

Montevista Community Association
Design Review Guidelines

August 16, 2025

The following are the current Design Guidelines for the Montevista community. Please note that homeowners in Montevista will become familiar with the Guidelines and use them for all proposed projects on the exterior of their home. Included below are term definitions, general information, specific guidelines and the appropriate forms to be submitted prior to changes to property.

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DEFINITIONS

The definitions included in Article 1, Definitions, of the Declaration of Covenants, Conditions and Restrictions for Montevista, Phoenix, Arizona shall prevail if the definitions of words used in these Design Guidelines differ or are not in this section.

"Association" means the Montevista Community Association which will administer and enforce the Project Documents and to exercise the rights, powers and duties set forth therein, and its successors and assigns.

"Association Rules" means the rules and regulations adopted by the Board pursuant to Section 5.3 of this Declaration, as amended from time to time.

"Board" means the Board of Directors of the Association.

"Common Area" means (i) the real property, together with all improvements situated thereon, designated as Common Area on a Recorded Plat covering any portion of the Property; (ii) upon annexation into the Project, any Common Area tracts designated as Common Area on a Recorded Plat for the Additional Property; (iii) all land, together with all Improvements situated thereon which the Association at any time owns in fee or in which the Association has a leasehold or easement interest for as long as the Association is the owner of the fee, leasehold or easement interest; and (iv) all land within the Property which the Declarant, by this Declaration or other instrument Recorded with the Office of the Maricopa County Recorder, makes available for use by Members and evidences its intent to convey to the Association at a later date. Common Area shall not include any Lot the Association acquires by the foreclosure of the Assessment Lien or any deed in lieu of foreclosure.

"Design Guidelines" means the procedures, standards and guidelines adopted by the Design Review Committee pursuant to Section 11.1, as amended or supplemented from time to time.

"**Montevista Architectural Review Committee (referenced hereafter as ARC)"** means the committee which was established by the Montevista Community Association Board pursuant to Section 11.1.

"Limited Common Area" means real property, and the Improvements situated thereon, which are part of the Common Area and which are designated in a Supplemental Declaration as being for the sole or primary benefit of the Owners, Lessees and Residents of a particular part of the Project.

"Limited Common Areas" may include, without limitation, private streets, access gates, guardhouses, drainage or retention areas or landscape medians.

"Modification" means any construction, installation, addition, alteration, repair, change or replacement, or other work to any Improvement within the Project, including initial construction of Improvements upon a Lot.

"Resident" means each individual occupying or residing in any Residence including, but not limited to, a Lessee and the members of a Lessee's or Owner's family.

"Temporary" lasting for a limited time. For purposes of these Design Review Guidelines, temporary is a timeframe of no longer than six (6) months unless an extension is granted in advance by the ARC.

"Visible From Neighboring Property" means, with respect to any given object, that such object is or would be visible to a person six feet tall, standing at ground level on any part of any adjoining Lot, street, or Common Area at the same elevation as the object being viewed.

INTRODUCTION

Considerable planning has gone into the design and development of Montevista. The purpose of the Montevista Guidelines is to help make Montevista a unique community within Phoenix. The goal for the Montevista community is to encourage creativity and diversity while maintaining a balance with the natural desert environment, to promote neighborly consideration and to address issues of privacy and architectural consistency, which will preserve property values and community image. The basis for the Montevista Guidelines is to ensure that the integrity of the neighborhood vision developed for Montevista remains intact into the future. The Montevista Architectural Review Committee (referred to as ARC throughout this document) reserves the right to amend the Design Guidelines at any time. Once published, all current and future owners will be expected to abide by the most recent version.

The Montevista Guidelines are binding upon all persons who may at any time construct, reconstruct, refinish, alter or maintain any improvements within Montevista or make any change to the natural or existing surface drainage or plant life. Homeowners are also obligated to review and follow the Environmental Department of Air Quality (EDAQ) guidelines.

Please review the Montevista Architectural Review Committee (ARC) guidelines if you are considering changes to your yard or house. ***An application for design approval is required when any significant change is to be made and is typically processed in 45 days or less. Application forms are provided in the Appendices attached to this document.***

The ARC or its Architect will review proposed yard construction (landscape, pools, walls, fountains, etc.) The ARC will evaluate each proposed landscape design, alteration, addition, etc. for consistency with this document and all other City of Phoenix Guidelines, as well as appropriateness to its own lot, to the existing improvements and to the community as a whole. The ARC will evaluate proposed improvements based on creating and maintaining a distinctive desert image, compatibility with neighboring lot improvements, and from one lot to the next, functionality, and quality of visual appearance, materials, textures, mass and durability; and use and preservation of views from the site.

The ARC will further review architectural changes made after initial construction of the home (proposed window or door changes, room additions, lighting, roof-equipment attachments, ornamentation, etc.).

For additional information, please contact:

Montevista Community Association
C/O AZCMS LLC.
15300 N. 90th Street, Suite 800
Scottsdale, AZ 85260
(P) 480-355-1190
support@azcms.com

COMMUNITY ASSOCIATION INFORMATION

By purchasing property at Montevista, you become a member of the Montevista Community Association. ("The Association").

This membership involves rights, privileges and obligations that are described in the Declaration of Covenants, Conditions, Restrictions and Easements (CC&RS). The CC&RS are a recorded legal document covering all property in Montevista and are designed to assure that the community maintains high property values and a desirable quality of life. Should any discrepancies exist between these Design Guidelines and the CC&RS, the CC&RS shall prevail.

Following these guidelines does not eliminate the need to submit to the ARC prior to any installation.

The Association is a nonprofit Arizona corporation created under state laws. As with all corporations, an annual report must be filed as well as federal and state tax returns. The Association is run by a Board of Directors ("the Board"), which sets policy and conducts business on behalf of the members. ***The Board will consist of 5 or more members who are elected by members of the Montevista Community. The Board is also responsible for appointing the Montevista Architectural Review Committee ("ARC"). The ARC's role is to assure the high quality of living at Montevista through conformance to the Design Guidelines.***

The owner of a residential lot is entitled to one vote. Subsidiary associations may be established to govern special use areas.

RESPONSIBILITIES OF THE ASSOCIATION

The Association is responsible for a number of community functions (the common area) including: maintaining pedestrian passages, landscape tracts, roadways, certain perimeter walls and signage, parks, entry gates, etc. for the benefit of residents; providing design review; enforcing use restrictions and other community rules; establishing and collecting assessments; and adopting an annual budget to carry out these functions. The Board has contracted with Arizona Community Management Services, LLC (AZCMS), a professional management company, to implement the day-to-day operations of the Association. This document outlines some of the important community guidelines and rules. For more detailed information, refer to the CC&RS or contact AZCMS.

ASSESSMENTS

The Board is responsible for setting annual assessments and collection procedures. The annual assessment may be increased each January 1 by the Board; however, the increase is limited as described in the CC&RS. Larger increases must be approved by a specified majority of members.

Special assessments may be established by the Board but only for the purposes of defraying the cost of construction, repair or replacement of capital improvements to the assets, which are owned by the Association or for other extraordinary expenses.

Special assessments must be approved by the membership.

Assessments are collected quarterly. If an owner fails to pay an assessment in a timely manor, the Board may impose late fees and a lien on the delinquent property. The owner of the property shall be liable for all attorneys' fees and other costs incurred during the collection process per the "Collection Policy".

ASSOCIATION INSURANCE
The Association maintains property insurance for pedestrian passages, landscape tracts and all other property it owns, as well as general liability coverage. There is also liability coverage for all the Board members, ARC members, their designers and Committee members of Board appointed Committees. Homeowners are solely responsible for their own property and liability.

ENFORCEMENT OF RULES/COVENANTS
If a Member or a tenant, guest or invitee of a Member of the Association is found to be in violation of the Declaration of Covenants, Conditions, Restrictions and Easements for Montevista, the Bylaws of Montevista Community Association or the Design Guidelines for Montevista, then pursuant to Articles 9.1 of the CC&RS 3.2 of the By-Laws, the Board will take action in accordance with its published "Deed Enforcement Policy".

MONETARY PENALTY SCHEDULE
Please Refer to the Montevista Fine Policy

SPECIFIC GUIDELINES
The Montevista Design Guidelines contain specific requirements and prohibitions and apply to all exterior areas of the Lot outside the house wall. The Montevista Design Guidelines apply to all improvements made including construction, installation, addition, alteration, repair, painting, or change affecting the exterior appearance of the lot or additional dwelling improvements thereon.

Any changes to the Montevista Design Guidelines will require approval by the Architectural Review Committee.

