

L A D È R A

AT HAVASU FOOTHILLS ESTATES

GUIDELINES AND STANDARDS FOR DESIGN REVIEW COMMITTEE APPROVAL OF ALL SITEWORK RELATING TO THE HOMESITE, INCLUDING GRADING, LANDSCAPING, ARCHITECTURE, PUBLIC AND PRIVATE OUTDOOR AREAS.

This document is subject to change without prior notice.

Overview

Ladera is a distinct community located within Havasu Foothills. The expectations are that homesites and improvements thereon will blend with and add to the existing Havasu Foothills community.

Owners are encouraged to obtain the services of professional Architects, Civil Engineers, and Landscape Architects/Designers.

All plant material will be drought tolerant and of a desert character. These plants help conserve water and reflect the desert environment being preserved within Ladera and Havasu Foothills.

The desert foothill landscape of each property shall be recreated and integrated into the design of the residence and landscape.

Easements

Each homesite is served with underground utilities. The location of these utilities within the easements is the responsibility of the Owner to determine and should be confirmed in the field to verify the boundary and topographic features and future placement of other improvements.

The utility companies, Homeowner's Association, or Developer have no responsibility for damage to Owner improvements when accessing such utilities.

Drainage

No grading shall be done that may cause erosion on or off-site. No slopes shall be steeper than 2:1, except for existing slopes, or where a variance is allowed by the Committee. All finished grading must comply with any local jurisdictional codes.

To prevent erosion damage to adjacent homesites, streets, and improvements, all water must be directed to natural and designated drainage swales, washes, or the street. Water should be encouraged to create sheet flows rather than point loading water to narrow channels where erosion and damage are sure to occur. Where possible, retaining walls, retention swales, and drainage basins should be used throughout the homesite to contain water onsite and minimize the amount of runoff.

Any aesthetic landscape berm shall not direct drainage onto adjacent homesites.
Any imported soil shall be free of weeds and debris.

Final grading of all planting areas shall be rolled, raked, and worked to achieve a smooth and continuous surface.

All excavation and fill areas shall be sufficiently compacted to prevent erosion and settling.

Drainage Swale

As pictured below, the drainage swale is an integral part of the community water control system. No changes to this system will be made without prior approval, and ongoing maintenance shall be the property owners' responsibility.

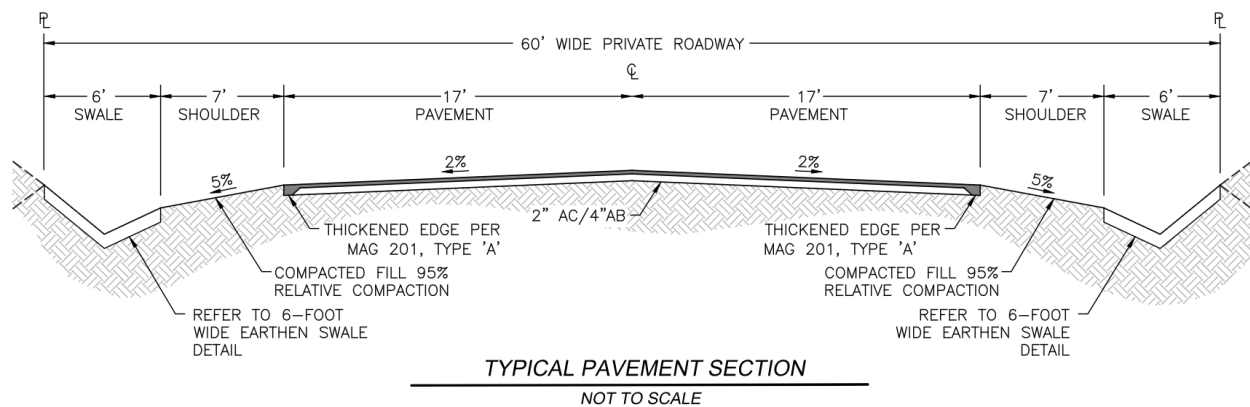
A 12" diameter drainage pipe, or flow volume equivalent pipe(s), shall be installed below any driveway surface prior to installation of any driveway, to convey water through the drainage swale.

