

COMMUNITY ASSOCIATION

**20485 E. Colt Drive
Queen Creek, AZ 85242
480-987-5078**

REVIEW COMMITTEE GUIDELINES FOR LANDSCAPING GUIDELINES

All landscape design plans must be approved by the Architectural Committee. After approval, landscape must be installed within ninety (90) days of close of escrow of house or final inspection from the Town of Queen Creek. This includes the installation of all trees, shrubs, ground covers (including turf) and hardscape materials.

PROCESS

Landscape Plan Review and Approval

All landscape plans must be submitted for review within thirty (30) days of the closing date of house or final inspection from the Town of Queen Creek. Landscape plans must show, in addition to vegetation, all hardscape elements, sample of any rock ground cover and lighting. The landscape plans must be submitted for review and approved by the Will Rogers Equestrian Ranch Architectural Committee prior to implementation.

Construction Period

Front yard landscaping must be completed within 90 days from the date of closing of house or final inspection from the Town of Queen Creek. It is recommended that back yard landscaping be installed at this time as well since construction access to the back yard is often through the front yard.

Recommendations on preparing a Landscaping Design Plan

It is strongly recommended that the owner retain professional services for landscape planning and design. The Arizona Landscape Contractors Association can provide you with a list of qualified landscape contractors to assist you in the implementation of your landscape installation.

REQUIREMENTS AND SPECIFICATIONS

Turf	Turf areas to be 25% of landscapable area of the front yard.
Trees	Two 24" box trees are required to be placed within 10' from front of property line (as required by the Town of Queen Creek).

List of trees approved by the Town of Queen Creek to pick from:

- | | |
|--------------------------------|-----------------------------|
| 1. Shamel Ash | 9. Sweet Acacia |
| 2. Evergreen Elm | 10. Ficus Tree (Can Freeze) |
| 3. Pine Tree | 11. African Sumac |
| 4. Bottle Tree | 12. Silk Oak |
| 5. Yellow Rigid Acacia | 13. Live Oak |
| 6. Willow Acacia | 14. Chinese Pistachio |
| 7. Sissoo Tree | 15. Carob Tree |
| 8. Blue or Foothill Palo Verde | 16. Australian Willow |

Plants

Eight 5-gallon plants and eight 1-gallon plants will be the minimum requirements for the landscaping in front of the house.

Rock Ground Cover

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue, red or other bright colors. All rock and decomposed granite areas shall be treated with preemergent weed control at regular intervals to retard weed growth. **Planting with underliner or black plastic is prohibited.**

River run rock shall be three (3) inches to six (6) inches in diameter. Not more than 10% of the front yard landscape may be river run rock.

Only granite boulders of a color similar to the indigenous rock of the surrounding area are allowed. They must be buried 1/3rd diameter below grade and placement must be approved by the Architectural Committee.

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.

ASSOCIATION PLANT LIST AND LANDSCAPE MATERIALS

To assist you in plant selection for your lot, you may be interested in knowing the type of plants used for the major streets, which are maintained by the association. They include:

- | | |
|-----------------------|--------------------------------------|
| 1. Feathery Cassia | 6. Carissa Tuttlei |
| 2. Red Yucca | 7. Myoporum |
| 3. Green Cloud | 8. Dwarf Bougainvillea |
| 4. Dwarf Oleander | 9. Hibiscus |
| 5. Bush Morning Glory | 10. Purple/Yellow Lantana (50% each) |

Additional Material

- Decomposed Granite - "Spanish Gold" 1/2" minus or 1/2" screened
- Turf-Bermuda Hybrid "Midiron"
- Steel header
- Granite Boulders

RESIDENTIAL PLANT LIST AND LANDSCAPE MATERIALS

The Architectural Committee has found that the plants included in the following list are compatible with the natural desert environment of Will Rogers Equestrian Ranch, and encourage their use. Any species **not** contained herein may **not** be planted or installed within Will Rogers Equestrian Ranch without written approval for the Architectural Committee.

