows:

- Coach lights must be subtle in color. Bright brass, silver or bright painted fixtures are not permitted.
- Coach Lights must be mounted or placed at a height consistent with the height of the original coach lights.
- The maximum capacity of each lighting fixture is 50 watts for incandescent and fluorescent lighting sources, 25 watts for halogen, 10 watts for metal halide, and 1 watt for LED lighting. Bulbs should have a Kelvin warmth rating of 3000-3500.
- Coach lights must be directed downward, recessed or shielded so that the light source is not visible, meaning the actual light bulb cannot 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.
- Shades of colored translucent glass must be "desert shades".
- Clear or colored seeded (raindrop) glass is not permitted.
- All coach lights must match.
- The following lighting fixtures will not be accepted: Open bulb fixtures; fixtures with clear or nearly clear

glass or plastic faces; fixtures with lenses that scatter light; floodlights.

#### **Swimming Pools**

Pool construction and modifications are governed by Scottsdale ordinances. Prior to the construction or remodeling of a swimming pool, homeowners should contact the Management Company to coordinate the point of construction access to ensure natural lot drainage is maintained and 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 owner to pay the cost to replace and repair any common wall that has been affected. 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.

Swimming pool fence requirements are regulated by Scottsdale ordinance.

Pool plans do not need prior approval of the Design Committee, unless there is a feature (poolside or other structure), which would be visible above the top of the wall. All mechanical 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 a screening wall.

#### **Flags and Flagpoles**

Each lot may have one freestanding flagpole (properly anchored to the ground in accordance with all applicable building codes). The location of the pole must be approved by the Design Committee and may not be on a roof, deck or landscape feature. The height of the pole may not be higher than the highest point of the residence. Halyards must be secured, so as to not cause noise. Flags may also be displayed from a secure angle wall mount or from a roof overhang.

Pursuant to Arizona law, each lot may display up to two flags, including the following: The American flag, the Arizona state flag, the Arizona Indian Nations flag, the Gadsden flag, a first responder flag, a gold star or blue star service flag, and any historical version of the American flag. The flags may not be larger than three feet by five feet (3' X 5') and should 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, provided the Design Committee approves the location of the goal on the lot. No lighting designed to illuminate a basketball goal is allowed without prior approval of the Committee.

#### **Driveways**

Driveways may not be expanded or modified without the prior approval of the Committee. 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 are 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 Design Committee.

No enclosures, drapes, blinds, shades, screens, awnings, or other items adversely affecting the exterior appearance of a house shall be constructed or installed in any home. **The exterior side of all drapes, curtains or other window coverings shall be white, off-white, beige or natural wood-toned in color.**

#### **Planters and Walkways**

Planters larger than four feet in height, paved walkways and other hardscape features visible from neighboring property must be reviewed and approved by the Design 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 and are subject to prior review and approval by the Design Committee. The following are the design standards:

- Maximum square footage (under roof area) is 120 square feet.
- The maximum roof height is ten (10) feet at the highest point.
- The structure must be within the setbacks required by the City of Scottsdale.
- The structure must be painted to match the house color and maintained in good condition.
- Any roof tile must match the tile of the house.
- Lighting of the structure must be approved by the Design Committee prior to installation.

#### **Play Structures**

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

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

**Gates**

All gates, vehicular and pedestrian, require Design Committee approval prior to installation. 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.

**Gutters and Downspouts**

New replacement Gutters and downspouts require the approval of the Design Committee. 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. Minor repairs to gutters and downspouts do not require Design Committee approval.

**Screen Doors**

The Committee must approve screen doors and "security Doors" in advance. Doors should be constructed of high-quality materials in a color that matches the house. Overly ornate designs are discouraged. Pictures or brochures should be submitted.

**Mail Boxes**

To maintain the consistent look of mailbox base (pedestal) structures, repairs and reconstruction of mailbox structures must match the height and dimensions of existing structures, but the mailbox itself may be changed, so long as it complies with USPS standards. Paint color must match the dwelling structure paint color.

## 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, boulder/rocks, planting, irrigation, lighting, maintenance and restricted plant list. Attached at the end of these Standards are forms showing 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 requires pre-approval by the Design Committee. No pre-approval is required for general upkeep, such as replenishing decomposed granite or restoring water run-off rock beds.