LEGAL DESCRIPTION
These Montevista Guidelines pertain to the Montevista community. The Montevista legal description is as follows:

STATE PLAT No. 54, 56th & Dixileta Drive, according to Book 610 of Maps, Page 30, records of Maricopa County, Arizona, situated in Section 20, Township 5 North, Range 4 East and the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Additional property may be annexed into the community pursuant to the CC&RS. Any such property annexed into the community will be governed by the ARC.

DESIGN REVIEW REQUIREMENTS

LANDSCAPE DESIGN REVIEW GUIDELINES

In view of the landscaping goals and objectives as outlined herein, it is strongly recommended that each Owner obtain the assistance of a qualified landscape professional thoroughly familiar with all aspects of site and landscape design in the region.

Landscape planning shall show sensitivity to existing adjacent landscapes in terms of species, design concept and views. This is not to suggest that repetitive landscape treatments are required or encouraged.

PLAN SUBMITTALS

The following does not apply to plant replacement, exterior painting, or other simple improvements proposed by the homeowner. Contact AZCMS with any questions.

1. ***PLANS MAY BE SUBMITTED ELECTRONICALLY IN PDF (NO REDUCTIONS, MINIMUM DRAWING SCALE IS 1" =10'-0"); HOWEVER, THEY WILL NOT BE PROCESSED UNTIL PLANS ARE LEGIBLE AND THE REVIEW FEE (IF REQUIRED) IS RECEIVED.***

2. **Plan requirements (plans may be combined if legible):**
   All plans must show lot lines, building setbacks, footprint of house, and any adjacent streets. Minimum drawing scale is 1"=10'-0".

   1. An 8 ½" X 11" copy of the City of Phoenix approved plot plan must be included with the submittal.
   2. **Layout Plan:** showing any existing or new wall and paving locations, including pools, pool equipment screening, turf locations, headers, and any other structural items such as fireplaces and barbeques. All items must be dimensioned and any necessary City of Phoenix and Montevista setbacks are to be noted on plans. Any grade changes or mounding is to be noted on plans for location, size and elevation.
   3. **Planting Plan:** showing all tree and shrub locations as well as species (common and botanical names) and size information as well as decomposed granite color and size. If boulders are used, size type, and location must be noted on plan.
   4. **Low-voltage Lighting Plan (if applicable):** showing fixture and transformer locations and fixture type and wattage. Cut sheets for proposed fixtures must be provided. Colors/finishes must also be specified. A cut sheet is a general term for a page(s) of specifications, instructions, dimensions, etc. that apply to a certain technical product or product line, generally shipped with the product.
   5. **Hardscape Details:** any vertical structural elements such as walls, gates, fireplaces, and barbeques must have details submitted with the drawings including, scale, materials, and finishes and colors.
   6. **Front, side and/or rear yard (refer to Residential Landscaping Section)** submission shall be accompanied by a **$300.00 review fee** (if an architect is needed) and submitted to the Montevista Community Association. Review fees cover professional design review and installation inspections. If more than two reviews are required by the Architect before a

design is approved, an additional **$100.00 review fee** will be due from the homeowner. Homeowners are encouraged to work with their designers/contractors to ensure that they are following the guidelines to prevent delays due to missing information, incorrect plant/tree count, and or any item that is not in strict compliance with these published guidelines.

REVIEW PROCESS

1. The Montevista Community Association will distribute a copy of the proposed plans to the Montevista Architectural Review Committee (ARC) for review.

2. The ARC will issue a written response within forty-five (45) days upon receipt of each submission and review fee. The response will include a summary of comments per the Landscape Submittal Worksheet.

3. No reviews will occur without all the required design elements and payment included with the first review. NOTE: minor, visible additions such as security doors, coach lights, driveway extensions, front yard walkways, etc. will not require a review fee.

4. Plans may require a second submittal for review if there are errors or missing items noted on the first review. The Homeowner must submit two (2) revised copies to the Montevista Community Association, including a new Design Review Application Form to receive a final approval or may be submitted electronically in PDF (no reductions). **NOTE: WHEN SUBMITTING ELECTRONICALLY, THE ORIGINAL SIZE MUST BE NO SMALLER THAN 24"x 36" AND REDUCED TO NO SMALLER THAN 11x17.**

5. No construction shall commence until final plan approval by the ARC is received by the homeowner,

CONSTRUCTION REVIEW

1. The ARC may review work in progress and give notice of non-compliance. Absence of such reviews and notifications during construction does not constitute either approval by the ARC of work in progress or compliance with the Montevista Design Guidelines.

2. Final Review. Upon completion of the installation of approved landscape plans, the Owner must submit a completed Request for Landscape Installation Approval Form (Appendix F) to the Montevista Community Association. The ARC will then conduct an inspection within thirty (30) business days and will issue a written notice of approval or failure, based on compliance with the final approved plan on file with the Montevista Community Association.

3. If the work is not in compliance with the Approved Final Submittal and all Design Guidelines, a written notice will be issued to the Owner within fourteen (14) business days of the review. The Owner shall have thirty (30) calendar days to remedy non-compliance. When corrections are complete, the landscape will be re-inspected for compliance. If the landscape is not in compliance after the second inspection, the applicant will be required to pay $100.00 for each additional inspection, until the landscape is approved.

4. The Homeowner assumes responsibility for hardscape, and planting installation consistent with the City of Phoenix requirements, including appropriate permits from the City of Phoenix which must be provided at the time of application.

VARIANCES, CHANGES AND APPEALS

There may be occasions when an Owner desires to make a change that affects the exterior of the building or the site after construction documents are reviewed. When an applicant wishes to make a change which deviates from the plans as approved by the ARC, the applicant must submit a written request to the ARC along with a set of plans clearly delineated the proposed change. The ARC shall respond to such request within thirty (30) days from the date of submittal. No changes will be allowed unless approved by the ARC- The ARC reserves the right to charge an additional fee to complete this review process.

Any Owner wishing to appeal a decision made by the ARC must do so in writing to the Board of Directors. Such appeal must be made within thirty (30) days after the decision of the ARC and must be accompanied by the written decisions of the ARC, copies of the application and all items submitted to the ARC and any other relevant evidence previously submitted to the ARC. If a decision of the ARC is overruled on any issue in question, the prior decision of the ARC shall be deemed modified to the extent specified.

Applications and plans shall be sent to:
Montevista Community Association c/o AZCMS
15300 N. 90th Street, Ste. 800
Scottsdale, AZ 85260
480-355-1190
support@azcms.com

RESIDENTIAL LANDSCAPING
Turf, lawn or grass is permitted in front yard or backyard areas with ARC approval. Turf must be setback two feet (2'-0") minimum from lot/property lines, or neighboring masonry walls and fences. Turf must be maintained year-round. Trees must be setback 3'-6" minimum from lot/property lines, or neighboring masonry walls/homes. Approved plants are for the Montevista community are listed in Appendix A. Prohibited plants are listed in Appendix B.

1. **Front Yard:** Front and side areas that are non-enclosed.

2. **Front Courtyard (Private):** an area in the front yard that is enclosed by an approved** solid masonry wall and gate, or an enclosed area interior to the architecture. This area will be treated similar to a Rear Yard (Private). Refer to the Hardscape Walls/Fences section for further descriptions of allowable wall conditions. ** Minimum 36" – Maximum 48".

3. **Rear or Side Yard (Visible)**: Areas enclosed by some portion of full wrought iron view fencing that are visible, including side yards and rear yards. Full wrought iron view fencing is comprised of wrought iron fencing on top of block wall. The height of wrought iron in a full wrought iron view fence shall be greater than three feet 3'-0".

4. **Rear or Side Yard (Private)**: Landscape areas in the rear or side yard, which are enclosed within a solid masonry wall or partial view fence. Partial wrought iron view fencing is comprised of wrought iron fencing on top of block wall. The height of wrought iron in a partial wrought iron view fence shall be less than 3'.

FRONT YARD GUIDELINES
The Montevista Architectural Review Committee prior to installation shall approve landscape designs for front yards, including hardscape improvements.

1. Front yard landscapable area is defined as the total amount of area from the back of street improvements (sidewalk or curb where occurs) less the minimum area required for driveway and

approved walkways and/or courtyard patios. Front entry courts are considered part of the front yard, but are subject to specific guidelines.

2. Artificial (synthetic) turf is permitted in the front or backyard. Lots with Turf (grass) in front yards are required to overseed in the winter months with a suitable rye seed. Owners are required to maintain both seasons of grass, weed free and manicured.

3. Please refer to the Montevista policy for artificial turf on the Montevista website.

4. Wildflowers are prohibited in the front yard.

   The minimum vegetation requirements per front yard shall be ALL of the following:

   I. (1) 24" box tree per 1000 square feet* of landscapable area (located between the street and front building setback). Minimum of one 24" box tree per front yard.