BOTANICAL NAME

COMMON NAME

Indigenous Plants

Acacia greggii	Catclaw Acacia
Ambrosia deltoidea	Bursage
Beloperone californica	Chuparosa
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothill Palo Verde
Carnegiea gigantea	Saguaro
Echinocereus englemannii	Hedgehog Cholla
Encelia farinosa	Brittle Brush
Ephedra trifurca	Mormon Tea
Ferocactus wislizenii	Barrel Cactus
Fouquieria splendens	Ocotillo
Hyptis emoryi	Lavender Bush
Larrea tridentata	Creosote Bush
Olneya Tesita	Ironwood
Opuntia acanthocarpa	Staghorn Cholla
Opuntia bieglonii	Teddy Bear Cholla

Compatible Trees

Acacia abyssinica	Abyssinian Acacia
Acacia aneura	Mulga
Acacia constricta	Whitehorn Acacia
Acacia farnesiana	Sweet Acacia
Acacia greggii	Catclaw Acacia
Acacia occidentalis	Hackberry Acacia
Acacia salicina	Willow Acacia
Acacia saligna	Blue Leaf Wattle
Acacia schaffneri	Twisted Acacia
Acacia smallii	Sweet Acacia
Acacia stenophylla	Shoestring Acacia
Acacia willardiana	White Bark Acacia
Arecastrum romanzoffianum	Queen Palm
Celtis pallida	Desert Hackberry
Celtis reticulata	Netleaf Hackberry
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothill Palo Verde
Cercidium praecox	Sonoran Palo Verde
Chilopsis linearis	Desert Willow
Lysiloma candida	Palo Blanco
Lysiloma thornberi	Featherbush
Olneya tesota	Ironwood
Pinus brutia eldarica	Mondel Pine
Pithecellobium flexicaule	Texas Ebony

Pithecellobium mexicana
Pittosporum phylliraeoides
Prosopis alba
Prosopis chilensis
Prosopis juliflora
Prunus cerasifera
Rhus iancea
Rhus ovata

Compatible Shrubs

Acacia craspedocarpa
Agave species
Atriplex canescens
Atriplex hymenelytra
Atriplex mulleri
Atriplex polycarpa
Caesalpinia gillesii
Caesalpinia mexicana
Caesalpinia pulcherrima
Calliandra Californica
Calliandra eriophylla
Calliandra penninsularis
Canotia holacantha
Cassia biflora
Cassia philodinea
Cassia purpussiae
Cassia wislezanii
Cercocarpus montanus
Ceanothus formosus

Cardia parviflora
Dalea greggii
Dalea pulchra
Dalea pulchra
Dalea spinosa
Dasylirion wheeleri
Dodonea viscosa
Fouquieria splendens
Hesperaloe parviflora
Hesperaloe parviflora
Jojoba simmondsia
Justicia candidans
Larrea tridentata
Leucaena retusa
Leucophyllum species
Nerium oleander
Penstemon species
Plumbago auriculata
Quercus turbinella
Ruellia californica
Ruellia penninsularis
Salvia farinacea
Salvia chamyorioides
Simmondsia chinensis
Sophora secundifolia

Mexican Ebony
Willow Pittosporum
Argentine Mesquite
Chilean Mesquite
Honey Mesquite
Purple Leaf Plum
African Sumac
Sugar-bush

Leather Leaf Acacia
Century Plant
Four Wing Salt Bush
Desert Holly
Salt Bush
Desert Salt Bush
Yellow Bird of Paradise
Mexican Bird of Paradise
Red Bird of Paradise
Fairy Duster
False Mesquite
Fairy Duster
Crucifixion Thorn
Texas Cassia
Silver Cassia
African Cassia
Shrubby Cassia
Mountain Mahogany
Sturts Desert Pea

Little Leaf Cordia
Indigo Bush
Feather Dalea
Gregg Dalea
Smoke Tree
Desert Spoon
Hop Bush
Ocotillo
Coral Yucca
Red Yucca
Jojoba
Firecracker Bush
Creosote Bush
Golden Lead Ball Tree
Texas Sage
'Petite Pink or Salmon' Oleander
Beard Tongue
Cape Plumbago
Shrub Oak
Ruellia
Desert Ruellia
Mealy Cup Sage
Blue Sage
Jojoba
Texas Mountain Laurel

Tecoma stans
Thevetia perviana
Vauquelinia californica
Yucca specie
Zauschneria latifolia

Arizona Yellow Bells
Thevetia
Arizona Rosewood
Spanish Dagger
Hummingbird Flower

Ground Covers

Aloe species
Ambrosia deltoidea
Dalea greggii
Encelia farinosa
Haplo pappus larkifolia
Justicia ouata
Justicia spingera
Lantana camara
Lantana montevidensis
Melampodium leucanthum

Aloe
Bursage
Trailing Indigo Bush
Brittlebush
Turpentine Bush
Firecracker Plant
Desert Honeysuckle
Yellow Lantana
Trailing Purple Lantana
Blackfoot Daisy

Myoporum species
Oenothera berlandieri
Salvia chamaebryoides
Salvia greggii
Verbena peruviana
Verbena pulchella
Verbena rigida
Zinnia grandiflor

