

THE HIGHLANDS AT DESERT FOOTHILL ESTATES ARCHITECTURAL GUIDELINES

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ARTICLE I

INTRODUCTION

- A. All building and construction in the Highlands at Desert Foothills Estates will be required to reflect designs that are site-sensitive and responsive to climate. Colors and materials will be limited to a select palette, as specified by the architectural Committee. Site and landscape design will be an important part of the architectural statement. These guidelines establish the framework for a cohesive neighborhood that helps to protect and adds to the value and special enjoyment that will be the foundation for each residence in The Highlands at Desert Foothills Estates. All capitalized terms set forth herein shall have the same meaning ascribed to them in The Highlands at Desert Foothills Estates Declaration of Covenants, Conditions and Restrictions.

ARTICLE II

SECTION 1. REVIEW PROCESS

- A. The Architectural Committee has been organized to assist Owners in complying with the design standards for The Highlands at Desert Foothills Estates. All preliminary concepts and final construction documents for construction in The Highlands at Desert Foothills Estates must be reviewed and approved in writing by the Architectural Committee prior to construction must be in accordance with guidelines. Any alterations or additions to any building, structure or Lot must be approved in writing by the Architectural Committee prior to commencement of any construction or alteration. Any repainting or redecoration of exterior surfaces will also require submission of color scheme to the Architectural Committee for approval prior to application.
- B. The Architectural Committee has adopted guidelines upon which all requests for action or approval from the Architectural Committee must be submitted. The Review Process Checklist (Article III) shall indicate the plans, specifications, site plans and other documents that must accompany the application and set forth instructions to be followed in submitting applications.
- C. The Architectural Committee will determine the appropriateness of requests as they relate to the existing design theme described by the project's original developer.
- D. The Chairman of the Architectural Committee may call special meetings upon two (2) days prior notice to the other members. A quorum for each meeting shall consist of a majority of the members. The Architectural Committee may retain the services of technical professionals on a consulting basis from time to time as need arises.
- E. All plans must receive written preliminary concept approval prior to the submittal of final construction documents, subject to Architectural Committee waiver. This approval will serve to expedite the design process and minimize the need for costly design revisions. Information that

must be provided prior to final construction documents approval is included in the Review Process Checklist.

- F. The Architectural Committee shall make every effort to review applications submitted to it and furnish a written decision to the applicant within forty (40) days setting forth the reasons for its decisions. The forty (40) days shall commence from the date when the submitted application with all required construction documents is received together with the processing fee. In the event the Architectural Committee fails to render a written decision within the forty (40) day period, applicant may request in writing an immediate decision. Upon Architectural Committee receipt of such notice, a written response must be rendered within five (5) working days of the application shall be deemed approved. The Architectural Committee may disapprove in writing any application if there is not sufficient information submitted for the Architectural Committee to exercise the judgment required by these rules.
- G. If required by the Architectural Committee, upon submittal to the Architectural Committee, the applicant will provide written certification stating adjacent Owners are aware that an application for architectural approval has been submitted.
- H. Any applicant Owner aggrieved by the decision of the Architectural Committee may appeal the decision in writing to the Board of Directors of the Highlands at Desert Foothills Estates Owners Association. Such appeal must be made within fifteen (15) days after the Architectural Committee gives the written decision to the applicant. The written appeal shall include the reasons for such actions include all documents supporting the aggrieved applicant Owner's position. The Board of Directors of the Highlands at Desert Foothills Estates Owners Association shall meet within five (5) working days of receipt of the appeal at which time the applicant will be given the opportunity to present his case. The Board will respond with a final written decision to the applicant within five (5) working days, thereafter. Any applicant Owner will not be considered aggrieved unless adversely affected.
- I. In addition to the design submittals, meetings with a representative of the Architectural Committee may be required to discuss the overall design concept prior to construction and for the purpose of a final, on-site approval at the completion of construction for compliance with the approved plans.
- J. If changes in the design are proposed after final approval, they must be specifically approved by the Architectural Committee prior to any construction. It is the responsibility of the Owner to comply with the design guidelines review procedure. Administration of the design guidelines is under the jurisdiction of The Highlands at Desert Foothills Estates Owners Association.
- K. The Architectural Committee may conduct an on-site review of all construction at any stage of completion and provide notice of disapproved construction or activities. Failure to identify at

any time during construction such non-compliance does not constitute approval or waiver by the Architectural Committee of compliance with these guidelines.

- L. Construction must be commenced within three (3) months after approval by the Architectural Committee and diligently pursued to completion or the Architectural Committee may, in its discretion, declare all approvals invalid; in which event, re-submittal shall be required prior to any construction. If property is sold approval but prior to any construction, the Architectural Committee, in its discretion, may declare all approvals invalid; in which event, re-submittal shall be required prior to any construction.
- M. The Owner shall notify the Architectural Committee within ten (10) days after all construction and site improvements have been completed. Upon receipt of such notice or any other time deemed appropriate, the Architectural Committee may inspect and notify Owner of any construction of improvements which the Architectural Committee believes to be not in compliance with the approved application. Any construction or improvements not in compliance with the approved application must be corrected within fifteen (15) days following the Architectural Committee notification of non-compliance; or, upon affirmative vote of 2/3 of the Directors of the Board, the Board may petition the court to cause completion or removal of such construction at the Owner's expense, or the Board may allow the existing construction to remain.
- N. Any construction not specifically approved in writing by the Architectural Committee must be approved, modified or removed, as required by the Architectural Committee at the Owner's expense.
- O. The Owner assumes all liability and responsibility for proper engineering, design, construction, applicable city, county and state permits and approvals; the Architectural Committee shall have no duty or responsibility with respect to the foregoing.
- P. Upon final approval of plans, plats, details, etc. required for construction, the Owner will provide to the Architectural Committee one complete record set of all approved plans, plats, detail, etc., for its files.
- Q. The Architectural Committee shall maintain complete files of all materials submitted to it for approval, of all actions of approval or disapproval and of all other actions taken by it.
- R. Any approval given by the Architectural Committee shall be only for the purpose of permitting construction of proposed improvements at the Highlands at The Highlands at Desert Foothills Estates. Such approval shall not constitute an approval or endorsement of the quality of architecture or engineering soundness of the proposed improvements or of their compliance with any applicable law and neither the Architectural Committee, the Board, nor Declarant shall have any liability for any defect in plans, specifications or improvements.

S. The Architectural Committee may amend and/or delete any of the preceding rules and procedures, as it deems necessary.

SECTION 2. PROCESSING FEE

A. INTRODUCTION

In an effort to fulfill the Highlands at Desert Foothills Estates objective of offering the very best quality, value and lifestyle, the Architectural Committee may, from time to time retain design professionals to review plans submitted and to perform other functions to confirm the level of quality of the Highlands at Desert Foothills Estates improvements.

