Will Rogers Equestrian Ranch Community Association
20485 E. Colt Drive
Queen Creek, AZ 85142

ARCHITECTURAL CONTROL GUIDELINES

Introduction

All applications for exterior changes to your residence must be submitted to the Architectural Committee/Board of Directors of the Will Rogers Equestrian Ranch Community Association. Under the Association's Covenants, Conditions and Restrictions (CC&Rs), homeowners must obtain prior written approval before making any exterior alteration or addition to their property.

The Architectural Control Committee (ACC) makes no representation or warranty express or implied that a submitted or approved plan complies with applicable federal, state, county, or local laws, ordinances, building codes, utility requirements, or permit regulations. Homeowners must obtain all required permits, approvals, inspections, and authorizations from the relevant government agencies or utility providers.

Before beginning any work, homeowners must complete all necessary due diligence. This includes contacting Arizona 811 to locate underground utilities, as well as conducting any other research needed to confirm that the proposed improvements can be completed safely and legally.

If a local government ordinance, building code, or regulation imposes a stricter standard than the community's governing documents, the government standard will apply. If a local government standard is less restrictive than the CC&Rs, then the CC&Rs, Bylaws, Articles of Incorporation, and ACC Guidelines in that order will take precedence.

Requirements and Specifications for landscaping and planting

Landscapable Area: The portion of the front yard-landscape that is reasonably available for landscaping and intended to support living landscape materials, including trees, shrubs, plants, and groundcover. Landscapable Area excludes buildings, structures, driveways, sidewalks, patios, hardscape, utility equipment, and other permanent improvements. Areas used or reasonably intended for vehicle access, parking, maneuvering, loading, or trailer access, including the area immediately in front of an RV or trailer gate, shall be excluded from the calculation of Landscapable Area, regardless of whether such areas are paved, unpaved, covered with rock, or capable of supporting vegetation.

Category	Requirement
Turf	Homeowners may choose turf, artificial turf, or no turf.
Trees	A minimum of two (2) trees is required per lot. Trees may be planted in either the front or rear of the lot. At least twenty-five percent (25%) of all required trees must be twenty-four-inch (24") box size or larger. At least one (1) tree is required in the front of the lot. *See Prohibited Plant Materials for species restrictions that apply when selecting trees.*
Plants	Landscapeable area(s) on the front lot shall contain a minimum of one five (5) gallon or one (1) gallon plant per 100 square feet. *See Prohibited Plant Materials for species restrictions that apply when selecting plants.*

Ground Cover	If decomposed granite or other landscape rock is used, it must be of a naturally occurring color. Planting with underliner or black plastic is prohibited. Only natural wood mulch is permitted. Dyed or rubberized mulch is prohibited.
River Run Rock	If river run rock is used, it must be 3 to 6 inches in diameter. May not cover more than 10% of the front-yard landscape.
Granite Boulders	If granite boulders are used it must be buried 1/3 its diameter below grade.
Irrigation System	A drip irrigation system is strongly encouraged for all landscaping areas, except turf. A drip emitter irrigation system is recommended for low water use.

Prohibited Plant Materials

1. **Trees (Size, Fruit, and Structural Restrictions)**
    a. Any tree species expected to exceed 40 feet at maturity when planted in residential yard spaces where utility clearance, irrigation infrastructure, or lot scale is impacted, as determined by the ACC
    b. All Olive Trees (Olea europaea) except the following approved sterile cultivars:
        i. ‘Swan Hill’
        ii. ‘Wilsonii’ (fruitless olive)
    c. All Mulberry species (Morus spp.), including fruiting and non-fruiting varieties
    d. Mexican Palo Verde (Parkinsonia aculeata)
2. **Shrubs and Toxic Species**
    a. Oleander (Nerium oleander), except dwarf varieties when used in limited accent plantings approved by the ACC.
    b. Yellow Oleander (Cascabela thevetia)
3. **Invasive, Noxious, and Regulated Species**
    a. Any plant classified as invasive by Arizona or Maricopa County authorities
        i. All species listed as:
            1. Noxious weeds by the Arizona Department of Agriculture.
            2. Invasive species by Maricopa County Cooperative Extension or equivalent authority.
            3. Any species identified as invasive or prohibited under applicable state or county environmental regulations.
            4. Any species prohibited by the Town of Queen Creek Zoning Ordinance.
4. **General Performance and Impact Restrictions**
    a. Thorned cacti or shrubs shall not be planted where their mature size interferes with sidewalks, driveways, trails, mailboxes, property lines, or common area boundaries.

Fine Grading and Mounding

Each lot has been graded so that storm water drains away from the residence and follows the established drainage pattern for the community. This drainage pattern shall be maintained.

Landscaping shall not be installed or altered in any manner that obstructs, redirects, concentrates, or otherwise changes the established drainage pattern, or that causes storm water to be discharged onto adjacent lots, or common areas. This applies to all grading, mounding, berming, ground cover, and hardscape.

Hardscape

Any additional pavement areas in any form (e.g., concrete, brick, tile, or any wood decks, etc) must be approved by the architectural committee. Bollards, chairs and rope are prohibited in front yards. Headers may not exceed 12” in width and shall be flush where they abut other paved areas and must be of the following materials: brick, saltillo tile, mexican tile, slump block, concrete, steel, aluminum or 2” x 4” redwood.

Landscape Lighting

1. Lighting shall be shielded such that the light shines primarily on the lot.
2. Reflectors are not permitted.
3. Light fixtures shall not exceed an illumination intensity of more than (1) foot candle power as measured from the lot line.
4. Low pressure sodium bulbs are not permitted.
5. Outside lights should be screened wherever possible with walls, plant materials, or internal shielding.