   II. (1) 15-gallon tree per 500 square feet of landscapable area.

   III. (5) 5-gallon tall shrubs, small shrubs or cacti per 500 square feet of landscapable area.

   IV. Minimum 4 different plant species.

   V. (8) 1-gallon ground covers per 500 square feet of landscapable area. Minimum four (4) different plant species.

   VI. Minimum (1) 24" box tree AND (1)15-gallon tree in each front yard.

   Landscapable area is defined as all areas that are not hardscape; sidewalk, driveways, etc. When turf is proposed, owner may subtract the dimensions of the turf from the total landscapable area. In addition, they may adjust the required plant count accordingly to the new net measurement. Tree count may not be adjusted.

COURTYARD GUIDELINES
Items that are not allowed in the front yard but may be allowed in Private Courtyards, per the advance approval and discretion of the ARC include:

- Water features/fountains
- Approved ornamentation such as art/sculpture.
- Refer to Appendix A and B for plant material.

Approved items must not be visible from the street or neighboring property.

VISIBLE REAR YARD GUIDELINES (VIEW FENCE LOTS)
The ARC prior to installation shall approve landscape designs for visible rear yards, including hardscape improvements. ***These improvements will need to be inspected.***

Pool areas must comply with City codes and regulations, including City of Phoenix permit and will be reviewed with the landscape submittal by the ARC. Any other ancillary structures will also be reviewed by the ARC.

Please refer to Appendix A for approved plant material and Appendix B for prohibited plant material.

PRIVATE REAR YARD GUIDELINES (NON-VIEW FENCE LOTS)
The ARC prior to installation shall approve landscape designs for private rear yards, including hardscape improvements.

Pool areas must comply with City codes and regulations and will be reviewed with the landscape submittal by the ARC. Any other ancillary structures will also be reviewed by the ARC.

Refer to approved plants and trees and prohibited plant material in Appendices A and B.

IRRIGATION
All landscape irrigation shall be low water use, drip systems, except for turf or flower bed areas which may use spray systems. Overspray onto public sidewalks or streets are not allowed. Homeowners will be held liable for any damage caused to property by over watering.

All irrigation clocks, valves and equipment shall be screened from direct view from the street if possible. Any visible irrigation equipment located on the side of house within view of neighboring lots, property or streets shall be painted and maintained to match the house color. These include backflow devices, conduit, timer boxes, etc.

LANDSCAPE LIGHTING
Landscape lighting can be highly effective as an accent statement. Landscape lighting for residential Lots may also be used for accenting landscape features, sidewalks or driveways. Acceptable colors are copper, black or dark bronze. All landscape lighting is to be low voltage and to be of a high-quality architectural design.

Cut sheets of any proposed light fixtures must be included with the submittal.

All lighting equipment shall be screened from direct view from the street if possible. Any lighting equipment located on the side of houses within views of neighboring lots, property or streets shall be painted and maintained to match the house color.

GUTTERS
Gutter installation must be approved by the ARC and painted to match the color of the home.

DECOMPOSED GRANITE

All Front Yards and Rear Yards: When installing or replacing granite, yard areas shall be top- dressed and finished with decomposed granite to two inches (2") depth. ***All decomposed granite used in the front yard or visible rear yard location must be 3/8 screened Apache Brown***.

BOULDERS
Boulders shall match or complement Apache Brown decomposed granite. Boulders shall be used as an accent; large massing's are discouraged. Boulders must be integrated into the ground and buried to a depth of at least 1/3 of boulder height.

GRADING AND EARTH SHAPING
1. All grading shall have smooth slope transitions and shall be constructed to approximate natural grade forms and transitions. Subject to engineering requirements, engineered slopes shall be "naturalized" by a combination of:
    a. Rounding of abrupt changes in vertical and horizontal angles beginning a minimum of two feet (2'-0") before top of slope and two feet (2'-0") beyond toe of slope.

b. Additions of fill or excavations to engineered areas to diversify widths, lengths and heights, eliminating straight lines and uniform shapes.
c. Smooth and natural slopes should be used for all berming and shaping. Slopes exceeding 3:1 are not acceptable.

2. Grading shall not:
   a. Alter the lot drainage design as per the approved grading and drainage plans on record at the City of Phoenix.
   b. Raise or lower the grade along a lot wall, lot fence, or adjacent building.
   c. Force a drainage pattern causing flooding of adjacent lots or common areas.
   d. Create standing water. Homeowner built retaining walls may not retain earth against a party or common wall.

RESIDENTIAL LANDSCAPE MAINTENANCE

1. Each owner, at owner's sole cost, shall be responsible for the maintenance and repair of all landscaping on owner's lot or parcel. This includes the area between the street and curb and right-of-way line on the owner's lot or parcel, except those areas owned by the association. All landscaping shall be maintained in good condition, including but not limited to irrigation, mowing, fertilization, pruning, pest and disease control and trash removal. Lots with Turf in front yards are required to over seed in the winter months with a suitable rye seed. Dead, damaged or dying plant materials and damaged or deteriorating structural elements shall be replaced as soon as possible when an unsightly or potentially hazardous condition becomes apparent.

2. If such maintenance is not performed by the owner, the Homeowners Association may enforce these guidelines using the procedures described in the CC&RS.

HARDSCAPES

Hardscapes are any hard-surface improvements at or near ground level. Hardscapes include, but are not limited to, pool decks, sidewalks, stepping stones, patios, wood decking, driveways and other hard-surfaced features. Landscaping between the hardscape and view fence is required. The ARC must approve any additional hardscape areas. Paving must be setback 3' from full view fencing and may not be raised more than 12" from finish floor height.

TURF HEADERS

Headers may not exceed 12 inches in width and shall be flush where they abut other paved areas. No rock, railroad ties, plastic, steel, aluminum or redwood header board will be approved.

WALLS/FENCES

Additional walls in the front yard will be allowed if they are 4'-0" maximum height and designed with similar finishes and colors to complement the architecture of the home. These walls must be submitted for review. Plants must be maintained in the setback areas surrounding this fence to soften the appearance of the javelin fence.

In some cases, a courtyard is formed interior to the building or garage with connections of architectural elements. In this condition, a courtyard wall may exceed the 4'-0" height with a 6'-0" maximum, if it does not protrude from the building plane.

Wrought Iron fencing is prohibited in front yards. Homeowner built retaining walls may not retain earth against a party or common wall.

DRIVEWAY/DRIVEWAY EXTENSIONS

1. Each Lot may have only one driveway entrance to the fronting street. No dual entry drives are permitted. Driveway entrance may not be altered from the location as installed by the Builder.

2. Driveways shall remain as provided during the original construction for access to garages only and shall not be expanded for any reason. Paver borders may be added along the driveway edge, but may not exceed 12" in width unless approved in advance by the ARC.

3. Driveway material must be integral colored concrete or integral colored concrete pavers, complementary with the house color and adjacent native desert earth colors. Asphalt, stained and painted concrete are prohibited. Bright or contrasting colors are prohibited. Driveway material may extend to sidewalk only.

4. Texture and score patterns, exposed aggregate, heavy rock salt, coarse broom and coarse trowel finishes are allowed.

5. Distance between Score Joints or between a Score Joint and an Expansion Joint shall not exceed ten feet (10') in any direction.

PATIOS/DECKS/PAVEMENTS

Hardscapes and patios are subject to approval by the ARC. Patios and decks may be constructed of wood, masonry, stone or concrete, provided that the design and texture of the material is in harmony with the Dwelling Unit. Paint where used, shall be either the dominant or trim color of the dwelling unit. Stains, where used, shall complement the color-scheme of the dwelling unit. Deck design shall minimize unsightly support structures. Wood posts shall be enclosed with a one foot by one-foot minimum footprint with finished and colors to match the Dwelling Unit. Any additional pavement areas in the form of concrete, blacktop, brick, tile or wood decking must complement the color and finish of the adjacent hardscape and be approved by the ARC. Decks visible from Neighboring Property shall not be used as storage areas. Above ground decks (including raised hardscapes, patios and platforms) shall not exceed 12 inches in height, measured from the primary finish floor level of the dwelling unit. Landscaping between the hardscape and view fence in required.

No bollards, chains or rope will be allowed as part of the front yard landscaping. Decking/ patios will be allowed for front and rear yards at the discretion of the ARC.

FIREPLACES/FIREPITS/BARBEQUES

Covered and uncovered fireplaces and barbeques must be submitted to the Montevista Architectural Review Committee (ARC) for approval prior to construction and shall be designed and constructed to be an extension of the architecture of the house. Colors and materials shall be incorporated from the architectural elevation.

1. Fireplaces/firepits less than 6' in height must be offset* 1'-6" from side and rear lot lines or adjacent homes. Fireplaces/firepits greater than 6' in height must be offset 5'-0" from side and rear lot lines or adjacent homes. These structures are not to be attached to perimeter walls or adjacent homes. Built in barbecues, serving counters and seat walls less than 6' in height may be attached** to perimeter walls.