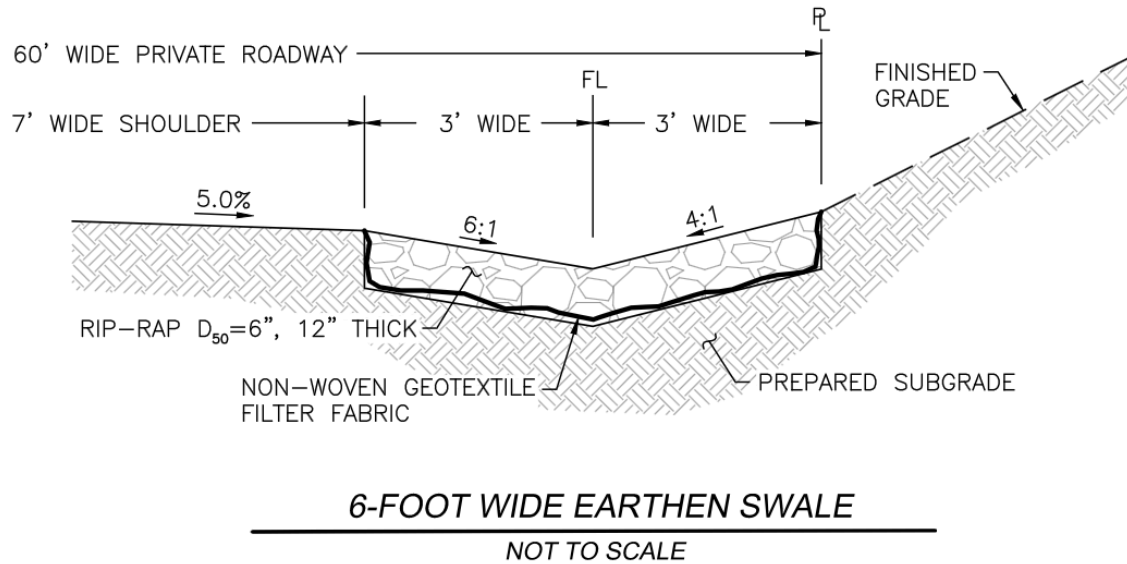
(1) D50=6" Rock must be placed as part of the initial landscaping and if future replacement is required it will be the responsibility of the property owner to match size, quantity, and color.

(2) It is prohibited to remove a drainage pipe at any time, even during construction, except to move the driveway location. Pipe must be moved and replaced in the same day, without exception.

(3) It will be the responsibility of the property owner to replace the pipe with the same material and diameter if it is damaged or property owner wishes to change driveway width or configuration.

(4) Property owner will be responsible for keeping the drainpipe clear of debris and free flowing.





Retaining Walls & Fences

Prior to construction or alteration of any retaining wall, fence wall, or fence, detailed plans indicating materials, colors, heights, elevation changes and locations on the homesite must be submitted to the Committee for approval.

No retaining wall shall exceed eight (8) feet in height unless otherwise approved by the Committee.

Driveways

Exposed aggregate, stone, pavers, colored concrete (either stamped, salt finished, or punctuated by the masonry used on the building) are acceptable driveway materials. Concrete colors should reflect the warm, rich desert hues of the surrounding site.

Parking & Garages

Each Homesite shall contain an enclosed garage, either attached or detached from the residence, with parking for at least two (2) automobiles.

Garages must be fully enclosed. All walls and ceilings shall have a finished surface.

Art Objects

Art and other freestanding objects must be located within the building envelope. If visible from streets and/or other public areas, art objects must be approved by the Committee.

Landscape Guidelines

The intent of these guidelines is to promote the establishment of a continuous desert landscape that compliments the surrounding homes and Mohave Desert. This includes preserving the existing vegetation where possible and by re-vegetating with similar plants and materials.