### Landscaping

Plants that are overgrown or deceased should be replaced or filled with similar plants. Any landscape change that substantially affects the character of the lot and any change that amounts to more than 20% of the front or back yard (a "Major Landscape Project"), requires pre-approval by the Design Committee. The owner must supply the Design Committee with a complete set of landscape plans prior to initiating landscape related work. Any plant not on the "Approved Plant List" requires prior approval by the Design Committee.

Landscaping, including repairs, that does not involve more than 20% of a front or back yard of a lot and does not substantially affect the character of the lot, does not require approval from the Design Review Committee, but must utilize approved plants and trees and must be consistent with the general landscaping themes of the neighborhood.

### Review Process for Major Landscape Project Plan Submittals

The Design Review Committee of Sand Flower Community Association will provide a written response for Major Landscape Projects within 45 days upon receipt of submission. The Response will include summary of changes necessary for approval, upon resubmission. Reviews cannot be processed without the required base design. Conditionally approved plans may require a written response back to the Design Committee from the owner, acknowledging and accepting the required changes. Failure to obtain approval within two reviews, resulting in additional submissions, may require the applicant to pay a review fee of \$100.00 to cover further review by landscape specialists.

### Grading/Contouring

- The landscape plan should show the intended grading and soil contour treatment
- Grades shall be subtle, with 4:1 slopes maximum, 6:1 average and 8:1 preferred. Grades must blend

into adjacent native areas or lot conditions

- Abrupt mounding is to be avoided. Direct drainage flows should be designed through soft, subtle swales.
- The top dressing shall be Madison Gold up to 1/2" decomposed granite (referred to as Granite Top Dressing).
- 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.
- Finish grade must be 1" below curb and walks.

#### **Boulders and Rock**

- If boulders are used, they should be surface select granite, clustered in groupings and be kept away from the streets (10' minimum). Boulders should match the native color and character of the site.
- Boulders should be buried 1/3 deep, within lower lying areas and side slopes. Boulders placed on top of high points are prohibited.
- Uniformly spaced rock delineating areas is prohibited.
- An overabundance or sporadic "here and there" placement is prohibited.
- River rock "dry stream beds" are prohibited.
- The engineered drainage will typically not require stabilization through the use of rip-rap or rock. If the lot requires such treatment, rock should 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 application plan for a Major Landscape Project, in addition to restrictions on vegetation and ornamentation.

- Planting design in natural and transition areas shall include trees shrubs, cactus, and groundcover.
- Draw plants at mature size.
- 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.
- Select flowering plants for alternating seasonal color displays and textures.
- Planting should be selected and located to screen equipment.
- Clearing the natural undergrowth (other than invasive plants) within NAOS areas is prohibited.
- Polyethylene film is prohibited.
- Ornamentation such as driftwood, skulls, wagon wheels and sculpture in areas exposed to the

**Commented [JC1]:** The bursage minimum has been eliminated

street must be consistent with the desert landscape theme of the subdivision and may not exceed 36 inches in height or width.

### **Irrigation**

The following are requirements for irrigation designs:

- Homeowners shall irrigate all supplemental plants by an automatic drip (emitter) irrigation system.
- Irrigation equipment and design is at Homeowners' discretion.

### **Walls**

- Rear yard 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.
- Walls must be located within the building envelope and may not encroach beyond this limit.
- Side yard walls shall not occur within 10 feet (minimum) of any property line or as specified on the plat map for individual lot.
- The homeowner/designer is responsible for constructing wall enclosures that conform to local pool regulations (if applicable).
- All walls should be depicted with standard wall details.
- All new walls must not exceed a six foot height maximum, measured from the owner side of the wall.
- Rear yard 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.
- Mechanical and pool equipment are to be screened from adjacent resident and/or open space with solid masonry wall.
- Wall construction shall occur on the residence side to minimize disturbance in NAOS areas.
- Walls shall not obstruct drainage through the site.

### **Landscape Lighting**

- The means of providing landscape lighting must be addressed in the landscape plans.
- Other than the lighting for mail boxes, landscape lighting fixtures must be offset a minimum of fifteen (15) feet away from the streets.
- Landscape lighting must be low voltage and incandescent white. Colored lamps and lenses are prohibited. Softening fixture glare with plants is encouraged.