Water-Efficient Landscape Standards

The Architectural Control Committee (ACC) will consider requests to convert or install water-efficient landscaping. This includes xeriscape design and approved alternative ground cover systems such as artificial turf.

General Requirements

All xeriscape and artificial turf proposals must be submitted for ACC review and approval prior to installation.

Submissions must include:

1. A detailed landscape plan or site drawing showing all plantings, ground cover, and hardscape (*see Page 5 for site drawing example*)
    a. A detailed landscape plan or site drawing is not required when only converting an existing live turf area to artificial turf area.
2. A plant list including species, sizes, and quantities (if applicable)
3. A description of all ground cover materials
4. Location and design of all hardscape features
5. Contractor bids and product specifications where applicable

Xeriscape Standards

Plants and Trees: Must be drought-tolerant, desert-adapted, or Arizona-compatible species. Trees must be drought-tolerant. Existing mature trees may be retained with ACC approval.

Ground cover: Turf may be replaced with decomposed granite, gravel, rock mulch, or organic mulch.

Hardscape: Patios, walkways, rock features, and decorative elements must be shown on the plan and maintain a natural desert aesthetic.

Artificial Turf Standards

Installation:

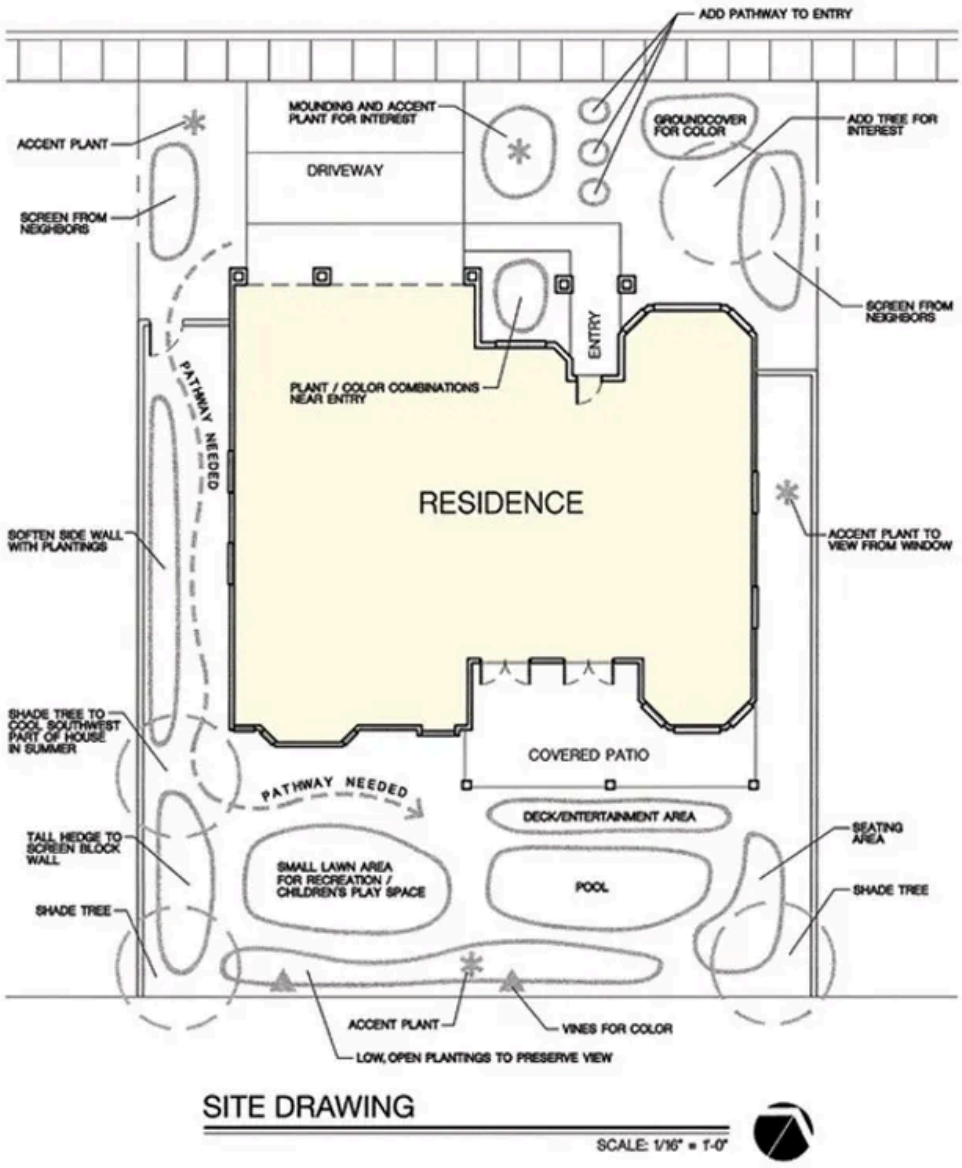
- Installed in a professional manner with a manufacturer's warranty (10-year minimum)
- Submittal must include product sample(s) and specifications
- Existing sod removed to 3–4" depth; soil treated with pre-emergent herbicide
- Compacted aggregate base, typically ¼" minus, 3–4" depth

Product specs:

- Face weight: 60 oz/sq yd minimum
- Stitch gauge: 3/8"–1/2"
- Pile height: 1½"–2"
- Material: 100% polyethylene or polypropylene (no nylon)
- Infill: 2–3 lbs/sq ft minimum, per manufacturer spec
- Urethane backing required for drainage

Finish requirements:

- Seams glued only (no nails or mechanical fastening)
- Seamless, uniform appearance in color and texture
- Natural grass-tone coloration only, subject to ACC approval
- Permanent border required; set back minimum 3 ft from all property lines unless otherwise approved



Example Site Drawing