A processing fee may be assessed and will be determined in the sole discretion of the Architectural Committee and is due at the time the request for approval is submitted. No plans can be processed until the full fee is received.

B. FEE SCHEDULE

The following fees are due at the time the application for plan review is submitted.

No plans can be processed until the following fees are received:

1. A nonrefundable \$25.00 fee shall be assessed to cover the application for plan review and construction permit.
2. \$5000.00 New Home Construction Refundable Compliance Deposit shall be assessed for new construction to insure proper completion of construction and cleanup.
3. \$3000.00 Pool and Spa Refundable Compliance Deposit shall be assessed for construction of a pool and/or spa to ensure proper completion of construction and cleanup.
4. \$500.00 Landscaping, roofs, walls, fences, sidewalks, driveways, painting, etc. refundable compliance deposit.
5. \$250.00 Small Projects Refundable Compliance Deposit
6. At its discretion, the Committee may waive a Compliance Deposit.

The attachments to this application should be sketches, drawings, brochures and specific details relating to your project. A photo would be helpful.

The completed application packet should be forwarded to Amy Telnes Management Services. All packets will be reviewed by the Architectural Committee at the regularly scheduled Architectural Committee Meeting.

Homeowners should allow four weeks to process packets before you start your projects. All applicants will receive communication as to status of application.

ARTICLE III

REVIEW PROCESS CHECKLIST

This checklist identifies the submittals and meetings set forth in Article II of these guidelines, which are required of each Owner to build at The Highlands at Desert Foothills Estates.

The following submittals will be filed with the Architectural Committee: 1) preliminary plan review submittal, if required by the Committee or requested by the Owner; 2) final plan review submittal; 3) construction set-up submittal. All submittals shall include two (2) sets of required plans, indicating the names of the Owner, builder, architect, the lot number, appropriate scale and date of drawing. The Owner and builder are also responsible for scheduling meetings with the Architectural Committee as determined by the Committee which may include: 1) pre-design meeting; 2) pre-construction meeting; 3) on-site approval meeting. The following is a detailed checklist.

A. PRELIMINARY PLAN SUBMITTAL

If a preliminary plan is reviewed by the Architectural Committee, the submittal must include all the following which may apply to the proposed construction:

- _____ Preliminary Architectural Plans (floor plans, elevations, wall locations, fences, retaining walls, etc)
- _____ Site Plan
- _____ Preliminary Landscape Plan
- _____ Preliminary Engineering (verification of property lines, grading, drainage. Utilities, paving)
- _____ Other

B. FINAL PLAN SUBMITTAL

Following the approval of the preliminary design, final plans shall be prepared and submitted. Final Architectural Committee approval is required prior to the start of any construction activity. In addition, all plans are to have necessary City of Bullhead City permits and approvals prior to construction. The following information must be included in the final submittal, as applicable to the proposed construction:

- _____ Two copies Final Architectural Plans (floor plans, elevations, wall locations, fences, drainage, retaining walls, etc)
- _____ Two copies Final Landscape Plan
- _____ Other

C. DETAILS

- _____ Manufacturer's samples, materials, exterior colors, finishes
- _____ Sun Control Package (i.e., awnings, trellises, canopies, window treatment)
- _____ Equipment Screening, Mailbox Design, Trash Containers
- _____ Other

D. PRE-CONSTRUCTION MEETING

Prior to commencement of construction, the Owner and Owner's contractor, of any and a representative of Architectural Committee may meet to discuss construction guidelines and requirements. Such meeting is at the discretion of the Architectural Committee or upon request of the Owner.

E. ON-SITE APPROVAL MEETING

At the completion of construction, a representative of the Architectural Committee meets with the Owner or contractor on order to confirm that construction conforms to the approved plans and cleanup of the site and surrounding areas has been completed.

ARTICLE IV

SECTION 1. DESIGN GUIDELINES AND STANDARDS

A. ARCHITECTURAL CHARACTER

1. Residences at The Highlands at Desert Foothills Estates shall express a consistent and compatible design theme, as determined by the Architectural Committee.
2. Residences will relate to one another in their use of building elements and materials colors, form and scale, creating a cohesive community. Building walls will have stucco finish and will be painted an approved color consistent with the range of finishes and colors used at The Highlands at Desert Foothills Estates. The use of other wall material will require special approval by the Architectural Committee, Roofs shall be flat finished with three-quarter inch (3/4") screened decomposed granite to a minimum depth of one inch (1") or other topcoat roofing material in earth tone colors approved by the Architectural Committee concealed behind parapets; or, pitched roofs consisting of slate, clay or cement tile in approved material and color. Pitched roofs will generally have slopes from 4/12 to 10/12.
3. The shade of the buildings, including the shape and size of windows, doors, chimneys and other features will be designed to create a harmonious look and will not be designed to attract attention by being unusual or dramatically "different" in form or scale. Two story elevations may be allowed as determined by the Architectural Committee provided the

design and location minimize the impact on the privacy of adjacent neighbors; and shall be designed to present minimal visual impact as viewed from neighboring property.

4. Site development, such as grade changes and landscaping, including planters and walls, are considered to be an integral part of the overall architectural expression and subject to the Desert Foothills Estates Landscape Plan and Architectural Committee approval.
5. The Architectural Committee shall have latitude in consideration of plans, specifications, grading and materials. The Committee shall have the right to consider the suitability of the proposed structures and materials, as located on the Lot, and the effect of those planned structures upon adjacent property. The rules and regulations set forth herein are merely guidelines or a standard to be followed. The Architectural Committee is granted the right to use its judgment in rendering decisions. Additionally, the Architectural Committee has the authority to deviate from the requirements contained in these rules in extenuating circumstances if following the rules would create an unreasonable hardship or burden for an Owner.

B. WALLS/FENCES

1. Buildings walls, property and gardens fences must be stucco unless otherwise approved by the Architectural Committee. Colors are to be consistent with the approved color for all structural improvements on the Lot.
2. The height of fence shall be subject to Architectural Committee review and approval based upon City of Bullhead City requirements and topography of the Lot on which the fence is to be located.
3. Open fences, gates, railings, etc. must be approved for pattern and design, height, location and color.
4. Fence alignment will conform to existing topography and landscape.
5. Fences will be permitted in the front yard only as specifically approved by the Architectural Committee and must be have privacy screen.
6. All fences shall reflect a consistent overall theme with regard to materials, colors and configurations compatible with the design of the residence and concept for The Highlands at Desert Foothills Estates.
7. Plans for rear yard fences shall be submitted as the same time as submission for plans for each residence and shall be considered as a complete construction package by the Architectural Committee. Construction of rear yard fence must be completed with completion of construction of the appurtenant residence. No residence may be occupied

until completion of the residence and rear yard fence. No fences or walls will be added, removed, altered or painted without the Architectural Committee's prior written approval.