**Approved and Restricted Plants**

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

(contd.) Botanical Name	Common Name	Palette		
		Native	Transition	Semi-enclosed/ Enclosed
Buddleia marrubifolia	Woolly Butterfly Bush		X	X
Caesalpinia mexicana	Mexican Bird of Paradise		X	X
Caesalpinia pulcherrima	Red Bird of Paradise			X
Caliandra californica	Red Fairy Duster			X
Cassia nemophilla	Desert Cassia			X
Celtis occidentalis	Desert Hackberry		X	X
Dodonaea viscosa	Hopbush			X
Ehretia trifurca	Mormon 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 laevis;atum	Chihuahuan Sage		X	X
Leucophyllum langmaniae '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
Tagetes lemmonii	Mt. Lemmon Marigold			X
Tecoma stans	Yellowbells			X
Vauquelinia californica	Arizona Rosewood		X	X
Ziziphus 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 Negra'	Sierra Negra Dalea		X	X
Dalea oolchra	Indio Bush			X
Encelia farinosa	Brittlebush	X	X	X
Eremophila alata	Emu Bush		X	X
Ericameria lancifolia	Turpentine Bush	X	X	X
Eriogonum fasciculatum	Buckwheat	X	X	X
Wand Flower	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 rigidus	Deer Vetch	X	X	X
Psilostrophe soeicies	Paerflower	X	X	X
Rosmarinus varieties	Rosemou			X
(Contd.)		Palette		
Botanical Name	Common Name	Native	Transiti on	Semi- enclose d! Enclose d
Ruellia peninsularis	Desert Ruellia			X
Salvia clevelandii	Chaparral Sage		X	X
Salvia greggii	Autumn Sage			X
Salvia leucantha	Mexican Bush Salle			X
Sohaeralcea ambi1Zua	Oran!Ze Globemallow	X	X	X
Trixis californica	Trixia	X	X	X
Viguiera deltoidea	Goldeneve	X	X	X
GROUNDCOVERS				
Acacia redolens	Prostrate Acacia			X
Baccharis centennial	Dwarf Covote Bush			X
Baileva multiradiata	Desert Mari1Zold	X	X	X
Coooeria drummondii	Rainlilv			X
Dalea caoitata 'Sierra Gold'	Sierra Gold Dalea			X
Dvssodia pentachaeta	Dvssodia		X	X
Lantana Montevidensis	Trailing Lantana			X
Melampodium leucanthum	Blackfoot Daisv	X	X	X
Muh lengeria rimda 'Nashville'	Nashville Grass			X
Oenothera berlandieri	Mexican Evening Primrose	X	X	X
Oenothera caesoitosa	Evening Primrose	X	X	X
Penstemon oarrvi	Parrv's Penstemon	X	X	X
Penstemon pseudosoectabilis	Desert Penstemon	X	X	X
Penstemon suoerbus	Superb Penstemon		X	X
Penstemon eatonii	Firecracker penstemon	X	X	X
Santalina varieties	Santalina			X
Senna covesii	Desert Senna	X	X	X
Stachys coccinea	Betanv			X
Tridens oulchellus	Fluffarass		X	X
Verbena gooddingii	Gooddin!-s Verbena	X	X	X
Verbena pulchella	Moss Verbena		X	X
Verbena rigida	Sandoaoer Verbena		X	X
ZiMia acerosa	Desert Zinnia	X	X	X
VINES				
Anti1Zonon leotoous	Queen's Wreath		X	X

Bougainvillea varieties	Bougainvillea			X
Cissus trifoliata	Native Graoe Ivv		X	X
Ficus oumila	fig Vine			X
Macfadvena unquis-cati	Cat's Claw Vine			X
Mascagnia macroptera	Yellow Orchid Vine			X
Prodranea ricasoliana	Pink Trumpet Vine		X	X
Pyracantha varieties	Pyracantha			X
Rosa banksiae	Lady Bank Rose			X
Vima caracalla	Snail Vine		X	X