2. Fireplaces/fire pits/barbeques must be offset 5'-0" from full view walls.

3. Fireplace/firepit/barbeque structures are not to exceed eight feet (8'-0") in height at any point of the structure.

*Setback is to rear edge of chimney or fire-pit. Fire source must not heat the party wall or common wall. At least six inches of masonry and an air gap of two inches must be between the fire-source wall and the party or common wall. Fireplace owner bears full responsibility for damage caused to adjoining owner by the fireplace.
**Barbecue must not heat the party wall or common wall. At least six inches of masonry and an air gap of two inches must be between the heat source and the party or common wall. Barbecue owner bears full responsibility of damage caused to adjoining owner by the barbecue.

GATES
Gates are to be constructed of metals or woods to integrate with the building architecture and must be designed to conceal the rear yard. All gates are to be approved by the ARC. Double/Vehicular gates are permitted.

GATES – FRONT COURYARD
Front Courtyard Gates are to be of a simple design (no Kokopelli's, howling coyotes, sports team logos, etc.) see through, modest in ornamentation and of a color and architectural style compatible with the residence. Courtyard Gates are not to exceed 8'-0" in height and setback from the front face of the home a minimum of 12". A dimensioned sketch or photograph is required for submittal.

POOLS, SPAS, HOT TUBS & WATER FEATURES

1. Pools, hot tubs and spas are allowed inside or rear yards only.

2. Pools, spas, and hot tubs shall be built in and integrated into the pool deck and surrounding landscaping in all yards.

3. Water features fountains on lots with view fencing in rear yard shall be screened from view from neighboring lots and property by design, location or screen walls.

4. Pool and spa equipment must be 3' minimum from full view walls and screened from view.

5. Pools, hot tubs, spas and associated paving, must be setback 5 feet minimum from any community or neighbor's wall or fence.

6. Built-in spas and hot tubs may be elevated a maximum of twenty inches (20") above grade when forming an integral part of the poolscape. Design materials and colors shall be consistent and compatible with the building architecture.

7. Spas/hot tubs in rear yards with partial view fences, may be installed above ground provided that they are not higher than the block portion of the view fence.

8. Pools and spas shall conform to the requirements of the City of Phoenix including a permit. Equipment shall be screened from view from neighboring lots, common areas, and the street by wall enclosures. Slides, diving boards or other accessories shall not be visible from neighboring lots and property and must be submitted to the committee for review.

9. Water features are not allowed in the front yards other than private courtyards, and must not be visible from the street. Water features in semi-private and enclosed rear yards are acceptable if they are not visible from adjacent property.

10. Water features cannot exceed 6'-0" in height.

11. Water features must be offset 5'-0" from any walls.

FLAGPOLES/FLAGS/PENNANTS AND BANNERS
With the exception of those flags and flag poles permitted in the front and rear yard under ARS 33- 1808 (or any revision thereof), no other flags are to be permitted for display in front or rear yard.

For safety purposes, flagpoles are to be professionally installed at a distance back from the sidewalk and adjacent property lines equal to the height of the pole. All visible front and/rear flag pole installations require advance approval of the ARC.

The use of freestanding pennants or banners is permitted so long as the pennant/banner is freestanding on a "Shepherd's Pole" no taller than 36", and the pennant/banner fall within 10" x 18" dimensions. College or Sport Team flags, National flags, or other flags, that do not fall within the guidelines outlined in this section (Flags), may be displayed for no longer than 48 consecutive hours but should not be attached to the home. All flags must be maintained in excellent condition.

YARD ORNAMENTATION/ART AND SCULPTURE
Ornamentation, art or sculpture visible from surrounding property or lots is not permitted. Components such as posts or fences to mark the homesite corners, freestanding fountains, statues, wagons, wagon wheels, representations of animals, weather vanes, or any other miscellaneous items will not be permitted outside private areas. Such objects are permitted in the private areas and must not be seen from any neighboring property.

colors will be considered and live plants or flowers must be maintained in the approved pots. Owners must submit color photos/brochures, dimensions and site plan showing desired installation location. Artificial flowers or other metal objects will not be permitted in visible planter pots or in or in other visible locations.

PLAYGROUND EQUIPMENT
No jungle gyms, swing sets, trampolines, or similar playground equipment which would be visible from Neighboring Property shall be erected on any Lot without the prior written approval of the ARC.

All play equipment must be set back 5' minimum from property lines (unless approved by the ARC), and may not exceed 10' in height. Tarps/canopies must be a desert neutral color or dark green. No other primary colors will be considered. Structures must be kept free of visible dust and debris and maintained at all times.

ARCHITECTURAL

EXTERIOR PAINT COLORS

Homeowners may repaint the exterior of their home in their existing paint color scheme, OR in one of the Montevista Board approved paint color schemes which are located on the Montevista Homeowners website. If a homeowner is painting a new color scheme for their house, they may NOT duplicate the color scheme used on houses adjacent to their house. All exterior painting must be reviewed by the Architectural Review Committee for approval, before painting can begin.

EXTERIOR ALTERATIONS

All exterior building materials and the commencement of any exterior alteration must be approved by the ARC as described in these Design Guidelines.

SKYLIGHTS

The visible portions of skylight frames must match the roof color as closely as possible or a bronze anodized color. Panel framing, hardware and piping must be painted to match roof color. Flat panel tinted glass style skylights only are allowed. No frosted or opaque plastic skylights will be approved. 'Solatube' skylights are allowed but shall not be visible when viewed from the fronting street.

ANCILLARY/LANDSCAPE STRUCTURES (gazebos, Ramada's, etc.)

Ancillary/landscape structures which may include but are not limited to greenhouses, gazebos, trellises, ramadas and similar structures are allowed in rear yards only and require ARC approval. No structure may exceed 225 square feet. All structures shall be located at least three (3) feet from any view fence. All structures greater than six feet in height must be located five (5) feet from any property line and are limited to ten feet in height. All ancillary structures shall be painted to match the color of the Dwelling Unit for that Lot or have a natural wood or other natural finish and shall have roofing material which matches the roofing color of the Dwelling Unit. Ornamentation such as color blocking, murals or signage on architectural elements is prohibited. The ARC shall consider the impacts of noise, lighting and visual privacy on adjacent properties in review of applications. All ancillary structures shall be integrated with the Dwelling Unit avoiding contrasting independent features without relationship to the architecture. ARC will review each application in detail regarding proposed pergolas, ramadas, fountains, statues, art/sculpture, arbors, entry/security gates, etc. Entry features shall relate to the architectures utilizing like materials, similar scale and extensions of the architecture. Underground Dwelling Units are not acceptable, except as approved by the ARC.

ANTENNAS AND SATELLITE DISHES

The Federal Communications Committee (FCC) Rule prohibits Associations from restricting the use of antennas intended to receive direct broadcast satellite service that are eighteen (18") or less in diameter. The Association may however impose reasonable restrictions on the safety and other specific parameter allowed by the FCC rule. In the event there are revisions to the FCC rule or any state statutes imposed which conflict with these provisions, the FCC rule and/or state statute would prevail. These Design Guidelines apply to Direct Broadcast Satellites (DBS) less than 1 meter in diameter, multi-channel multipoint distribution reception devices (wireless cable) and traditional television broadcast antennae (hereinafter collectively referred to as "television reception devices"). With respect to placement, all television reception devices must be installed in the least obtrusive manner possible. Specifically, the goal of these guidelines is to have as many television reception devices as possible ground mounted or otherwise obscured from view from adjacent property, streets or common areas. Please work with your satellite dish vendor on this issue when discussing installation location and consider the potential impact of visible dishes to the community.

DIRECT BROADCAST SATELLITE DISHES LESS THAN 1 YARD IN DIAMETER

1. An attempt should first be made to ground mount a Direct Broadcast Satellite dish in the rear yard below the fence line.
2. If installation of a Direct Broadcast Satellite dish on the ground does not provide and acceptable quality signal, the Direct Broadcast Satellite dish may be placed on the home.
3. In placing the Direct Satellite dish, the placement is required to be the least visible from the front and sides of the home as possible.
4. Satellite dishes may not be attached to common walls (common wall is defined as any wall shared with a neighbor or common area).
5. Any visible cable wire must be painted to match the surface to which it is attached. If painting the dish would not void a warranty, it is preferable that it is painted to match the stucco color of the home.

AWNINGS AND CANOPIES

Awnings and canopies provide an effective means for controlling glare and excessive heat build-up on windows and door openings, which help in reducing energy consumption and utility costs. The manner in which sun shading is provided had considerable effect on the exterior appearance of a house.