Myoporum
Mexican Primrose
Mexican Blue Sage
Scarlet Sage
Pink Verbena
Rock Verbena
Purple Verbena
Zinnia

Vines

Bougainvillea species
Ficus pumila
Gelsemium semepervirens
Macfadyena unguis-cati

Bougainvillea
Creeping Fig
Carolina Jasmine
Cat Claw

Native Annuals

Abronia Villosa
Argemone
Baeria chrysostoma
Bahis absinthifolia
Baileya multiradiata
Dyssodia pentachaeta
Erodium texanum
Eschscholizia mexicana
Lupinus sparsiflora
Plantago insularis

Sand Verbena
Prickly Poppy
Goldfield
Bahia
Desert Marigold
Dyssolia
Fillaree
Mexican Gold Poppy
Lupine
Indian Wheat

Prohibited Plant Materials

The following vegetation types and varieties are expressly prohibited:

1. Any species of tree or shrub whose mature height may be reasonably expected to exceed 40 feet
2. All Cypress (Cypressus), False Cypress (Chamaecyparissus), Juniper or Cedar (Juniperus), Arborvitae (Thuja or Platycladus)
3. Olive trees (Olea europia) of any type
4. Oleanders (Nerium Oleander) other than dwarf variety and Thevetia (Thevetia species)
5. All varieties of citrus, except that dwarf varieties are permissible within the confines of the rear yard
6. Mexican Palo Verde (Parkinsonia aculeata)
7. All varieties of Mulberry trees

Fine Grading and Mounding

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the Town of Queen Creek grading and drainage plan.

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.

Landscaping Lighting

1. Lighting shall be shielded such that the light shines primarily on the lot.
2. Colored light bulbs, lenses, or reflectors are not permitted.
3. Light fixtures shall not exceed an illumination intensity of more than one (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.

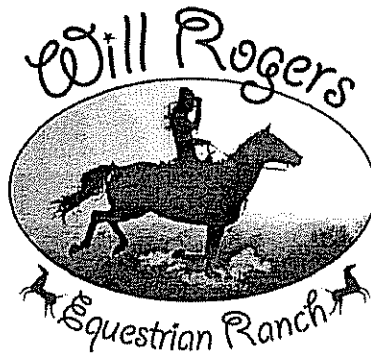
ARTIFICIAL TURF GUIDELINES

Adopted 02/17/2016

The Architectural Control Committee (ACC) will consider requests to install artificial turf in place of the current grass sod under the following guidelines. All other items in the WRER Community Association Homeowners Manual Landscaping Guideline must still be complied with.

1. Artificial turf must be professionally installed and covered by a manufacturer's warranty of at least ten (10) years plus a 3 year workmanship warranty.
2. Any request for installation of artificial turf in place of the current grass sod must include a minimum of a one square foot sample of the exact finished turf product, along with the manufacturer's product specification. The installing contractor bid with all the documentation required must be part of the request.
3. Allowable face weight (pile weight) must be at least 70 ounces per square ft. without backing. The width of the stitch gauge should be 3/8" to 1/2" inch. Primary backing shall be a Urethane backing to provide proper water flow.
4. When removing the current sod, the sod should be killed with a proper grass/weed agent normally Roundup. It takes about two (2) weeks to kill the sod. Then the sod should be removed to a depth of 3 to 4 inches and the ground should then be treated with a pre-emergence herbicide.
5. A sub base of three (3) to four (4) inches of compact aggregate material shall be installed under the artificial turf surface, normally 3/4" minus which is the industry standard.
6. Artificial turf must be installed in such a way to appear seamless and uniform. All seams must be glued, not nailed. Only natural colors are acceptable, to remain unchanged from the natural green lawn appearance, and subject to approval by the ACC committee. Height of the artificial turf shall be a minimum of 1 1/2" inches and not to exceed 2" inches. 100% polyethylene or polypropylene grasses without nylon are the only acceptable choice. (Nylon retains pet odors and has been known to contain lead.)
7. Only turf requiring infill installation will be allowed. Infill material installation shall be according to turf manufacture's specification, or based on industry standard guidelines. A Minimum infill of 2 to 3 pounds per square foot is required.
8. All turf must have a border and cannot be closer than 3ft to the neighbor's property line.
9. Artificial turf must be maintained in like new condition, color and uniformity with no tears or seams visible. Pile must be maintained with rakes and washed with water as needed to maintain appearance. It may be necessary from time to time to add additional infill.