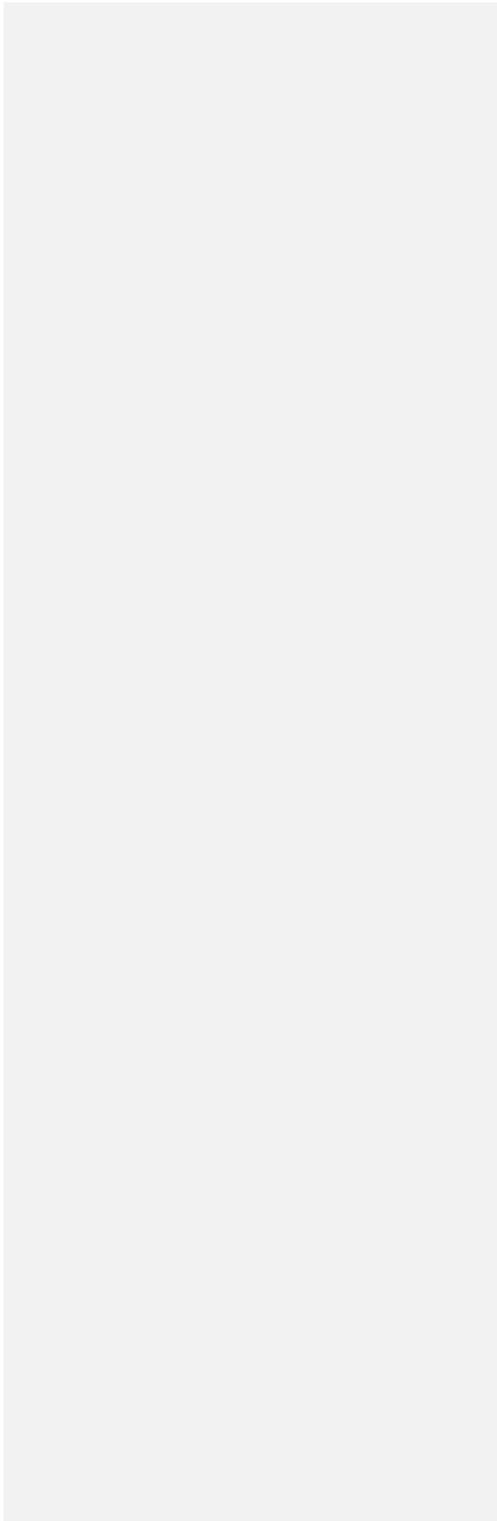
PROHIBITED PLANTS
The following plants are prohibited for use within any landscape areas of this project based on the City of Scottsdale ESLO Guidelines.
All Pines, Cypress, Cedar or Juniper
Any Palm trees with mature size over 6 feet tall
Olive Trees
Oleanders-except dwarf varieties
Fountain Grass
Common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

REVEGETATIONSEED MIX (OPTIONAL)

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

Botanical Name	Common Name	Lbs/Acre
Ambrosia deltoidea	Bursage	7.0
Baileya multiradiata	Desert Marigold	1.0
Cercidium microphyllum	Foothills Palo Verde	1.0
Evhedra trifurca	Morman Tea	0.5
Ericameria laricifolia	Turpentine Bush	2.0
Eschscholtzia mexicana	Mexican Poppy	1.0
Larrea Tridentata	Creosote Bush	1.0
Lvcium exsertum	Thombush	0.5
Olneya tesota	Ironwood	0.5
Penstemon pseudospectabilis	Desert Penstemon	0.5
Plantago insularis	Indian Wheat	1.0
Psilostroohe cooperi	Paoer Flower	1.0
Schismus barbatus	Schismus Grass	1.0
Senna covesii	Desert Senna	0.5
Simmondsia chinensis	Joioba	1.0
Sohaeralcea ambimia	Desert Globe Mallow	1.0
Vie;uiera deltoidea	Goldeneye	1.0
Zinnia acerosa	Desert Zinnia	0.5

	Total Pounds per Acre	22.0
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**Sand Flower Community Association**  
 c/o Arizona Community Management Services, LLC  
 15300 N 90<sup>th</sup> Street, Suite 800, Scottsdale, AZ 85260  
 Scottsdale, AZ 85255  
 p: 480.355.1190 f: 480.355.1191  
[www.azcms.com](http://www.azcms.com)

**Major Landscaping Project Application**

Lot No.: \_\_\_\_\_

Owner: \_\_\_\_\_

Owner Contact Information

Telephone: \_\_\_\_\_

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

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

General Description of Project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Contractor: \_\_\_\_\_

Contact person: \_\_\_\_\_

Telephone: \_\_\_\_\_

Project timetable: \_\_\_\_\_

Completion Date: \_\_\_\_\_

Project Details: The following items and drawings must be included in the submission to the Design Committee.