1. ALL Awnings and canopies must be presented to the ARC for approval prior to installation.
2. Awnings and canopies shall be placed in rear and side yards only.
3. Awnings and canopies should be compatible with the architectural character of the Dwelling Unit in terms of style, materials, color and visual scale.
4. The color of the awning or canopy shall match the trim or dominant color of the Dwelling Unit. Exceptions must be approved by the ARC.
5. The location of any awning or canopy shall not adversely affect views, sunlight, or natural ventilation or adjacent properties.
6. If visible from neighboring property, metal or wood frames for awnings shall be painted to match the trim or dominant color of the Dwelling Unit.
7. Plastic awnings are not permitted. Shade material must be canvas (or other woven material) or metal of a color which is complementary to the house as approved by the ARC. Shade screens which are not an integral part of a window system are not permitted.
8. All awnings or canopies must be approved in advance by the ARC

BASKETBALL GOALS

Permanent basketball goals may be allowed in rear yards provided that they are screened from view

with trees, professionally installed, and approved in advance by the ARC. Portable goals will be allowed for use in front yards, but must be stored out of view every night.

ADDED STRUCTURES

All attached and detached structures shall meet the same criteria for the main structure. Such structures shall be single level only, and, be located within the setbacks as specified. Such structures shall not exceed 225 square feet. They shall be visually connected to the main building with walls, courtyards, trellis or other major landscape elements, and shall be architecturally integrated with the use of the same exterior building forms, materials and colors as the main house. While fully enclosed structures are not permitted, homeowners may enclose the structure on 2 sides. Additional garages or parking spaces for guesthouses are prohibited.

HOLIDAY DECORATIONS

1. **Disturbance**: Residents should make an effort to ensure that lights, particularly blinking lights or very bright lights, do not disturb other Residents. Decorations must be maintained in good repair and safe working order.

2. **Locations:** Holiday decorations may not be placed on any structure, tree or plant in any Common Element unless installed by the HOA.

3. **Time**: The acceptable time frame for winter holiday decorations is November 15th until January 15th. All other holiday decorations should be displayed no more than thirty (30) days prior to the day of the holiday and removed within ten (10) days after the holiday.

4. **Inflatable Decorations:** these must be kept inflated at all times when they are visible in the front yard.

LIGHTING AND SECURITY FLOODLIGHTS

Exposed bulb floodlights are not permitted at any location on a Dwelling Unit. No lighting shall be allowed that produces excessive glare or that shines on neighboring property. Motion sensor security lighting is permitted on the sides or rear of a home.

Security floodlights are available with shields, "Neighbor friendly lighting with a light shielding visor". The use of other than white or yellow exterior lights shall be prohibited except for colored lighting used as holiday decoration. Holiday decorations shall not become nuisances to neighbor. Holiday decorations may be displayed between November 15th and January 15th

Patio or party lighting placed on view fences, ramadas or other backyard locations shall be turned off by 11 PM with the exception of holidays when holiday lights are permitted between November 15th and January 15th.

Residents who want to install permanent holiday lighting must first submit an architectural application for approval by the Architectural Review Committee (ARC). The application should include a description of the proposed lighting and where lights will be placed on the home. Homeowners will ensure that lighting equipment will not be visible (placed under eaves or fascia). Lights will be turned off by 11 PM.

All holiday lighting will be limited to the following holidays:

- Christmas/Hanukkah lights, including permanent lighting. Lights can be displayed from November 15th to January 15th.
- Halloween Lights, including permanent lighting, may be displayed from October 1st through the 31st.
- St. Patrick's Day, Memorial Day, July 4th, Labor Day, and New Year's Eve/New Year's Day lighting

can be displayed one week prior to the holiday and need to be taken down or turned off the next day.

Homeowners who wish to use lighting for other holidays or events will need approval from the ARC.

Residents should make an effort to ensure that lights, particularly blinking lights or very bright lights, do not disturb other residents.

PATIO ROOFS
All patio roofs, shade structures and trellises shall be visual extensions of the architecture and main roof structure. Flat roofs shall have parapets with materials and colors to match the Dwelling Unit. The roof of any appurtenances, which are Visible from Neighboring Property shall be of tile or other "built up" roof material and shall be approved by the ARC. Wood posts shall be installed on a one-foot by one-foot minimum base with finishes and colors to match the Dwelling Unit.

ROOFTOP EQUIPMENT
In order to maintain a clean roof line character; the installation of any roof mounted equipment is not permitted, except approved solar collectors. Equipment which is not permitted includes, but is not limited to, air conditioning and heat pumps units, evaporative coolers, and wind turbine ventilators.

SCREENING
Visible rear yards shall screen pool/spa equipment or other permanent equipment with a masonry wall finished to match adjacent wall texture and color. All ground mounted equipment such as air conditioning units, pool or fountain equipment and electrical boxes, shall be enclosed by a masonry wall so they are not visible from neighboring property or through visible rear yards. Design of wall shall fully screen equipment visible from neighboring property and through visible rear yards. Enclosures shall be located at least five (5) feet from any view fence. All screening

walls shall be a logical extension of the architecture of the residence in color, materials and texture. Changes in material from the main house or freestanding screens are not permitted.

SCREEN DOORS/WINDOW SCREENS AND TREATMENTS
Screen doors and window screens have an open mesh designed to provide partial shading. Screening must be black or brown fabric mesh that allows at least 20% light penetration. Roll- down window screening must have the storage box and the fixtures mounted inside the window opening so as not to project beyond the building wall surface or window framing. Screen frames, supports and tracts must be painted to match the dwelling wall color or the window frame color, depending on the design.

All window coverings facing a street must be of neutral colors compatible with the exterior color of the home unless otherwise approved in writing by the ARC. This includes windows of front facing garages. No reflective materials (including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar items) shall be installed or placed upon the outside or inside of any windows of a Residence without the prior written approval of the ARC. No drapes, blinds, shades, screens or other items affecting the exterior appearance of a Residence which are Visible from Neighboring Property shall be installed or placed on the inside or outside of the windows of a Residence except in accordance with the approved Design Guidelines. For example, faded and/or deteriorated screens or window treatments are to be removed and replaced. The original integrity must be maintained.

Glass garage door panels shall not be covered on any interior with any materials that are visible through the glass panel.

SECURITY DOORS AND SECURITY WINDOW COVERINGS

Security doors are doors designed to prevent access while allowing air flow. Security doors must be simple design (no Kokopelli's, howling coyotes, sports team logos, etc.), see through, modest in ornamentation and match the color of the dwelling or be black or brown/bronze. ARC approval is required prior to installation. When submitting for security door or window coverings, please include a color photo of the front elevation of your home as well as color illustrations of the addition so that the ARC can ensure that the addition is in harmony with the existing home colors.

Solid metal and louvered security doors, other security doors and door coverings are prohibited.

Exterior security window coverings, including solid or louvered metal coverings, bars or security mesh, and other heavy closures are prohibited.

SIGNS

Prior review and approval of certain signage is not required, e.g. one small warning sign (maximum nine by twelve inches [9"x12"]) for each of the following uses is permitted: security, neighborhood watch, "no soliciting" or "beware of dog" provided that they are professionally made and maintained in good condition. All political, cautionary, for sale, rent or lease signs specified in ARS 33- 1808 (or any revision thereof) are permitted as required by Law. ARS 33-1808 supersedes Article 3.10 in the CC&RS. Signage placed on any Common Element is not permitted by any homeowner or resident. This includes the mailboxes. All other signage must be approved by the MDRC. Contractor signage must be removed immediately upon completion of any approved project.

SOLAR COLLECTORS

In accordance with ARS 33-1816 (and any revision thereof): An Association shall not prohibit the installation or use of a solar energy device as defined in section 44-1761.

However, an Association may adopt reasonable rules regarding the placement of a solar energy device as long as those rules do not prevent the installation, impair the functionality, or adversely affect the cost or efficiency of the device. Therefore, the HOA requires that all solar energy installations be approved in advance of installation by the ARC. Homeowners will also submit the required approvals from the City of Phoenix.

Solar Collector panels must lie parallel to the roof surface and be attached directly to it. Panels must match roof color as closely as possible. Panel framing, hardware and piping must be painted to match roof or wall color, as applicable. All storage tanks and control equipment must be screened from View from Neighboring Property or through view fencing. Roof mounted hot water and storage systems are not allowed.

STORAGE SHEDS – (temporary)

A single pre-manufactured storage shed may be placed in side or rear yards for Temporary use, but should harmonize with the Dwelling and must be located and/or screened to minimize the impact on adjacent neighbor's privacy and to minimize visibility to any street or common element. Maximum height of any storage shed is ten (10') feet with a 5' setback from common walls.