C. DRAINAGE

1. Site drainage and grading must be performed in accordance with the approved drainage plan for the Highlands at Desert Foothills Estates. The appropriate registered professionals must prepare all submittals.
2. A preliminary drainage concept shall be reviewed and approved in writing by the Architectural Committee prior to the preparation of final plans.
3. Provisions shall be made to prevent erosion to all adjacent Lots and Common Areas prior to the preparation of final plans.
4. All nuisance water must be retained on-site or collected and directed to specific catch basin locations as designated by the Architectural Committee.
5. Drainage from Lot, including all landscape overflows, pool/spa backwashing and any other nuisance drainage, shall be discharged into existing systems in a manner approved in writing by the Architectural Committee. Such drainage shall not cause nuisance or damage from erosion, flooding or siltation on adjacent properties. All water generated from cleaning, draining and/or backwashing pools and spas shall be retained on the Lot where the pool or spa is constructed.

D. LIGHTING

1. Outdoor lighting shall be functional as well as enhancing the overall appearance of the Lot. Outdoor lighting shall not be obtrusive or cause glare that would be a nuisance to neighboring Lots. All landscape lighting is to be indirect.
2. Architectural lighting and lighting of all pool areas, patios or other areas must be reviewed and approved by the Architectural Committee. Light level must be directed away from neighboring Lots.

E. EXTERIOR ACCESSORIES

1. Antennas
 - a. No exterior antenna nor any satellite reception dish or other device for the transmission or reception of television or radio signals shall be erected, used or maintained outdoors on any Lot whatever attached to a building or structure or otherwise unless the foregoing restrictions (as the same apply to video programming signals only) would unreasonably delay, prevent or increase the cost of the installation, maintenance or use of the antenna other reception device or would preclude reception of any acceptable quality signal. Notwithstanding the foregoing, satellite reception dishes may be erected

and maintained provided the same is ground mounted and screened so as to be not Visible From Neighboring Property; or, if the dish does not exceed nineteen inches (19") in diameter, it may be mounted to the residence provided the uppermost point of the dish shall not extend more than thirty-six (36") above the mounting or attachment point of the dish on the residence. When the foregoing video programming devices are installed so as to be Visible from Neighboring Property, the Architectural Committee may require the Owner to paint such devices consistent with the color of the residence.

b. Ham, citizen band or other similar antennas shall not be allowed.

2. Mailboxes

The location and specifications of all mailboxes must be in accordance with the U. S. Postal Services requirements and approved by the Architectural Committee.

3. Utility and Service Lines

No gas, electric, telephone, water, sewer, cable television or other utility or service lines of any nature or kind may be placed, allowed or maintained upon or above the ground on any Lot except to the extent, if any, that underground placement may be prohibited by law or would prevent the subject line from being functional. However, above ground service pedestals, splice boxes, switch cabinets and transformers will be permitted where required for public utilities.

4. Swimming Pools, Spas, Hot Tubs and Similar Structures

a. No swimming pool, spa, hot tub or similar structure hereinafter collectively referred to as pool, may be constructed without the prior written approval of the Architectural Committee.

b. Water discharge from pools must be accomplished by a filter system that does not allow the water to leave the Lot.

c. In the event that the pool must be drained, arrangements should be made with the City of Bullhead City for drainage through the City sewer system.

d. No grade changes that adversely affect drainage will be permitted.

e. Dirt removed from a Lot for the excavation of a pool may be dumped anywhere on Desert Foothills Estates, but instead should be taken off the Property and deposited in areas specified for dumping.

f. If any dirt from the excavation of a pool is relocated on the Lot in the form of planting areas or against common walls the walls must first be waterproofed to

prevent water seepage. Relocation of dirt on the Lot is subject to Architectural Committee approval of all final grades prior to excavation.

- g. Pool mechanical equipment will be screened and will not be Visible from Neighboring Property.
- h. Pool lighting must be reviewed and approved by the Architectural Committee prior to installation. Light levels must be directed away from Neighboring Property.
- i. All plans must meet City of Bullhead City criteria and code requirements prior to approval by the Architectural Committee.
- j. All swimming pools, spas, ponds, etc. shall be drained into the sewer. Draining into the street is prohibited. A decal approved and provided by the Association shall be placed on the inside of the equipment break box and placed on all filter systems advising of the drainage requirements.

5. Sun Control

- a. Glass may be clear or tinted. Tinted glass requires special approval. Reflective and mirrored glass and interior and exterior reflective materials will not be approved.
- b. All awnings, trellises, freestanding shade structures or other sun control devices will be reviewed and considered for approval on an individual basis and must relate to the colors, materials and finish of the improvements on the Lot.

6. Mechanical Equipment

- a. No mechanical equipment will be Visible from Neighboring Property. No roof mounted mechanical equipment will be permitted.
- b. All vent pipe stacks protruding above the plane of the roof must be screened and/or painted to match the roof.
- c. Ground-mounted air condition units shall not be Visible from Neighboring Property. Locations and screens need to be approved by the Architectural Committee prior installation.
- d. All solar equipment is subject to Architectural Committee approval. Roof-mounted solar panels and equipment must match the roof color as closely as possible. Panels must appear to be an integral part of the roof plane. Solar units must not break the roof ridgeline. Roof-mounted hot water storage systems must not be Visible from Neighboring Property.

7. Statues, Fountains or Similar Structures

No statues, fountains, gazebos, armadas, cabanas, decorative features, storage facilities or similar structures may be constructed or erected without prior written approval of the Architectural Committee. Exposed wood is prohibited on gazebos and other similar structures.

8. Basketball Backboards

No basketball backboard shall be installed without the prior approval of the Architectural Committee.

9. Flagpoles

- a. No flagpoles may be installed without the prior approval of the Architectural Committee.
- b. Flagpoles shall be an appropriate height and painted a color approved by the Architectural Committee.
- c. Only the United States and State of Arizona flags or decorative flags may be displayed and such flags shall be of reasonable size, as determined by the Architectural Committee.
- d. The maximum height of any flagpole shall not exceed the height of the home.
- e. The preferred place of a flagpole is in the rear yard.

The only flags that can be displayed are those flags specified in ARS-33-1808.

10. Tennis/Sport Court

- a. No tennis/sport court may be installed without prior approval of the Architectural Committee.
- b. Courts may be allowed providing that their setting, visual appearance, lighting, noise generation, construction and landscaping do not detract from the enjoyment of a neighboring property, as determined by the Architectural Committee. The applicant must submit plans for review and receive approval prior to construction.