By using predominately desert plant materials, the planted landscape shall not contract or compete with the existing natural setting. A special plant palate has been developed for the community (see Appendix B – Approved Plant Materials). These plants are adapted to the hard desert climate. These plants survive and thrive in this climate with minimal amounts of water. Use of these plants enhances the existing environment and wildlife habitat while helping blend and minimize the impact of the new improvements and homes throughout the property.

Views of the natural open spaces, mountains, Lake Havasu, and the valley floor are found throughout the homesites. Therefore, the placement and selection of tree types and sizes must be carefully considered in order to protect and enhance the valuable assets that these views provide to the community. Respect should be considered for neighboring homesites, open spaces, and streets.

The selection and use of multi-trunk trees is highly preferred over single-trunk trees. Hedgerows of trees are not allowed. Trees should be planted singly or in natural groupings.

Plantings of shrubs of a single variety shall be massed in groups of no less than three (3) plants to avoid a sporadic appearance. The variety of plant material shall also be limited because too many types are often confusing and detract from the overall landscape.

Any portion of a homesite not covered by buildings, patios, driveways or sidewalks shall be landscaped as part of the improvements during the original construction of the home. All landscaped areas must be completed in accordance with these guidelines and shall be irrigated with a fully automatic irrigation system.

Several types of plants are prohibited within Havasu Foothills and they are listed in the Prohibited Plant List section of Appendix B. These plants are not permitted in any area of the homesite.

Exposed rock surfaces shall match as nearly as possible the color of the surrounding rocks.

Boulders used in the landscape shall be sunk a minimum of one-third (1/3) below grade and be massed in groupings of two or more.

Turf areas shall be located only within the Private Zone of the homesite.

Transition Zone

The Transition Zone is the portion of the homesite visible from the street. This zone shall be landscaped in a manner that augments the existing natural environment surrounding Havasu Foothills.

Requirements:

Groundcover / Rock Mulch; The owner shall cover this area with a rock mulch ground cover material.

Tree Planting; The owner shall plant a minimum of two trees (24" box or larger) for every 75' of frontage.

Shrub Planting; The owner shall plant a minimum of 5 shrubs per 500 SQFT of Transition Zone.

The following formula shall be used to calculate Transition Zone.

Homesite frontage – Driveway Width x Setback* / 500 = Transition Zone**

Example:

120.80 – 20' = 100.80

100.80 x 20 = 2016

2016 / 500 = 4.032

4.032 x 5 = 20.16 (round to nearest whole number)

20 shrubs required

2 trees required

Required sizes:

5% must be 15 gallon or larger

55% must be 5 gallon or larger

40% must be 1 gallon or larger

*or actual distance, measured in feet, from property line to living space/privacy wall/or as determined by Committee.

**Corner homesites shall calculate their Transition Zone along each side with street frontage.

Private Zone

The Private Zone includes portions of the homesite that are not visible from the street and are not part of the Transition Zone.

Requirements:

Groundcover / Rock Mulch. This area must be covered with a rock mulch ground cover material. Additional landscaping will be at the homeowner's discretion. However, all plant and landscape materials shall follow the approved plant list and community ideas incorporated herein.

Completion of Landscape

All landscape for each homesite, as approved by the Committee, shall be completely installed within six (6) months the issuance of a Certificate of Occupancy.

Completion of landscaping shall be a requirement for the return of the refundable deposit.

Maintenance

The Homeowner shall maintain all plantings in a healthy growing condition. Fertilizing, cultivation, and pruning shall be carried out on a regular basis.

Multi-trunk trees shall not be pruned up so as to create “standard” forms except within the Private Area where it is not in public view.

Dead and dying plants shall be removed and replaced promptly.

The irrigation system shall be sufficiently designed and checked regularly and kept in proper working condition to avoid unnecessary loss of water.

Modification to the Landscape

Any modifications to trees, shrubs, planted materials, hardscape elements, structural elements, and groundcover visible from the street shall require approval by the Committee prior to the modifications being made.

Building Style

Extreme or radically severe designs as well as designs based on different climate (such as Low Country Plantation, Cape Cod, etc.) will not be approved.