STORAGE SHEDS – (permanent)

Storage sheds may be built and should harmonize with (architecture and roof tiles) and be painted to match the dwelling. They must be located and/or screened to minimize the impact on adjacent neighbor's privacy and to minimize the visibility to any street or common element. Maximum height of any single shed is ten feet with a 5' setback from common walls. These types of storage sheds require advance architectural approval of the ARC.

COMMUNITY RULES

See the CC&Rs for complete list of restrictions and enforcement of same.

ARCHITECTURAL FORMS AND INFORMATIONAL DOCUMENTS

SUBMITTAL PROCEDURE SUMMARY (FOR ALL ARCHITECTURAL CHANGE REQUESTS)

1. Completely fill out the Design Review Application form that is applicable to the type of modification you are applying for.

2. Completely fill out the Landscape Architectural Application and worksheet form located on pages 25-26.

3. Completely fill out the Non-Landscape/Paint Architectural Application form located on page 27.

4. Completely fill out the Swimming Pools, Spas, Hot Tubs, and Water Features Architectural Application and worksheet form located on pages 28-29 for any and all pool, spa, and water feature installations.

5. Completely fill out the homeowner information section of the Architectural Project Completion Form on page 30.

6. Include an 8 ½" X 11" copy of the City of Phoenix approved plot plan (if applicable).

7. Include cut sheets of proposed lighting fixtures if applicable.

I. Make check payable to Montevista Community Association for $300 for front and rear yard submittals. Separate submittals for front or rear yards will be permitted, however, are discouraged as they will incur a separate review fee, i.e. $200 for the first submittal and $200.00, payable with the second submittal.

II. A Separate Pool or spa submittal is also discouraged but will be provided with review fee of $100.00 payable with submittal. However, if plans do not meet the guidelines, owner will be charged an additional $50 for each subsequent review.

III. Submit all applicable documents for items one (1) through seven (7) AND two (2) sets of plans (if hard copy) to the following address:

Montevista Community Association C/O AZCMS
15300 N. 90th Street., Ste. 800
Scottsdale, AZ 85260
(O) 480-355-1190
or
ARC@azcms.com

(PLANS MAY BE SUBMITTED ELECTRONICALLY IN PDF (NO REDUCTIONS), HOWEVER THEY WILL NOT BE PROCESSED UNTIL THE REVIEW FEE IS RECEIVED.)

Be sure to include:

- A physical and mailing address for the owner(s) to receive correspondence.

- Phone numbers and email addresses that you or your landscaper/pool company can be reached at

IMPORTANT: ALL SUBMITTAL FORMS MUST BE SIGNED BY THE HOMEOWNER. INCOMPLETE APPLICATIONS WILL BE AUTOMATICALLY DENIED

APPENDIX A: MONTEVISTA APPROVED PLANT/TREE LIST
Plants with an * are additions to the original plant list

COMMON NAME	BOTANICAL NAME	NOTES
TREES		
Argentine Mesquite	Prosopsis alba	
Arizona Ash	Fraxinus velutina	
African Sumac	Rhus lancea	Can be invasive
Blue Palo Verde	Parkinsonia florida	
Brazilian Pepper	Schinus ferebinthifollius	Summer stress
Cascalote	Caesalpinia cacalaco	
Chaste Tree	Vitex agnus-castus	
Chilean Mesquite	Prosopsis chilensis	
Chitalpa	Chitalpa tashkinensis	
Crucifixion Thorn	Canotia holacantha	Uncommon (not commonly used or available at nurseries)
Desert Fern	Lysiloma thornberi	
Desert Museum Hybrid	Parkinsonia hybrid	
Desert Willow	Chilopsis linearis	
Evergreen Elm	Ulmus parvifolia	
Evergreen Pear	Pyrus kawakamii	Summer stress
Fern Leaf Acacia	Acacia pennatula	Uncommon
Foothill Palo Verde	Parkinsonia microphylla	
Golden Ball Lead Tree	Leucaena refusa	
Guajillo Acacia	Acacia berlandieri	Uncommon
Honey Mesquite	Prosopsis juliflora	
Hong Kong Orchid	Bauhinia variegata	Summer stress
Ironwood	Olneya tesota	
Leather Leaf Acacia	Acacia craspedocarpa	
Littleleaf Ash	Fraxinus greggii	
Mediterranean Fan Palm	Chanaerops humilis	
Mexican Buckeye	Ungnadia speciosa	Uncommon
Mulga	Acacia aneura	
Palo Blanco	Acacia willardiana	
Palo Brea	Parkinsonia praecox	
Pigmy Date Palm	Phoenix roebeliniij	
Purple Leaf Plum	Prunus cerasifera	Summer str
Screwbean Mesquite	Prosopsis pubescens	
Shamel Ash	Fraxinus uhdei	
Shoestring Acacia	Acacia stenophylla	
Southern Live Oak	Quercus virginiana	
Sweet Acacia	Acacia famesiana or Acacia minuta	
Texas Ebony	Ebenopsis ebano	
Texas Mountain Laurel	Sophora secundifolora	

Tipu		Tipuaanu tipu
Twisted Acacia	Acacia schaffneri	
White Thorn Acacia	Acacia constricta	
Willow Acacia	Acacia pennatula	
TALL SHRUBS (5' OR HIGHER)		
Anachuita	Cordia boissieri	
Anderson Lycium	Lycium andersonii	Uncommon
Arizona Rosewood	Vauquelinia californica	
Bee Bush	Aloysia lycoides	Uncommon
Bougainvillea	Bougainvillea	
Boxwood Beauty	Carissa g. 'Boxwood Beauty	
Cat Claw Acacia	Acacia greggii	Uncommon
Creosote Bush	Larrea tridentata	
Desert Hackberry	Celtis pallida	
Desert Lavender	Hyptis emoryii	
Desert Senna	Senna nemophila	
Evergreen Sumac	Rhus trilobaba	Uncommon
Feathery Senna	Senna artemisioides	
Fraser's Photinia	Photinia fraserii	PM Shade
Fremont Lycium	Lycium fremontii	Uncommon
Giant Bird of Paradise	Stelitzia Nicolai	PM Shade
Graythorn	Ziziphus obtusifolia	
Green Hopbush	Dodonaea viscosa	
Heavenly Bamboo	Nandina domestica	PM Shade
Hibiscus	Hibiscus rosa sincensis	
Indian Hawthorn	Raphiolepsis indica 'clara'	PM Shade
Japanese Privet	Ligustrum japonicum	
Jojoba	Simmondsia chinensis	
Little Leaf Cordia	Cordia parvifolia	
Mexican Bird of Paradise	Caesalpinia Mexicana	
Old Man Saltbush	Atriplex nummularia	Uncommon
Purple Hopbush	Dodonaea viscosa	var. 'Purpurea
Red Barberry	Berberis haematocarpa	Uncommon
Red Bird of Paradise	Caesalpinia pulcherrima	
Red Fairy Duster	Calliandra californica	
Rose		Rosa
Shrubby Senna	Senna wislizenii	
Squaw Bush	Rhus trilobata	Uncommon
Sugar Bush	Rhus ovata	
Sweet Memory	Duranta erecta	
Thorn Bush	Lycium brevipes	Uncommon
Tropical Bird of Paradise	Strelitzia reginae	PM Shade
Twin Flower Senna	Senna biflora	Uncommon
Variegated Pittosporum	Pittosporum tobira 'variegata'	

Wooly Butterfly Bush	Buddleia marrubifolia	
Xanadu Philodendron	Philodendron XanaduUnc., PM Shade	
Yellow Bells	Tacoma stans and varieties	
SMALL SHRUBS (UNDER 5')		
Anderson's Honeysuckle	Anisacanthus andersoniUncommon	
Baja Ruellia	Ruellia peninsularis	
Barbados Cherry	Malpighia glabra 'marquita'	Uncommon
Bat-faced Cuphea	Cuphea llavea	Uncommon
*Black Dahlia	Dahlia frutescens	
Bladder Sage	Salazaria Mexicana	Uncommon
Boxwood Beauty	Carissa g. 'Boxwood Beauty	
Brittle Bush	Encelia farinose	
Bush Morning Glory	Convolvulus cneorurn	
California Buckwheat	Eriogonum fascicolatum var. 'poliofolium' Unc.	
Cape Plumbago	Plumbago auriculata	PM Shade
Chuparosa	Justicia californica	
Coves Cassia	Senna covesii	Uncommon
Deer Grass	Muhlenbergia (species)	
Deer Vetch	Lotus rigidus	Uncommon
Desert Honeysuckle	Anisacanthus therberiUncommon	
Desert Mallo	Sphaeralcea ambigua	
Desert Milkweed	Asclepias subulate	
Desert Ruellia	Ruellia californica	
Emu Bush	Eremophila "Valentine"	
Firecracker/Coral Fountain	Rusellia equisetiformis	
Flame Anisacanthus	Anisacanthus quadrifidusUncommon	
Guara	Guara lindhymeri	
Giant Bursage	Ambrosia ambrosioides	Uncommon
Golden Columbine	Aquilegia chrysanthaUncommon	
Green Carpet Natal	PlumCarissa macrocarpa	
Iris		Dietes bicolorPM Shade
Lindheimer Senna	Senna lindheimeriana	Uncommon
Little John Bottlebrush	Callistemon viminalis	
Little Ollie Olive	Olea europaea 'lil ollie'	
Mexican Honeysuckle	Justicia spicigera	PM Shade
Mondo Grass	Ophiopogon japonicus	PM Shade
Mormon Tea	Ephedra trifurca	
Mormon Tea	Ephedra viridis	
Pea Bush	Dalea pulchra	