11. Additions or Alterations

Any additions or alterations to any buildings, structure, or Lot must be approved in writing by the Architectural Committee prior to commencement of any construction or alteration. Any repainting or decoration of exterior surfaces will also require submission of color scheme to the Architectural Committee for approval prior application.

12. Compliance with the City of Bullhead City

All buildings and structures constructed at The Highlands at Desert Foothills Estates and the use and appearance of land within The Highlands at Desert Foothills Estates, shall comply with all applicable City of Bullhead City Code requirements.

SECTION 2. LANDSCAPE REQUIREMENTS

A. INTRODUCTION

All Landscape installation shall comply with the Desert Foothills Estates Master Landscape Plan and is subject to prior written approval of the proposed landscape plan by the Architectural Committee. Once the Architectural Committee approves a plan, no changes or deviations shall be made without the prior written approval of the Committee. Plan approvals will not be granted without the following information. Submit two (2) copies of all plans for review. The following is a list of all information that must be indicated on the proposed landscape plan prior to architectural review:

B. ON-SITE CONDITIONS TO BE SHOWN

1. Indicate property line boundaries and easements.
2. Supply footprint of all buildings.
3. Relative heights, color and finished of all exterior paving, patio areas, rear and side yard walls, stairs, benches, pools and spas, gates, fountains, outdoor barbecues and fireplaces and free-standing structures, etc.
4. Landscaping and grading adjacent to the street shall be the Desert Foothills Estates landscape theme, as determined by the Architectural Committee.
5. Grading and drainage - location and height of any proposed grading or mounding, retention areas and drainage.
6. Plants materials-name, size and location; decomposed granite-color, size and location.
7. Irrigation method and control equipment location.
8. Exterior lighting – location, type and finish of materials.

SECTION 3. TEMPORARY SIGNAGE FOR CONSTRUCTION

Temporary contractor identification signs on any Lot on which work is being performed are not permitted unless approved in advance by the Architectural Committee. The criterion for Lot signage that may be approved by the Architectural Committee, in its sole discretion, is as follows:

1. The Lot sign may not exceed four (4) square feet in area.
2. Information on the sign is limited to the contractor's name, address, and phone number. Permits issued by the Highlands at Desert Foothills Estates and Desert Foothills Estates must be displayed on the sign at all time.
3. Sign specifications along with the location of the sign on the Lot must be submitted to the Architectural Committee for approval prior to installation.

ARTICLE V

SECTION 1. CONSTRUCTION POLICIES

A. INTRODUCTION

1. The following architectural guidelines have been established by the developer of The Highlands at Desert Foothills Estates to maintain the high quality and superior lifestyle of the project. These guidelines shall apply to all persons and companies engaged in or responsible for construction and property improvements at The Highlands at Desert Foothills Estates.
2. The term "contractor" is used herein to refer to all such persons and companies engaged in or responsible for construction and property improvements within the association, including all property Owners and/or general contractors and sub contractors. Such persons shall be responsible for compliance with these guidelines by all persons and firms employed or otherwise permitted access to The Highlands at Desert Foothills Estates by them, including without limitation all employees, agents, subcontractors, material suppliers and guests.
3. The Architectural Committee may monitor all construction activities for compliance with these guidelines and reserves the right to enforce, amend or temporarily waive any or all guidelines at any time.
4. Violations of these guidelines will be reported to the responsible Owner who shall take immediate action to correct the violation. If corrective action is not taken by the Owner, the Architectural Committee shall have the right to suspend the work or any portion thereof; to evict the contractor and/or offending party for such time as the Architectural Committee shall deem appropriate; and/or to permanently refuse access to the contractor and/or offending party.

B. CONTRACTOR REQUIREMENTS

1. Every Owner contracting for construction services or property improvements at The Highlands at Desert Foothills Estates shall be submit to the Architectural Committee prior to commencement of construction the following items respecting the Owner's contractor, unless waived by the Architectural Committee in writing:
 - a. Proof of general liability insurance, in form and amount and issued by a company acceptable to the Architectural Committee.
 - b. Proof of worker's compensation insurance as required by Arizona law.
 - c. Arizona state contractor's license of the type required to perform the services contemplated to be provided by the contractor.
 - d. Copies of all contracts with subcontractors to insure that proper insurance and licensing requirements have been satisfied by subcontractors, if requested by the Architectural Committee.

- e. Two (2) copies of all permits and approvals required to commence construction, issued by the appropriate governmental or quasi-governmental agency, if requested by the Architectural Committee.
- 2. All contractors providing services at The Highlands at Desert Foothills Estates shall maintain all insurance, licenses, permits and approvals, as set forth in paragraph 1 above, throughout the entire term of construction. In an event any contractor fails to do so, the Architectural Committee shall have the right to suspend construction activities until such time as the contractor provides proof acceptable to the Architectural Committee of reinstatement of the applicable license, insurance, permits and approvals. In the event the contractor fails to provide such information to the Architectural Committee within five (5) working days, the Architectural Committee shall have the option to permanently evict the contractor and all of its subcontractors from The Highlands at Desert Foothills Estates.
- 3. The Architectural Committee reserves the right to deny access to The Highlands at Desert Foothills Estates to any contractor who has demonstrated, in the Architectural Committee's determination, a pattern of violations in maintaining licenses, insurances, permits or approvals in the past. The Architectural Committee reserves the right to deny access to a construction site to any contractor whose contractor's license has been suspended or revoked.

C. CONSTRUCTION SITE

- 1. The Lot under construction shall be maintained in a safe, clean, orderly and dust free condition at all times. All trash, debris, refuse and other undesirable material shall be collected daily, placed in suitable containers and removed from the Lot weekly. The container must be placed on the Lot that is under construction, not on sidewalks, streets, Common Areas or other Lots.
- 2. All Owners, Lessees, Residents, and Guests as well as all Lots and Common Areas, all streets and other property shall be protected at all times from construction activities including blowing or falling materials, debris and trash, safety hazards, interruptions, excessive noise and other nuisances.
- 3. Except when actually required for use in construction, all materials, tools, supplies, and equipment that would be Visible from Neighboring Property shall be screened in an approved manner and all materials shall be neatly stacked.
- 4. Parking for construction personnel shall also be approved by the Architectural Committee prior to commencement of construction. The contractor shall provide drinking water and sanitary facilities for all construction personnel. Sanitary facilities must be placed on the Lot under construction, not on sidewalks, streets, Common Areas or other Lots.

5. Contractors shall coordinate and schedule all construction activities so as to minimize interference, interruption and nuisance to Owners, Lessees, Residents, and Guests of The Highlands at Desert Foothills Estates.

6. Concrete

All new homes and additions requiring concrete trucks must designate a concrete clean out on the lot.