Colors and features must be chosen to blend with the naturally occurring desert and surrounding landscape as seen from a distance.

Approved Roof Heights and Setback

The building heights and setbacks must comply with the Lake Havasu City, “Residential Estates (RE)” zoning restrictions.

Side Elevations/Garage Walls

Lengths greater than 60’ must include a design (bump-out) or finish material (stucco, tile, stone, etc.) variance to break up the linear sightline. These design elements should be of a scale and proportion that creates visual interest and appeal.

Minimum Floor Area

The minimum floor area shall be 1,800 square feet. This area shall not include enclosed garages, porches, patios, terraces, and other similar areas.

Second Story square footage shall not exceed 35% of the total First Story square footage.

Colors

The color palette will utilize muted and recessive colors inspired by the surrounding desert and existing Homesites. A wide variety of colors may be used but all must have a Light Reflective Value (LRV) of 46 or lower.

During the design phase the applicant shall describe the color palette and indicate those colors on the exterior elevations.

During the pre-construction/construction phase, applicant shall submit a material sample board showing representative samples of the intended colors, materials, and textures of the major building elements.

No exterior materials used shall have a high gloss, glare, or mirror-like reflective finish.

Colors application should be used consistently throughout each Homesite for all the buildings and related outdoor areas and/or structures.

Accent colors should be carefully considered for front doors, window sashes, and other architectural elements. These colors should complement not dominate the overall composition.

Design Review Process

The Committee is responsible for reviewing and approving all improvements and any revision or alteration to those improvements. The goal of the Committee is to process each submittal fairly, consistently, in a timely manner, and in accordance with sound judgement and the requirements of the Design Guidelines.

Process for Obtaining Approval

1. Owner reviews Design Guidelines
2. Owner and their design team may contact the Committee chairman or representative for questions/assistance prior to commencing any design
3. Schematic Design Submittal (Application & Fee(s) due)
4. Submit Working Drawings to Committee

5. Committee Review and Approval
6. Submit approved Working Drawings to City of Lake Havasu for building permit

Application for construction of Improvements may be obtained from:

Ladera Design Review Committee
2036 McCulloch Blvd N
Lake Havasu City, AZ 86403

The Committee, before granting any approval, may require that changes be made to comply with the requirements of the Declaration, these Design Guidelines, and/or other such additional requirements as the Committee may, in its discretion, impose as to structural features of any proposed Improvements, the type(s) of materials used, or other features or characteristics thereof not expressly covered by any provisions of this document, including, without limitation, the siting or location of any proposed Improvements with respect to the topography and finished ground elevations.

The Committee, before granting any approval, may impose conditions, including without limitations, time limitations for the completion of Improvements, or require changes to be made which ensure that the proposed Improvement will not detract from the appearance of the project, or otherwise create any condition to other owners or detrimental to Ladera as a whole. Until all plans and specifications required for each submittal are determined to be complete, the Committee shall have no obligation to review and partial submittal. All completed submittals will be acted upon promptly by the Committee.

The amount of time taken by the Committee for the approval process will vary with the adequacy and complexity of the design information and the completion of the submitted plans. A decision of the Committee to approve or disapprove a submittal, together with an explanation of further conditions to be satisfied by the applicant, shall be made within thirty (30) days after receipt of a completed submittal.

An applicant may request reconsideration of a ruling of the Committee by submitting to the Committee written arguments for such reconsideration within thirty (31) days of the receipt of the Committee's ruling. The Committee will give its final ruling by answering the arguments and by confirming or modifying its ruling within thirty (30) day of its receipt of the reconsideration request. The Committee's reconsideration response shall be the final response.

Final approvals by the Committee will be valid for one (1) year from the date of the final approval and must be obtained prior to submitting formally to the City of Lake Havasu for a building permit. If a building permit is not issued within one (1) year the Owner must restart the review process. The applicant shall not rely on and shall not place any value whatsoever on

a verbal approval by anyone, including a Committee member(s). The Committee shall not be bound in any respect by a verbal approval.