Pine Leaf Milkweed	Asclepias linaria	Uncommon
Pink Fairy Duster	Calliandra eriophylla	
Primrose Jasmine	Jasminium mesnyi	Large vine
Red Justicia	Justicia candicans	PM Shade
Russian Sage	Perovskia atriplicifolia	Uncommon
Salvia		Salvia speciesPM Shade
Senna purpusii	Senna purpusii	Uncommon
Shrimp Plant	Justicia brandegeeana	PM Shade
Spiny Senna	Senna armata	Uncommon
Spreading Ruellia	Ruellia brittoniana	
Trailing Rosemary	Rosmarinus officinalis	
Triangle Leaf Bursage	Ambrosia deltoidei	
Turpentine Bush	Ericameria laricifolia	
White Bursage	Ambrosia dumosa	Uncommon
Yaupon Holly (dwarf)	Ilex vomitoria	
CACTI AND SUCCULENTS		
*+African Milk Tree	Euphorbia trigona	
Agave	Agave (species)	
Aloe		Aloe (species)
*Argentine Giant Cactus	Echinopsis candicans	
Beargrass	Nolina macrocarpa	
*Blue Candle Cactus	Myrtillocactus geometrizans	
Candellilla	Euprhorbia antisyphillitica	
Compass Barrel	Ferocactus acanthodes	
Desert Spoon or Sotol	Dasylirion wheeleri	
*Elephant Food Plant	Portulacaria afra	Loved by rabbits
Fish Hook Barrel	Ferocactus wisliaenii	
Golden Barrel	Echinocactus grusonii	
Gopher Plant	Euphorbia biglandulosa	
Grass Tree	Dasylirion longissimum	
Green Desert Spoon	Dasylirion acrotriche	
Hedgehog Cactus	Echinocereus engelmannii	
Mammillaria Cactus	Mammillaria (species)	
Mexican Fence Post	Pachycereus marginatus	
Mexican Organ Pipe	Stenocereus marginatus	
Mexican Yucca	Samandoque Hesperaloe funifera	
Night Blooming Cereus	Cereus hildmannianus	
Ocotillo	Fouquieria splendens	
Prickly Pear	Opuntia (species)	
Red or Yellow	HesperaloeHesperaloe parvifolia	
Saguaro	Carnegiea gigantea	
Senita-Totem Pole Cactus	Lophocereus schottii	
Yucca	Yucca (species)	

GROUNDCOVERS		
Angelita Daisy	Tetraneuris acaulis	
Damianita Daisy	Chrysactinia mexicana	
Dwarf Rosemary	Rosemarinus officinalis	
Dwarf Ruellia	Ruellia brittoniana 'katie'	
Gazania	Gazania (Species)	
Gregg's Mistflower	Eupatorium greggii 'oothill'	Uncommon
Hummingbird Bush	Zauschneria california	Uncommon
Hybrid Bermuda Grass	Cynodon dactylon (Hybrids)	
Lirope		Lirope muscariPM Shade
Mexican Primrose	Oenothera speciosa	
*Pink Muhly Grass	Muhlenbergia capillarisj	
Pink Rain Lily	Zephuranthes grandiflora	PM Shade
Rain Lily	Zephuranthes candida	PM Shade
Rocky Point Ice Plant	Melephora lutea	PM Shade
Salt Bush	Atriplex semibaccata	Uncommon
Shrubby bulbine	Bulbine frustescens	
Sierra Gold Dalea	Dalea capitata 'sierra gold'	Uncommon
Trailing Baccharis	Baccharis 'Centennial'	
Trailing Dalea	Dalea gregeggii	Uncommon
Trailing Lantana	Lantana (Species)	
Trailing Myoporum	Myoporum parvifolium	
Verbena	Glandularia (Species)	
Vines		
Bougainvillea	Bougainvillea	
Bower Vine	Pandorea jasminoides	
Carolina Jasmine	Gelsemium sempervirens	
Cat's Claw	Macfadyena unguis-cati	
Coral Vine	Antigonon leptopus	
Creeping Fig Vine	Ficus pumila	
Firethorn	Pyracantha coccinea	
Lady Banks' Rose	Rosa banksiae	
Lilac Vine	Hardenbergia violaea	
Pink Trumpet	Podranea ricasoliana	
Potato Vine	Solanum jasminoides	PM Shade
Snail Vine	Vigna Caracalla	
Star Jasmine	Trachelospermum jasminoides	PM Shade
Yucca Vine	Merremia aurea	Uncommon
Perrenial Wildflowers		
Arroyo Lupine	Lupinus succulentus	
Blackfoot Daisy	Melampodium leucanthum	
Blue Grama	Boutelova gracilis	

Desert Bluebells	Phacelia campanularia	
Desert Marigold	Baileya multiradiata	
Desert Zinnia	Zinnia acerosa	
Dyssodia	Dyssodia pentachaeta	
Globe Mallow	Sphaeralcea ambigua	
Lupine	Lupinus succulentus	
Mexican Gold Poppy	Eschscholtzia mexicana	
Mt. Lemmon Marigold	Tagetes lemmoni	
Myoporum	Myoporum	
Owl Clover	Orthocarpus purpurascens	
Paper Flower	Psilotrophe cooperi	
Penstemon	Penstemon (species)	
Scarlet Flax	Linum gradiflorum var. 'R	

APPENDIX B: PROHIBITED PLANT MATERIALS

The approved plant lists provided in the Appendices were carefully chosen for their appropriateness and availability. **Certain plants are frequently requested which are not on PROHIBITED PLANT MATERIALS.**

The approved plants were carefully chosen for their appropriateness and availability. Certain plants are frequently requested which are not on the residential plant list.

The plants on the following list, although possibly visible in the common areas, are prohibited in the residential areas because of their size at maturity, high water use, invasive roots, harmful qualities or inappropriateness to the Sonoran Desert architecture of the homes.

Prohibited Plants: The following materials are prohibited from use within Montevista

1. All Palms (Palmae) that will exceed six feet (6'-0") at maturity. Dwarf varieties that will attain a height less than 6'-0" at maturity are permitted.

2. All Pines (Pinus), Cypress (Cupressus), False Cypress (Chamaecyparis), Juniper or Cedar (Juniperus), whose height may reasonably be expected to exceed feet (6'-0"), will be prohibited. Dwarf varieties that will attain a height less than six (6'0") are permitted, but only within fully enclosed rear yard areas.

3. All Eucalyptus species

4. Fountain Grass (Pennisetum Socateum).

5. Common Bermuda Grass (Cynodon Dactylon).

6. Mexican Palo Verde (Parkinsonia Aculeata).

7. Desert Broom

8. Ficus

APPENDIX A
ARCHITECTURAL FORMS

ARCHITECTURAL CHANGE REQUEST APPLICATION (LANDSCAPE)

c/o Arizona Community Management Services, LLC
15300 N. 90th Street, Suite 800
Scottsdale, AZ 85260
p: 480.355.1190 f: 480.355.1191
www.mymontevista.com

Name:_____ Date: _____

Address: _____

Phone:_____ Lot #: _____

CHECK ONE: NON-VIEW LOT FULL VIEW LOT PARTIAL VIEW LOT

PLEASE NOTE: Please provide a description of the request in detail; use additional pages as necessary. Please provide drawings, types of materials to be used, color(s), dimensions of improvement and location on lot. Two sets of plans should be submitted. Plans must include a statement that the design is in compliance with the design guidelines.

_____

_____

Submit to: **Montevista Community Association**
Email: ARC@azcms.com
Address: 15300 N. 90th Street, Suite 800, Scottsdale, AZ 85260
Fax: 480.355.1191

Work to be performed by:_____ Phone: _____

Estimated completion date: _____

The homeowner agrees to maintain the improvement if the Architectural Review Committee (ARC) grants approval. The homeowner further agrees to comply with all city, county, federal, and state laws and to obtain all necessary permits. It is the right of the ARC to inspect completed work.