D. RESTRICTION TO JOB SITE

1. Construction access to The Highlands at Desert Foothills Estates is restricted to construction personnel and vehicles, including deliveries, duly authorized by The Highlands at Desert Foothills Estates Owners Association or other Owners of The Highlands at Desert Foothills Estates. The Owner shall be responsible for damages and injuries caused by or resulting from the negligent or intentional acts of any persons permitted access to The Highlands at Desert Foothills Estates by such Owner.
2. Construction is generally permitted from six a.m. to five p.m. Monday through Saturday. No construction shall be permitted on Sundays and holidays. During winter and summer months these hours may be amended by the Architectural Committee, as appropriate. Any construction access required before or after hours must be approved in advance by the Architectural Committee.
3. Access authorized for construction shall be limited to the specific Lot for which the access was granted, during works hours only. Access to other Lots or Common Areas is prohibited at all times.

E. CONDUCT OF CONSTRUCTION WORKERS

1. All Construction personnel shall maintain their appearance and conduct in an appropriate manner as determined by the Architectural Committee. Workers are restricted to their respective job sites Lot while at The Highlands at Desert Foothills Estates, including lunch breaks, rest period and other non-productive times.
2. Workers shall not interfere with or create nuisance for any Owners, Lessees, Residents or Guests. Artificial noise makers such as radios, tape players, speakers, horns, fireworks, etc., are prohibited and are subject to confiscation and violators will be subject to eviction from the site and loss of their construction access.
3. Absolutely no pets, children, alcoholic beverages, non-prescribed drugs, firearms or other weapons are permitted on any construction site Lot at The Highlands at Desert Foothills Estates at any time. Violators will be subject to permanent eviction from The Highlands at Desert Foothills Estates and possible legal prosecution.

ACCIDENTS AND PROPERTY DAMAGE

Accidents or other events resulting in personal injury or damage to any property landscaping or other improvements owned by The Highlands at Desert Foothills Estates Owners Association or

any Owner, lessee, Resident or Guest resulting from construction activities shall be immediately reported to the Architectural Committee. If the Owner or Owner's contractor responsible for such damage fails to repair or replace any such damage as directed within the time specified by the Architectural Committee, then the Architectural Committee may repair or replace or may hire outside contractors or agents to repair or replace the damage. Upon request, the cost of such repair or replacement shall be immediately payable to the Association by the Owner who contracted for such construction activities together with interest at the rate of 18% per annum on all such costs paid in full.

ARTICLE VI

PENALTIES AND PROCEDURES

1. Any violation of these Architectural Committee Rules, unless a different fine or penalty is specifically set forth, shall result in a fine against the Owner and possible further penalties as follows:
 - a. First Notice – Owner is put on notice of violation with a ten (10) day period to correct such violation; except in the event of an emergency situation, in which event, the violations will have a shorter time frame to be corrected, as determined by the Architectural Committee. If the violation is not corrected within said notice period, the Owner shall be assessed \$250.00 fine which shall be applied to the Owner's Assessment account and shall become a lien against the Owner's Lot.
 - b. Second Notice – Owner is put on notice of a continuing violation or a subsequent violation after the First notice within a ten (10) day period to correct such violation; except in the event of any emergency situation, in which event, the violations will have a shorter time frame to be corrected, as determined by the Architectural Committee. If the violation is not corrected within said notice period, the Owner shall be assessed a \$500.00 fine which shall be applied to the Owner's Assessment account and shall become a lien against the Owner's Lot.
 - c. Third and Subsequent Notice – owner is put on notice of a continuing violation or a subsequent violation after the First and Second Notices with a ten (10) day period to correct such violation; except in the event of an emergency situation, in which event, the violations will have a shorter time frame to be corrected, as determined by the Architectural Committee. If the violation is not corrected within said notice period, the Owner shall be assessed a \$1,000.00 fine which shall be applied to the Owner's Assessment account and shall become a lien against the Owner's Lot
2. All Owners have the right to appeal and be heard by the Board of Directors for any violation, unless otherwise provided in these Rules.

The Highlands at Desert Foothills Estates

Landscape Design Guidelines

The Highlands Philosophy

A unique hillside, larger lots, open space network, and views make The Highlands a special neighborhood within the Desert Foothills Estates community. These design guidelines are established to preserve and enhance that unique character while promoting unity with a sense of place and community.

The guidelines are intended to ensure that homes and yards do not stand out so as to detract from a unified environment-yet not to create look-alike units. Design innovation, responsive to unique lot features and architecture is encouraged to yield an environment of harmonious variation.

The Owner should view these guidelines as a benefit for his protection toward high quality of life and assurance of sustained value. It is suggested that the Owner retain professional design services in preparing submittals for review.

Design Standards

Landscape Design Standards address front yards and other areas visible from the street. Private areas (rear yards) are not required in a submittal, unless proposed structures or plants (not on "approved plants" list) will be visible above enclosing walls.

Site Grading and Structures: Lot pads should be graded to soften benched, hard-edged slopes to reflect the character and scale of the natural setting. Landform should be simple with broad, gradual transitions. Avoid bumpy berms, isolated mounds, or engineered rip-rap banks. Low walls integral to architecture, and stone walls or terraces may be approved if they exhibit a purposeful design relationship to landscape and architecture.

Other slopes, including side yard slopes visible from the street, will require finish grading and surfacing with approved granite, rock, planting seeding, or combination.

Drainage: Lot runoff must be directed to the street and not into any adjacent lot. Drainage may be by sub-grade drain with discreet outlet or surface flow, using native or similar rock combined with boulders and/or planting to control erosion. Consider drainage an integral part of the overall composition. Avoid conspicuous channels, heavy rock swales or other "hard" engineered treatments.

Turf Lawn: Turf lawn, which is optional, must be of approved sterile variety, and limited to no more than 30% of total front yard area, not including driveways. Turf must be located close to the house and not adjacent to public sidewalks. Annuals, if used, must also be limited to close-in areas and no more than 10% of front yard area.

Planting: Only approved plants are permitted in front yards (see attached list of approved and prohibited plants). Plants not listed on the approved list may be used in enclosed rear yards, subject to approval, provided they do not impose undue influence on the streetscape. Prohibited plants may not be used, except as specifically noted on the “Prohibited Plants and Landscape Materials” list.

Trees: Trees desirable for shade and screening, should be used sparingly, selected and located to allow view access from neighboring properties. This consideration applies to front and rear yards. Generally, side yards, entry alcoves and patio areas are preferred locations.

Planting Design: Planting design should target 50% coverage of ground area within three years of planting, including tree canopy, shrubs, and groundcovers. Plant palette should be limited for a harmonious composition. Avoid excessive variety which yields a busy or cluttered effect. Plans should demonstrate the concept of design unity, with complimentary use of materials, compatibility with architecture, desert setting, and existing landscape, if any. Owner is encouraged to “borrow” plant material selections from neighbors’ yard and from Desert Foothills streetscapes to further promote unity and holistic streetscape character.