Neither the Declarant, the Association, the Board, the Committee, the members, or the designated representatives therefore shall be liable for damages to any Owner or Owner's representative submitting plans or specifications to the Committee or any of the entities named above for approval or to any Owner or Owner's representative affected by the Declaration or these Design Guidelines by reason of mistake of judgment, omission, or negligence unless due to willful misconduct or bad faith of the Committee. Each Owner, as a condition to obtaining any approval under these Design Guidelines, agrees to hold harmless, the Declarant, the Association, and the Committee against and from any and all claims, liabilities, lawsuits and disputes related in any way to any approval and/or approved or disapproved Improvements.

Approvals by the Committee

Following the approval of the plans by the Committee, a written certificate (either by stamp on the approved plans or separate document) shall be provided to the Owner evidencing such approval. Upon the completion of review, one (1) set of plans will be retained by the will be returned to the Owner. Approved plans shall be endorsed with the Committee's consent. Plans shall not be submitted to the City for a formal review until the written certification has been issued and all plans have been endorsed with the Committee's consent.

Other Approvals

Approvals of any Improvement by the Committee do not waive the necessity of obtaining the required City and any other public agency permits and approvals. Obtaining a city permit does not waive the need for Committee approval. The Committee will not knowingly approve an Improvement which is in violation of the applicable government codes.

Any plan or specification approval as given by the Committee refers only to its conformity with these Design Guidelines, the Declaration, and such other rules, regulations, and conditions as may be promulgated by the Committee. The Committee takes no responsibility for and makes no representations with respect to plan conformance with governmental codes or any other criteria. The Committee, by its submissions of these standards and approval plans and specifications, assumes no responsibility for engineering or structure design, or for any defect in any Improvements made pursuant thereto, and its approval shall not be deemed approval of any plans or design for structural safety and conformance with building or other codes.

Committee Inspection of Improvements

Any member of the Committee, or any representative, agent, or employee of the Board, may, at any reasonable hour, enter a Homesite and inspect any Improvements built thereon for the purpose of inspection for compliance with approved plans, these Guidelines, and the Declaration.

Upon the completion of any Improvements, the Owner shall give written notice to the Committee. The Committee, or its duly authorized representative, may inspect the completed Improvements in order to determine whether it was constructed with the approved plans. If the Committee or its representative finds that such work was not done in substantial compliance with the approved plans and specifications, it shall notify the Owner in writing after the inspection. The notice shall specify the particulars of noncompliance. In the event the Owner fails to remedy the noncompliance within thirty (30) days from the date the Owner is notified the Committee shall notify the Board. Upon receipt by the Board of notification of noncompliance from the Committee, the Board, in addition to any other remedies it may have pursuant to these Guidelines, the Declarations, and applicable law, shall have the legal standings to commence to and prosecute legal proceedings against any Owner in order to correct such noncompliance.

Upon final inspection and acceptance of all Improvements by the Committee, the Association will return the compliance deposit to the Owner.

Schematic Design Submittal

Schematic Design Submittal is the first submission to the Committee. These documents should provide the Committee with a complete understanding of the architecture, the landscape, and the proposed materials for the Improvements.

The Schematic Plans give the Committee its first look at the design of the Owner's proposed Improvement(s). The Committee will focus on architectural form and relationships between the proposed Improvements and the surrounding environment of landscape and residences. The Committee does not focus on detail at this point, but the choice of basic materials and their relationship to one another is required. In general, the Committee is looking to see what substance the plan has and to insure one which is consistent with Ladera's guidelines.

The Committee will require PDF copies of the following Schematic Design Drawings, 1/8" or 1/4" scale.

- Lot Exhibit provided by the Association
 - This is provided to each Owner by the Association/Developer at the time of purchase.
- Schematic Site, Grading, and Floor Plan
- Schematic elevations
- Roof Plan
- Conceptual Landscape Plan

The above plans must be accompanied by a Design Review Application, and any applicable review fee and compliance deposit.