**Plan Submittal Worksheet**

Approved	Incomplete	
		<b>Front yard Landscape Area = Sq. Ft.</b>
		1 Plant per 50 Sq. Ft. (minimum) =
		Supplemental trees (1 per 2,000 Sq. Ft.) =
		Total number of plants provided =
		Grading Plans or notes
		Hardscape
		<b>Rear yard Landscape Area Sq. Ft.</b>
		Total number of plants provided =

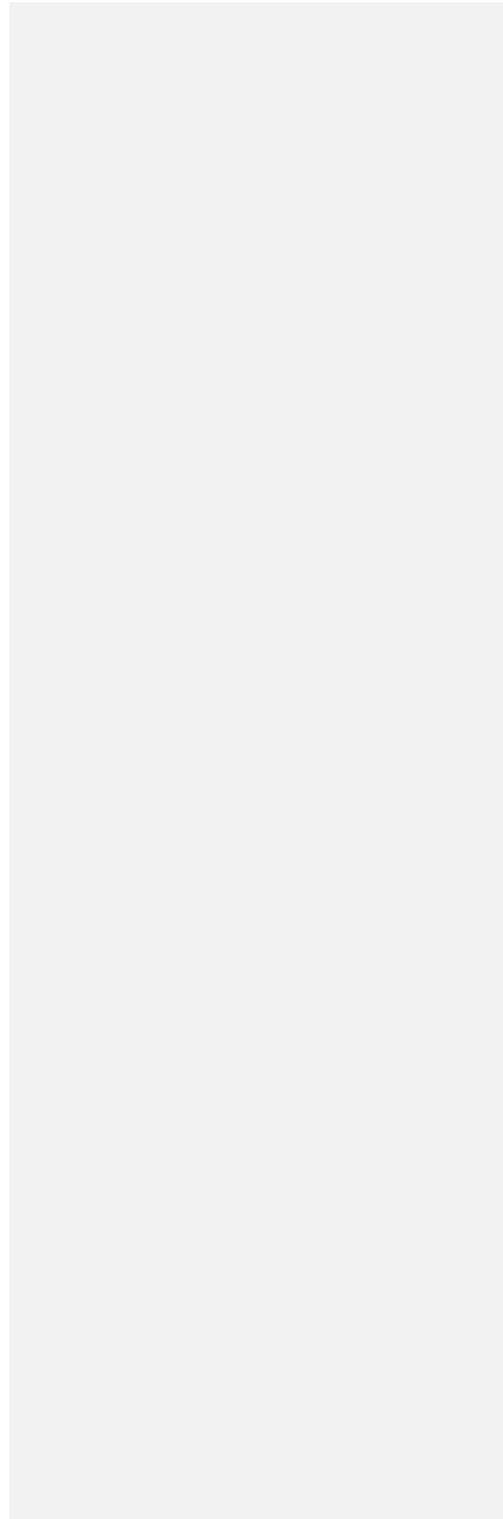
		<b>Rear yard Turf Area =</b>
		Enclosure fencing within envelope, per standard details

**Plan Review Checklist**

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

If the application is not complete, the Architectural Committee will disapprove the application and return it with reasons for disapproval. The Homeowner understands the Homeowner must comply with all applicable City, County, and State laws and to obtain all necessary permits. The application and any drawings 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 or the Board of Directors.

**Homeowner's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_



**SAND FLOWER COMMUNITY ASSOCIATION**  
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Scottsdale, AZ 85255  
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[www.azcms.com](http://www.azcms.com)

**ARCHITECTURAL REVIEW APPLICATION**

Submit applications to: [ARC@azcms.com](mailto:ARC@azcms.com) or by mail

Name \_\_\_\_\_ Lot # \_\_\_\_\_

Property Address \_\_\_\_\_

Email \_\_\_\_\_ Phone # \_\_\_\_\_

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

Structural Addition of: \_\_\_\_\_

Structural Replacement or Updating: \_\_\_\_\_

Exterior Painting: \_\_\_\_\_

Other: \_\_\_\_\_

Details (include an attached sheet, if necessary): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The following items (where applicable) must be included.

- 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 the application is not complete, the Architectural Committee will disapprove the application and return it with reasons for disapproval. The Homeowner understands the Homeowner must comply with all applicable City, County, and State laws and to obtain all necessary permits. The application and any drawings 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 or the Board of Directors.

Owner Contact Information

Telephone: \_\_\_\_\_

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

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

**Homeowner's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