Planting should include at least:

- (1) 24” box tree
- (15) 1-gallon shrubs

Note: The above standards are minimum requirements. The Owner is encouraged to exceed the minimum by increasing both the quantity and size of plants.

Desert Seeding and Revegetation: Desert seeding and revegetation is encouraged on visible side slopes and on rear slopes, even outside of property boundaries, within disturbed areas only. Revegetation must include appropriate planting or seeding per “Revegetation” list or compatible desert species. Ground surface should simulate adjacent natural surfaces, including native stone and compatible granite aggregate broadcast in natural distribution. Container planting should be drip-irrigated. Spray irrigation for seeding, though not required is recommended for reasonable fast seed emergence and plant establishment. Spray irrigation will, however, require a commitment to proper maintenance.

Seeding is not encouraged in front yard areas, but may be approved according to “Front Yard Seeding” list. Approval requires a suitable permanent spray irrigation system as well as the Owners’ maintenance commitment to prevent a weedy appearance in off-season periods. If

appearance is objectionable, the review committee may require removal and replacement with approved planting and granite.

Ground Surfaces: Ground surfaces may include native or compatible stone and boulders, planted into grade. Exposed surfaces must be finished with earth-colored decomposed granite. Granite shall be a minimum of 2" depth, a suggested size of ½" minus, and in non-seeded areas, treated with Surflan or appropriate pre-emergent herbicide. Avoid bright colors, or even-sized (screened) gravels. Open expanses of gravel or rock are discouraged except as an expressly defined space integral to an overall design, such as a sitting area or granite lawn.

Site Walls: Site walls must be integral to architecture in finish and color. Walls on slopes should have purposeful, controlled stepping or angled profiles consistent with community streetscape walls. Open view fencing, combined and framed in masonry is encouraged, contributing to the openness of The Highlands natural setting. Finish should be flat in middle to dark, receding color values and desert hues, compatible, with architecture. Long, open stretches of unframed fencing are discouraged. Chain-link is prohibited.

Lighting: Lighting shall be subdued and indirect in order to preserve nighttime views of the valley and sky. No bright, direct lighting visible from street or neighbors is permitted.

Irrigation: Irrigation, preferably drip irrigation, shall be an automatic, permanent underground system, installed to City code and accepted industry standards. Underground lines shall be at 8" minimum depth. Controller, valves, and backflow devices shall not be visible from the street.

Construction Standards:

Owner shall maintain construction site in a clean, debris-free condition and shall ensure safe passage on sidewalks and street. Material stockpiling should occur on the Owner's Lot. Owner is responsible for cleaning and/or repairing any damage to sidewalk and street paving.

Submittal Requirements:

Preliminary submittal is encouraged to streamline the Owner's effort and approvals.

Preliminary submittal should include:

- a. A concise design concept statement
- b. A basic site diagram showing grading and drainage

Final Submittal shall require:

- a. A concise design statement

- b. Landscape plan of front yard (rear, optional) at 1/8" = 1" scale, showing:
1. Title information with Owner's name and phone number, preparer's name, if any, and phone number, Lot number and address, scale, north arrow, and date.
 2. House exterior wall with openings, site walls, fences, and property and easement lines.
 3. Names and sizes of plants and all other materials, and paving, including colors.
 4. Grading concept, including drainage provisions and erosion control treatment, with contours and section(s) as needed to clearly communicate the intent of site grading.
 5. Visible structures or non-approved planting in rear yard, if any, shown with elevations as needed.
 6. Notes on irrigation and lighting regarding type of system and compliance to standards
 7. Approximate schedule and date of completion.

**THE HIGHLANDS AT DESERT FOOTHILLS ESTATES
OWNERS ASSOCIATION**

APPLICATION FOR PLAN REVIEW AND CONSTRUCTION PERMIT

THIS FORM MUST BE COMPLETED AND THE PERMIT ISSUED PRIOR TO ALL NEW CONSTRUCTION

(PLEASE PRINT)

Date: _____

Name of person submitting application: _____

Phone: _____

This application is for review of the attached plans and new construction permit for the following activities:

Note: Front yard landscaping plants must be submitted with your initial house plan application

_____ House _____ Pool

_____ Landscaping _____ Gazebo/Bathhouse

_____ Fence/Wall _____ Porch/Patio Cover

_____ Other: _____

Property where construction will occur:

Street Address: _____

Tax Parcel ID: _____

Property Owner: _____

Phone: _____

Address: _____

Contractor: _____

Phone: _____

Address: _____

**THE HIGHLANDS AT DESERT FOOTHILLS ESTATES
OWNERS ASSOCIATION**

OWNER AUTHORIZATION FOR PLAN REVIEW AND CONSTRUCTION PERMIT APPLICATION

THIS FORM MUST BE COMPLETED BY A PROPERTY OWNER IN ORDER FOR A CONTRACTOR TO SUBMIT AN APPLICATION
FOR A PLAN REVIEW AND CONSTRUCTION PERMIT

(PLEASE PRINT)

As record owner of _____ in the Highlands at Desert Foothills Estates, I hereby appoint

(Name)

(Title)

(Company)

To act as my agent in all dealings with the Association Manager/Architectural Committee of the Highlands at Desert Foothills Estates Owners Association pertaining to construction of a residence or other improvements on the above referenced lot.

This authorization will automatically terminate upon the completion of construction and issuance of the architectural committee approval permit.

(Owner- Print Name)

(Owner- Signature)

**THE HIGHLANDS AT DESERT FOOTHILLS ESTATES
OWNERS ASSOCIATION**

HOUSE:

1. Over all square footage of the house floor area, excluding the garage and porches is _____ sq. ft., as shown on drawing # _____
2. The enclosed two-car garage size is _____ ft. x _____ ft, as a shown on drawing # _____
3. Setback from the front property line is _____ ft., as shown on drawing # _____
4. Setback from the front property line on lots abutting cul-de-sacs is _____ ft., as shown on drawing # _____
5. Setback from the rear property line is _____ ft., as shown on drawing # _____
6. Setback from street side property line on corner lots is _____ ft., as shown on drawing # _____
7. Setback from the side property lines on interior lots are _____ ft. and _____ ft. , as shown on drawing # _____
8. Number of stories is _____ as shown on drawing # _____
9. Maximum building height is _____ ft, as shown on drawing # _____
10. Roof material is _____, as shown on drawing # _____ (Concrete, tile or better)
11. Roof color * is _____, as shown on drawing # _____
(MUST HAVE SAMPLE)
12. Exterior house walls material are _____, as shown on drawing # _____
13. Exterior house walls color * is _____, as shown on drawing # _____
(MUST HAVE SAMPLE)
14. Exterior trim material is _____, as shown on drawing # _____
15. Exterior trim color * is _____, as shown on drawing # _____
(MUST HAVE SAMPLE)