All requests shall be submitted in advance with the appropriate documentation as noted above. Request will be reviewed by the ACC committee at the monthly HOA meeting and approved or rejected with comments. The WRER Community Association for Design Review form must be used.



COMMUNITY ASSOCIATION

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Landscape Plan Submittal:

When submitting a landscape plan for the front yard of your property, please keep in mind the guidelines which were included in the Will Rogers Equestrian Ranch Booklet given to you at the time of your lot purchase. These guidelines included information such as the number and types of trees and shrubs required, the percentage of grass area that is required, etc.

A copy of the landscape plan must be attached to this submittal form!!!

Homeowner Name: _____

Lot # and Address: _____

Phone Number: _____

Date of Submittal: _____

Comments: _____

For Office Use Only:

Stamp here if approved and stamp both copies of plan.
Must have signature of who it has been approved by and
date of approval.

Approved by _____

Date _____



WILL ROGERS EQUESTRIAN RANCH COMMUNITY ASSOCIATION APPLICATION FOR DESIGN REVIEW

All applications for changes to the exterior of your residence must be submitted to the Will Rogers Equestrian Ranch Community Association's Architectural Committee/Board of Directors. The Will Rogers Equestrian Ranch Community Association Covenants, Conditions and Restrictions (CC&R's) require that a homeowner obtain the prior written approval for any exterior alteration or addition to property within the Will Rogers Equestrian Ranch Community Association's

A project completion date is required on the Application. Incomplete applications will be returned disapproved. If additional time is required for you to finish your project, an extension request is listed on the second page of these forms.

To comply with the CC&R's, please submit this application with all the required attachments to:

Will Rogers Equestrian Ranch HOA
*ACC at MONTHLY HOA
MEETING*

The time period for approval begins when this application is received by the Committee. The Committee has up to (45) days to approve, approve with conditions, or disapprove the application. Per Section 7.2 Failure of the Committee to reject in writing said plans and specifications within forty-five (45) days from the date the same were submitted shall constitute approval of said plans and specifications. If you have not received any form of communication from the Committee or the Association after (45) days, please call the Community Manager for a status update.

Name _____ Phone # _____

Property Address _____ Lot # _____

Email _____

The undersigned hereby submits its Application for Design Review to the Architectural Committee or the Board of Directors of Will Rogers Equestrian Ranch for review and approval of the following item(s):

_____ Painting of residence (must include paint samples)
Body: _____ Trim _____ Pop-out _____

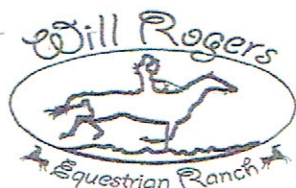
_____ Outer building _____ Installation of a pool/spa _____ Walls/fences

_____ Installation of landscaping/ revamping of landscaping

_____ Addition of _____ to/on the ~~residence~~ residence (building)

_____ Addition of _____ to/on the lot (property/land)

_____ Other _____



**WILL ROGERS EQUESTRIAN RANCH
APPLICATION FOR DESIGN REVIEW
PAGE TWO**

Attached please find plans and/or specifications of the above marked items for application, which includes (if appropriate):

- | | |
|---|---|
| <input type="checkbox"/> Dimensions (height, width, length) | <input type="checkbox"/> Sample of Color(s) to be used |
| <input type="checkbox"/> Drawings | <input type="checkbox"/> Plant type and location |
| <input type="checkbox"/> Type of material | <input type="checkbox"/> Property plat
<small>(Requirement for pools, buildings, fences, etc.)</small> |
| <input type="checkbox"/> Samples or descriptions of materials to be used | |
| <input type="checkbox"/> Any photographs or sample elevations for a visual picture of the proposed project. | |
| <input type="checkbox"/> Person doing installation/work _____ | |

Licensed contractor? ☒ Yes ☐ No Expected Completion Date: _____

Please notify me at _____ if you have any questions. I understand that should the application not be complete in order to determine approval or disapproval, the Architectural Committee or Board will disapprove the Application and return it to me with a statement for the disapproval. The owner 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.

COMPLETION DATE EXTENSIONS are available if required. If this application is requesting an extension what is that Date: _____

Homeowner's Signature _____ Date: _____

FOR ASSOCIATION USE ONLY

Will Rogers Equestrian Ranch Community Association Architectural Committee

☒ Approved as submitted ☐ Disapproved Reason: _____

☐ Approved subject to the following conditions: _____

Notes: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Date App. Rec'd	Mailed to Committee	Committee Rec'd From Management	Management Rec'd From Committee	Mailed to Owner