_____ _____
Homeowner Signature Date

[This is to be completed by the reviewer]
The request as submitted above is:

[ ] Approved [ ] Disapproved/Incomplete (resubmit two copies of revised plans)

_____ _____
Signature – Montevista Design Review Committee Date

The following checklist is intended to serve as a guide for Landscape Submission for Montevista Community Association review. This worksheet must be completed and submitted with a $300.00 review fee upon first review. Incomplete worksheets will not be reviewed.

COLUMNS BELOW FOR ARC USE | THIS COLUMN TO BE COMPLETED BY APPLICANT

Approved	Incomplete	
		Front yard landscapable area* = Square Feet
		Front yard turf area = Square Feet
		(1) 24" box tree per 1,000 square feet of landscape area (minimum of one 24" box tree per front yard
		(1) 15-gallon tree per 500 square feet of landscape area (this is in addition to the minimum quantity of 24" box trees.
		(5) five-gallon shrubs or cacti per 500 square feet of landscapable area*
		(8) one gallon ground covers per 500 square feet of landscapable area*
		Grading plans or notes
		Hardscape upgrades/lighting
		Rear yard landscapable Area = Square Feet
		Total number of plants provided =
		Rear yard turf area =

***Landscapable area is defined as all areas that are not hardscape, sidewalk, driveways, etc. When turf is proposed, owner may subtract the dimensions of the turf from the total landscapable area. In addition, they may adjust the required plant count accordingly to the new net measurement. Tree count may not be adjusted. Plant counts may be reduced in the event that the turf is used. Simply reduce the landscapable area by the turf square footage to obtain the net minimum lant requirements. Tree count may not be reduced even when turf is installed.*

COLUMNS BELOW FOR MDRC USE | HOMEOWNER MAY USE AS A CHECKLIST

Approved	Incomplete	
		Base Information Complete Scale, property line, floor plan, adjacent condition, building envelope
		Hardscape (Non-Builder) Dimension, detail, finishes, elevation
		Grading (Shaping) Plan Flow lines, contours, spot elevation, native
		Planting Plan Layout, top dressing, plant legend
		Irrigation Plan Point of connection, controller, backflow, valves, labels

ARCHITECTURAL CHANGE REQUEST APPLICATION (NON-LANDSCAPE/PAINTING)

c/o Arizona Community Management Services, LLC
15300 N. 90th Street, Suite 800
Scottsdale, AZ 85260
p: 480.355.1190 f: 480.355.1191
www.mymontevista.com

Name:_____ Date: _____

Address: _____

Phone:_____ Lot #: _____

CHECK ONE: NON-VIEW LOT FULL VIEW LOT PARTIAL VIEW LOT

PLEASE NOTE: Please provide a description of the request in detail; use additional pages as necessary. Please provide drawings, types of materials to be used, color(s), dimensions of improvement and location on lot. Two sets of plans should be submitted. Plans must include a statement that the design is in compliance with the design guidelines.

_____

_____

_____

Submit to: **Montevista Community Association**
Email: ARC@azcms.com
Address: 15300 N. 90th Street, Suite 800, Scottsdale, AZ 85260
Fax: 480.355.1191

Work to be performed by:_____ Phone: _____

Estimated completion date: _____

If repainting your home, please provide the following information:

Model:_____ Elevation: _____

Color Scheme (Name and Number): _____

Approved Paint Schemes:
https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/cave-creek/az/montevista

The homeowner agrees to maintain the improvement if the Architectural Review Committee (ARC) grants approval. The homeowner further agrees to comply with all city, county, federal, and state laws and to obtain all necessary permits. It is the right of the ARC to inspect completed work.

_____ _____
Homeowner Signature Date

[This is to be completed by the reviewer]
The request as submitted above is:

[ ] Approved [ ] Disapproved/Incomplete (resubmit two copies of revised plans)

_____ _____
Signature – Architectural Review Committee Date

ARCHITECTURAL CHANGE REQUEST APPLICATION
(SWIMMING POOLS, SPAS, HOT TUBS, AND WATER FEATURES)

c/o Arizona Community Management Services, LLC
15300 N. 90th Street, Suite 800
Scottsdale, AZ 85260
p: 480.355.1190 f: 480.355.1191
www.mymontevista.com

Name:_____ Date: _____

Address: _____

Phone:_____ Lot #: _____

CHECK ONE: NON-VIEW LOT FULL VIEW LOT PARTIAL VIEW LOT

PLEASE NOTE: Please provide a description of the request in detail; use additional pages as necessary. Please provide drawings, types of materials to be used, color(s), dimensions of improvement and location on lot. Two sets of plans should be submitted. Plans must include a statement that the design is in compliance with the design guidelines.

_____

_____

Submit to: **Montevista Community Association**
Email: ARC@azcms.com
Address: 15300 N. 90th Street, Suite 800, Scottsdale, AZ 85260
Fax: 480.355.1191

Work to be performed by:_____ Phone: _____

Estimated completion date: _____

The homeowner agrees to maintain the improvement if the Architectural Review Committee (ARC) grants approval. The homeowner further agrees to comply with all city, county, federal, and state laws and to obtain all necessary permits. It is the right of the ARC to inspect completed work.

_____ _____
Homeowner Signature Date

[This is to be completed by the reviewer]
The request as submitted above is:

[ ] Approved [ ] Disapproved/Incomplete (resubmit two copies of revised plans)

_____ _____
Signature – Architectural Review Committee Date

The following is a list of design guidelines, which must be adhered to when installing a swimming pool, spa, hot tub, or water feature. These items are not allowed in any front yard. Please provide these guidelines to your contractor to help ensure compliance with the Montevista Community Association Design Guidelines.

Please check each box below to indicate compliance:

☐ Swimming pools and spas shall be located minimum of three feet from any fence/wall and five feet from any retaining wall. All fences must conform to current City code.

☐ Above ground spas are prohibited in rear yard view lots.

☐ Entry for pool or spa construction will not be granted across a common area through the Association's walls.

☐ Pool/spa equipment, where visible from neighboring property or common are must be screened by a block wall, finished and painted to match the adjacent wall.

☐ Swimming pool slides **LESS** than six (6) feet in height must be located at least five (5) feet from the property line and fifteen (15) feet from any view fence.

☐ Swimming pool slides **GREATER** than six (6) feet in height must be located at least fifteen (15) feet from the property line and fifteen (15) feet from any view fence.

☐ Swimming pool slides may **NOT** be greater than eight (8) feet.

☐ Above ground spas are permitted in yards with partial view fencing provided that the height of the spa does not exceed the height of the block/masonry portion of the partial view fence.

☐ Rock or water features **ASSOCIATED WITH** pools and spas may not be greater than six (6) feet in height, or no higher than the fence.

☐ Rock or water features **INTEGRATED WITH** a pool or spa must be setback a minimum of three (3) feet from any property line.

☐ Raised hardscapes (deck, patios, platforms, etc.) may not exceed twelve (12) inches in height.

☐ Backwash water must be retained on owner's lot. A backwash hole filled with rocks may be dug but must not drain off owner's property.

☐ Screening and fencing for safety and security must comply with the City of Phoenix Code Requirements. Chain link fences are prohibited.

☐ Safety/security fences on lots with view fences must be painted to match the color of the view fence pickets.

☐ Additional walls must match the color of the view fence wall. Se screening guidelines for pool/spa equipment.

☐ Covered and enclosed pools and spas require MDRC approval. Design, materials, and colors must be consistent and compatible with the dwelling unit.

_____ _____

Homeowner Signature Date

NOTE: THIS FORM MUST BE SIGNED BY THE HOMEOWNER AND SUBMITTED WITH THE APPLICATION BEFORE IT WILL BE REVIEWED!

ARCHITECTURAL CHANGE REQUEST FORM
(NOTICE OF COMPLETED PROJECT – LANDSCAPE & ARCHITECTURAL)

c/o Arizona Community Management Services, LLC
15300 N. 90th Street, Suite 800
Scottsdale, AZ 85260
p: 480.355.1190 f: 480.355.1191
www.mymontevista.com

Name:_____ Date: _____

Address: _____

Phone:_____ Lot #: _____

PLEASE NOTE: This form must be completed in its entirety in order to be considered for final project inspection by the Architectural Review Committee (ARC). Incomplete forms will be returned to the property owner.

The project was completed on_____per the ARC approved design dated _____

Inspection Date Request: _____ _____ _____
First Request Second Request Third Request

[This is to be completed by the reviewer]

An inspection was completed on _____

The architectural project was inspected and is:

[ ] Complete [ ] Incomplete [ ] Incomplete (Deviated from Approved Application)

Comments: _____

_____

_____

_____

_____ _____
Signature – Architectural Review Committee Date

PLEASE NOTE: You have two opportunities to meet the final inspection conditions. Failure to do so will result in the need for a third inspection and as such is subject to an additional $100.00 fee.