16. Window frame color is _____, as shown on drawing # _____
(NOTE: No natural aluminum color will be permitted)
17. Garage door color * _____, as shown on drawing # _____
Front door color _____ (MUST HAVE SAMPLE)
18. Exterior elevations are as shown on drawing # _____
19. A/C equipment location is as shown on drawing # _____
20. A/C equipment is shielded from street-level view as shown on drawing # _____
21. Evaporative cooler location is as shown on drawing # _____
22. Evaporative cooler equipment is shielded from street-level view as shown on drawing # _____
23. Propane tank location is as shown on drawing # _____
24. Propane tank is shielded from street-level as shown on drawing # _____

PORCH/PATIO COVER:

1. Porch/Patio location is shown on drawing # _____
2. Post material is _____. Post size is _____ (minimum 4x6 inches)
3. Porch/Patio color * _____ (MUST HAVE SAMPLE)
4. Roof design is _____ Open(Lattice) _____ Solid(Tile or parapet)

WALLS (i.e. exterior property line, garden or landscape walls):

1. Wall locations are shown on drawing # _____
2. Wall height(s) in front 25 foot setback is (are) _____, as shown on drawing # _____
3. Wall height(s) in rear setback is (are) _____ as shown on drawing # _____
4. Wall height (s) in side setback is (are) _____, as shown on drawing # _____
5. Wall material(s) is(are) _____, as shown on drawing # _____
6. Wall posts material is _____, as shown on drawing # _____

7. Wall finish and color * are _____, and _____ as shown on drawing # _____

LANDSCAPING:

1. Are you relying exclusively on desert landscaping? _____ Yes _____ No _____
2. If not, what is the total area to be planted in grass? _____ sq. ft. _____
3. The front yard will have _____ percent covered with living plants, as shown on drawing # _____
4. Ground cover material is _____ as shown on drawing # _____
5. Ground cover material is _____ as shown on drawing # _____
6. If a front-yard wall will be built, landscaping between the wall and the sidewalk is shown on drawing # _____
7. Diagram of landscape plan with legend, individual plant size and count, along with total plant count is on drawing # _____

SIDEWALK AND DRIVEWAY:

1. Sidewalk details and specifications are shown on drawing # _____
2. Driveway details and specification are shown on drawing # _____

OTHER: (Use this section to describe any construction not listed above)

1. Pool equipment is shown on drawing # _____
2. Pool equipment and screening is shown on drawing # _____
3. Flag or basketball location is shown on drawing # _____
4. Other construction is shown on drawing # _____

Describe: _____

VARIANCE REQUEST:

1. Are you requesting any variance (s) from the CC&R's or the Architectural Committee Rules

_____ Yes _____ No

2. If yes, describe the variance(s) requested and the reasons:

I certify that the above information accurately represents what I will build, I acknowledge that I am aware that the CC& R's and Architectural Committee Guidelines apply and that I will abide by them.

I am aware that Noncompliance with a Construction Permit and Architectural Committee Guidelines may result in imposition of monetary fines and other sanctions by the Highlands at Desert Foothills Estates Owners Association's Board of Directors.

Signature

Date

THE HIGHLANDS AT DESERT FOOTHILLS ESTATES OWNERS ASSOCIATION

The following fees are due at the time the application for plan review is submitted. No plans can be processed until the following fees are received.

1. A nonrefundable \$25.00 fee shall be assessed to cover the application for plan review and construction permit.
2. \$5000.00 New Home Construction Refundable Compliance Deposit shall be assessed for new construction to ensure proper completion of construction and cleanup.
3. \$3000.00 Pool and Spa Refundable Compliance Deposit shall be assessed for construction of a pool and/or spa to ensure proper completion of construction and cleanup.
4. \$500.00 Landscaping, roofs, walls, fences, sidewalks, driveways, painting, etc. refundable compliance deposit.
5. \$250.00 Small Projects Refundable Compliance Deposit
6. At its discretion, the Committee may waive a Compliance Deposit.

The attachments to this application should be sketches, drawings, brochures and specific details relating to your project. A photo would be helpful.

The completed application packet should be forwarded to Amy Telnes Management Services. **All packets will be reviewed by the Architectural Committee at the regularly scheduled Architectural Committee Meeting. Homeowners should allow four weeks to process packets before you start your project. All applicants will receive communication as to status of application.**

Official Use Only:

Applicant: _____

Address: _____ Lot # _____

Plan Review Fee received:

From: _____ Check # _____ Date: _____ Amount: _____

Compliance/Clean-up Deposit received:

From: _____ Check # _____ Date: _____ Amount: _____

Compliance/Clean-up Deposit refund:

Name: _____ Check # _____ Date: _____ Amount: _____

Approved by: _____

The Highlands at Desert Foothills Estates

Approved / Prohibited Landscape Materials

Approved Plant Materials:

The following plants are approved for use within Desert Foothills Estates. Also approved, if not listed, are any species found to be indigenous to the immediate area. The list permits design flexibility while also preserving property values and promoting appropriate scale, regional identity and character for a desert foothills community. Only approved plants may be used within The Highlands neighborhood. However, desired plant species that are not specifically listed as either "approved" or "prohibited" may also be submitted for consideration and approval. Listed plants are considered, but not guaranteed, to be suitable for this climate zone, depending on exposure, culture, and micro-climatic factors.

Trees

Acacia species	Acacia
Albizia julibrissin	Silk Tree
Brahea armata	Mexican Blue Palm
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde
Cercidium praecox	Palo Brea
Chilopsis linearis	Desert Willow
Cupressus arizonica	Arizona Cypress
Dalea spinosa	Smoke Tree
Geijera parviflora	Australian Willow
Lysiloma thornberi	Feather Tree
Olneya tesota	Ironwood
Pithecellobium species	Ebony
Prosopis species	Mesquite Hybrid
Rhus lancea	African Sumac
Sophora secundiflora	Texas Mountain Laurel

Shrubs, perennials, or annuals

Abronia villosa	Sand Verbena
Acacia greggi	Cat Claw Acacia
Agave species	Agave
Aloe species	Aloe
Ambrosia deltoidea, A. dumosa	Triangle-leaf and White Bursage
Aristida purpurea	Red Three Awn
Asclepias subulata	Desert Milkweed
Atriplex confertifolia	Salt Bush
Atriplex lentiformis	Quail Bush
Baccharis sarothroides 'Centennial'	Prostrate Desert Broom
Bahia absinthifolia	Bahia, Desert Daisy
Baileya multiradiata	Desert Marigold
Bougainvillea species	Bougainvillea
Caesalpinia species	Bird of Paradise or Cacalaco
Calliandra species	Fairy Duster
Carnegiea gigantea	Saguaro
Cassia species	Feathery Cassia