APPROVED PLANT MATERIALS

Trees

Scientific Name	Common Name
Acacia Aneura	Mulga Acacia
Acacia greggii	Catclaw Acacia
Acacia pendula	Weeping Acacia
Acacia salicina	Willow Acacia
Acacia smallii	Desert Sweet Acacia
Acacia willardiana	Palo Blanco
Branchychiton populineus	Bottle Tree
Caesalpinia cacalaco	Cascalote
Cercidium (hybrid)	Desert Museum Palo Verde
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Littleleaf / Yellow Palo Verde
Cercidium praecox	Palo Brea
Chilopsis linearis	Desert Willow
Dalea spinosa	Smoke Tree
Fouquieria splendens	Ocotillo
Gerjera perofflora	Australian Willow
Lagerstroemia indica	Crape Myrtle
Lysiloma thronberi	Feather Tree
Oleaya tesota	Desert Ironwood
Olea europea	Fruitless Olive
Pithecellobium flexicaule	Texas Ebony
Pithecellobium mixicanera	Mexican Ebony
Prosopis alba	Argentine Mesquite
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Western Honey Mesquite
Prosopis juliflora	Mesquite
Prosopis pubescens	Screwbean Mesquite

Prosopis velutina
Rhus lancea
Sophora secundiflora

Velvet Mesquite
African Sumac
Texas Mountain Laurel

Palms

Scientific Name
Chamaerops humilis
Phoenix roebelenii
Cycas revoluta

Common Name
Mediterranean Fan Palm
Pigmy Date Palm
Sego Palm

Shrubs

Scientific Name
Anisacanthus quadrifidus
Anisacanthus thurberi
Atriplex canescens
Atriplex lentiformis
Atriplex polycarpa
Baccharis sarathroides
Beloperone californica
Caesalpinia gilliesii
Caesalpinia mexicana
Calliandra californica
Calliandra eriophylla
Cassia artemisioides
Cassia nemophila
Cassia phyllodinea
Cassia wislizeni
Chrysactinia mexicana
Cordia parvifolia
Dalea pulchra

Common Name
Mexican Flame
Desert Honeysuckle
Chamiso / Four-wing Saltbush
Quail Brush
Desert Saltbush
Desert Broom (Male only)
Chuparosa
Desert Bird of Paradise
Mexican Bird of Paradise
Baja Fairy Duster
Fairy Duster
Feathery Cassia
Desert Cassia
Silver Leaf Cassia
Shrubby Cassia
Damianita
Littleleaf Cordia
Indigo Bush

<i>Dalea frutescens</i>	Black Dalea
<i>Dodonaea viscosa</i>	Hop Bush
<i>Dodonaea viscosa</i> 'Purpurea'	Purple Hop Bush
<i>Encelia farinosa</i>	Brittle Bush
<i>Ephedra trifurca</i>	Mormon Tea
<i>Hymenoclea salsola</i>	Cheese Bush (Burrow Brush)
<i>Hyptis emoryi</i>	Desert Lavendar
<i>Justica californica</i>	Chuparosa
<i>Justica thurbeur</i>	Mexican Honeysuckle
<i>Lantana camara</i> 'Radiation'	Radiation' Bush Lantana
<i>Larrea divaricata</i>	Creosote Bush
<i>Leucophyllum candidum</i> 'S.C.'	Silver Cloud Sage
<i>Leucophyllum candidum</i> 'T.C.'	Thunder Cloud Sage
<i>Leucophyllum f. candidum</i>	Compact Texas Sage
<i>Leucophyllum frutescens</i>	Texas Sage, Texas Ranger
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Nandiana</i> spp.	Heavenly Bamboo
<i>Pittosporum tobira</i>	Dwarf Pittosporum
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Rosa</i> varieties	Rose
<i>Ruellia brittoniana</i> 'Katie'	Dwarf Ruellia
<i>Ruellia peninsularis</i>	Desert Ruellia
<i>Salvia clevelandii</i>	Chaparral Sage
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucantha</i>	Mexican Sage
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcea ambigua</i>	Globe Mellow
<i>Tecoma stans</i>	Yellow Bells
<i>viguiera stenollia</i>	Skeleton Leaf Goldeneye

Accent Grasses

Scientific Name

Bouteloua gracilis
Festuca ovina
Muhlenbergia capillaris
Muhlenbergia emerleyi
Muhlenbergia parleri
Muhlenbergia rigens
Muhlenbergia rigida 'Nashville'
Nolina parryi

Common Name

Blue Grama
Sheep Fescue
Gulf Muhly
Bull Grass
Hoe Grass
Deer Grass
Nashville
Bear Grass

Turf

Scientific Name

Cynodon spp. Hybrid
Paspalum spp.

Common Name

Hybrid Bermuda Grass
Hybrid Paspalum Grass

Groundcover

Scientific Name

Acacia redolens
Asparagus sprengeri
Ambrosia deltoidea
Dalea greggii
Gazania Rigens
Lantana (Gold or Purple)
Lantana (Trailing Gold or Purple)
Myoporum parvifolium
Oneothena spp.
Rosmarinus officinalis
Verbena spp.

Common Name

Prostrate Acacia
Asparagus Fern
Bursage
Trailing Indigo Bush
Gazania
Gold or Purple Lantana
Gold or Purple Trailing lantana
Prostrate Myoporum
Primrose
Rosemary
Verbena

Vines

Scientific Name

Common Name

Bignonia Violacea
Bougainvillea bradliansis
Ficus pumila
Gelsemium sempervirens
Loniceria japonica 'Halls'
Mactadyen unguiscati
Pyracantha coccinea
Rosa banksiae
Tecomaria capensis
Trachelospermum jasminoides

Lavender Trumpet Vine
Bougainvillea
Creeping Fig
Carolina Jasmine
Halls Honeysuckle
Cat's Claw Vine
Pyracantha
Lady Bank's Rose
Cape Honeysuckle
Star Jasmine

Wildflowers & Perennials

Scientific Name
Baileya multiradiata
Lupinus arizonicus
Penstemon parryii
Eschscholtzia mexicana
Phacelia campanularia
Glandularia pulchella
Sphaeralcea ambigua

Common Name
Desert Marigold
Arizona Lupine
Parry Penstemon
Mexican Gold Poppy
California Bluebells
Purple Verbena
Desert Globemallow

Succulents & Cactus

Scientific Name
Agave spp.
Aloe spp.
Dasylirion spp.
Echinocereus spp.
Ferocactus spp.
Hesperaloe parviflora
Nolina spp.
Opuntia spp.

Common Name
Agave
Aloe
Desert Spoon
Hedgehog Cactus
Barrel Cactus
Red & Yellow Hesperaloe
Bear Grass
Cholla

Yucca baccata	Banana Yucca
Yucca elata	Soaptree Yucca
Yucca pendula	Pendulous Yucca
Yucca rigida	Blue Yucca
Yucca rostrata	Beaked Yucca
Yucca thompsoniana	Thompson Yucca

Prohibited Plant Material

- 1) Plants (excluding trees) with a mature height over fifteen feet (15')
- 2) All Palms whose mature height will exceed fifteen feet (15') including Mexican Fan Palms and Date Palms. Dwarf Varieties, with a mature height of less than fifteen feet (15'), may be allowed within the private zones so long as they are on the approved plant list.
- 3) All Pines, Cypress, False Cypress, Juniper, or Cedar for aesthetic reasons
- 4) Olive and Mulberry trees for aesthetic reasons and due to pollen producing concerns . Fruitless Olive will be allowed within private zones.
- 5) Oleanders and Thevetia for aesthetic reasons and due to pollen and poison concerns.
- 6) Fountain Grass (Pennisetum setaceum) due to invasive weed like growth habit and fire concerns.
- 7) Citrus species due to pollen producing concerns. Dwarf varieties may be used within the private zones.
- 8) Common Bermuda (Cynodon dactylon) due to its invasive weed like growth habits.
- 9) Brazilian Pepper, Eucalyptus and Bottle Trees for aesthetic and scale reasons.