Celtis pallida
Cereus species
Chrysactinea mexicana
Cordia parviflora
Cynodon dactylon hybrids
Dalea species
Dasyliirion wheeleri
Dimorphotheca species
Dyssodia species
Echinocactus, Ferocactus species
Echinocereus englemannii
Encelia farinosa
Ephedra species
Ericameria laricifolia (Haploppapus)
Eschultzia mexicana
Euphorbia myrsinites or rigida
Fouquieria splendens
Hymenoxys acaulis
Hesperaloe parviflora
Justicia species
Lantana montevidensis
Larrea tridentata
Leucophyllum species
Lophocereus schottii
Lycium species
Lupinus species
Malephora crocea
Melampodium leucanthum
Muhlenbergia species
Mimosa species
Myoporum parvifolium
Nolina macrocarpa
Oenothera species
Opuntia species
Penstemon species
Pentzia incana
Phacelia campanularia
Plantago insularis
Rosmarinus officinalis
Ruellia penninsularis
Salvia species
Simmondsia chinensis
Sphaeralcea ambigua
Tagetes
Tecoma stans
Tridens pulchella
Vauquelinia californica
Verbena species
Yucca species
Zauschneria californica

Desert Hackberry
 Columnar cacti, (Organ Pipe, etc.)
 Damianita
 Little Leaf Cordia
 Hybrid Bermuda turf (*sterile*) limited areas
 Dalea species
 Desert Spoon
 African Daisy
Dyssodia
 Barrel Cactus
 Hedgehog cactus
 Brittlebush
 Mormon Tea, Ma-huang
 Turpentine Bush
 Mexican Poppy
 Prostrate Euphorbia
 Ocotillo
 Angelita Daisy
 Red Yucca
 Chuparosa, etc.
 Trailing Purple Lantana or dwarf shrub varieties
 Creosote Bush
 Texas Sage
 Totem Pole Cactus
 Wolfberry
 Lupine
 Ice Plant
 Blackfoot Daisy
 Deer Grass
 Mimosa
 Myoporum & Dwarf
 Bear Grass
 Mexican, Baja Primrose
 Prickly Pear and Cholla cactus
 Penstemon
 Karoo Bush
 Mojave Blue Bells
 Indian Wheat
 Rosemary
 Ruellia
 Sage
 Jojoba
 Desert Globemallow
 Marigold
 Yellow Bells
 Fluffgrass
 Arizona Rosewood
 Verbena
 Yucca
 Hummingbird Trumpet

Other annual color or bedding plants are also approved if well-maintained in limited areas close to structures.

Revegetation for Side and Rear Slopes

The following plants are approved for use on side and rear slopes, either seeded or planted from containers (key species in boldface). The Owner is encouraged, but not required to revegetate common desert areas (disturbed areas only) outside of his own lot boundaries, subject to a maintenance commitment.

Recommended rate is pounds of pure live seed per acre		Rate
Abronia villosa	Sand Verbena	1.5
Acacia greggi	Cat Claw Acacia	1.5
Ambrosia dumosa	White Bursage	3.0
Aristida purpurea	Red Three Awn	1.0
Asclepias subulata	Desert Milkweed	0.5
Baileya multiradiata	Desert Marigold	1.5
Bouteloua aristidoides	Needle Gramma	1.0
Cassia covessii	Cassia	1.0
Encelia farinosa	Brittlebush	1.5
Ephedra nevadensis	Mormon Tea	1.5
Eschultzia mexicana	Mexican Poppy	1.5
Haplopappus laricifolia	Turpentine Bush	1.0
Larrea tridentata	Creosote Bush	2.0
Muhlenbergia porteri	Bush Muhly	1.0
Penstemon thurberi	Penstemon	0.5
Phacelia campanularia	Mojave Blue Bells	1.0
Plantago insularis	Indian Wheat	2.0
Tridens pulchella	Fluffgrass	1.0

Front Yard Seeding (use no more than four species)

Sand Verbena	Abronia villosa	2.0
White Bursage	Ambrosia dumosa	3.0
Bahia, Desert Daisy	Bahia absinthifolia	1.5
Desert Marigold	Baileya multiradiata	1.5
Dyssodia, Dogweed	Dyssodia pentachaeta	3.0
Brittlebush	Encelia farinosa	2.0
Penstemon	Penstemon thurberi	1.5
Mojave Blue Bells	Phacelia campanularia	1.5

The Highlands at Desert Foothills Estates

Prohibited Plants and Landscape Materials:

Use of the following plants and mineral materials is prohibited within Desert Foothills Estates, except as noted. The list is intended to preserve property values by reducing risks to natural areas, minimizing maintenance problems and pollen production, while promoting appropriate scale, regional identity, design unity, and compatible character for a desert foothills community.

Citrus

Citrus

Dwarf varieties are permitted within screened rear yards only

Cupressus species

Cypress

Low varieties permitted within screened rear yards only.

Chamaecrops humilis

Mediterranean Fan Palm

Permitted within screened rear yards only.

Cynodon dactylon

Common Bermuda

Only sterile hybrid varieties of Bermuda and other turf grasses are permitted within enclosed garden areas.

Subject to design review and approval, sterile turf varieties are also permitted in limited areas of front yards (30% of total area, near structures) in single-family areas; or in multi-family office and rec areas.

Dalbergia sissoo

Dalbergia

Permitted within screened rear yards only.

Eucalyptus species

Eucalyptus

Smaller-scale species may be permitted with specific case approval

Juniperus species

Juniper

Low varieties (below 6 ft.) are permitted in multi-family areas, subject to design review and approval, or within screened rear yards only.

Morus species

Mulberry

Olea europaea

Olive

Non-fruiting varieties may be permitted with specific case approval

Oleander species

Oleander

Dwarf varieties permitted within screened rear yards only.

Parkinsonia aculeata

Mexican Palo Verde

Phoenix dactylifera

Arab Date Palm

Pinus species

Pine

Pennisetum species

Fountain Grass

Populus

Cottonwood

Schinus molle

California Pepper

Tamarisk

Salt Cedar

Washingtonia robusta, filifera

California Fan Palm

Prohibited Landscape Materials

Lava rock (except local field stone, permitted), volcanic cinders, white marble or light travertine, and bright, artificially-colored or screened (even-size) gravels are prohibited outside of screened enclosures.

Permitted materials include decomposed granite in desert hues, rock and boulders that are reasonably similar in color to regionally indigenous materials.