

DESIGN REQUIREMENTS AND PROCEDURES

FOR

TROON RIDGE COMMUNITY ASSOCIATION

REVISED AND ADOPTED

OCTOBER 21, 1997

Plant list revised Nov 2015

Amended page 2 and page 12b 8/28/24

TABLE OF CONTENTS

L	PHILOSOPHY...	4
2.	DEFINITIONS	•	6
	1. -ARCHITECT		
	2. DESIGN REQUIREMENTS AND PROCEDURES		
	3. BUILDER		
	4. BUILDING ENVELOPE		
	5. CONTAINED AREA OR BACK YARD		
	2.55 FRONT YARD		
	2.6 FILL		
	7. GRADING		
	8. IMPROVEMENT		
	9. INDIGENOUS SPECIE		
	10. LOT		
	11. NATURAL AREA OPEN SPACE		
	12. NATURAL AREA OPEN SPACE EASEMENT		
	13. OWNER		
	14. PARCEL		
	15. PROTECTED PLANTS		
	16. RESIDENCE		
	17. TRANSITIONAL AREA		
3.	SITE DEVELOPMENT AND LANDSCAPING REQUIREMENTS...		9
	1. SCPTTSDALE ORDINANCES		
	2. SITE WORK		
	3. SETBACKS		
	4. PLANT MATERIALS		
	1. PROTECTED PLANTS		
	2. NATURAL AREA OPEN SPACE (NAOS)		
	3. TRANSITIONAL AREA		
	4. CONTAINED AREA OR BACK YARD		
	5. FRONT YARD		
	5. FIRE BREAK		
	6. SWIMMING POOLS		
	7. PARKING SPACES		
	8. WASHES AND DRAINAGE EASEMENT		
	9. LIGHTING		
	10. LANDSCAPE MATERIAL		
4.	ARCHITECTURAL DESIGN REQUIREMENTS		12
	1. EXTERIOR SURFACE MATERIALS		
	2. COLOR		
	3. WALLS		
	4. NO REFLECTIVE FINISHES		
	5. WINDOWS		
	6. ROOFS		
	7. BUILDING PROJECTIONS		
	8. GARAGE DOORS		
	9. YARD ART		
	10. LATTICES		
	4.11 PLAYGROUND EQUIPMENT		
	4.12 Additions, Lot use, ¹ Rentals		
	4.13 Backyard Shade Structures (added 8/28/24)		

5.	DESIGN REVIEW PROCEDURES.	13
5.1	PRE-DESIGN MEETING	
5.2	FINAL SUBMITTAL AND REVIEW	
5.3	REVIEW OF PLANS	
5.4	RESUBMITTAL OF PLANS	
5.5	COMMENCEMENT OF CONSTRUCTION	
5.6	WORK IN PROGRESS - INSPECTION	
5.7	COMPLETED WORK	
5.8	NON-WAIVER	
5.9	RIGHT OF WAIVER	
5.10	SUBSEQUENT CHANGES	
6.	CONSTRUCTION REGULATIONS.	18
6.1	CONSTRUCTION AREA PLAN	
6.2	DEBRIS AND TRASH REMOVAL	
6.3	SANITARY FACILITIES	
6.4	EXCAVATION MATERIALS	
6.5	CONSERVATION OF LANDSCAPING MATERIALS	
6.6	OFF-SITE MATERIALS	
6.7	RESTORATION OR REPAIR OF OTHER PROPERTY	
6.8	CONSTRUCTION ACCESS	
6.9	VEHICLES AND PARKING AREAS	
6.10	EQUIPMENT CLEANING	
6.11	DUST AND NOISE	
6.12	SIGNAGE	
6.13	DAILY OPERATION	
6.14	CONSTRUCTION TRAILERS, OFFICES, ETC.	
6.15	OCCUPATIONAL HEALTH AND SAFETY ACT (OSHA)	
7.	ARCHITECTURAL COMMITTEE.	21
7.1	COMMITTEE MEMBERSHIP ORGANIZATION	
7.2	RESIGNATION OF MEMBERS	
7.3	DUTIES	
7.4	MEETINGS	
7.5	COMPENSATION	
7.6	AMENDMENT OF DESIGN REQUIREMENTS	
7.7	NON-LIABILITY	
7.8	NON-LIABILITY OF THE COMMITTEE & DECLARANT	
7.9	ENFORCEMENT	

APPENDICES

APPENDIX A	-	DESIGN REVIEW CHECKLIST.	24
APPENDIX B	-	LANDSCAPE REQUIREMENTS	26
APPENDIX C	-	REQUEST FOR APPROVAL	27
APPENDIX D	-	INTRODUCTION TO PLANT LISTS.	28
APPENDIX E	-	PLANT LIST A: BASIC PLANT LIST FOR FRONT YARD AND BACK YARD . . .	29
		PLANT LIST B: SONORAN NATIVE PLANT LIST FOR FRONT YARD, BACK YARD, AND TRANSITIONAL AREAS	34
		PLANT LIST C: AMERICAN SOUTHWEST DESERT PLANT LIST FOR FRONT YARD AND BACK YARD.	36
		PLANT LIST D: SONORAN IMAGE PLANT LIST FOR FRONT YARD AND BACK YARD .	40
APPENDIX F	-	PROHIBITED PLANT LIST.	42
APPENDIX G	-	NATURAL AREA EASEMENT.	43
APPENDIX H	-	SETBACKS AND DISTANCE BETWEEN BUILDINGS. . .	45

DESIGN REQUIREMENTS AND PROCEDURES
FOR
TROON RIDGE COMMUNITY

These Design Requirements and Procedures (the "Design Requirements") have been promulgated pursuant to Article 9 of the Declaration of Covenants, Conditions, Restrictions, Assessments, Liens, Reservations and Easements for Troon Ridge (the "Declaration"), recorded on August 23, 1991, as Instrument No. 91 394426, records of Maricopa County, Arizona. The Design Requirements are binding upon all persons who at any time construct, reconstruct, refinish, alter or maintain any Improvement upon the Property within Troon Ridge Community, or make any change in the natural or existing surface, drainage or plant life thereof.

The Design Requirements are administered and enforced by the Architectural Committee in accordance with the Declaration and the procedures set forth in this document. The Design Requirements may be amended from time to time and it is the responsibility of each Owner or other interested person to obtain and review a copy of the most recently revised Design Requirements. Each Owner should be aware that the Declaration also contains important requirements affecting Improvements.

1. PHILOSOPHY

These Design Requirements are designed to provide direction to Owners in the planning, design and construction of Improvements on their Lots and Parcels thus insuring: a) the highest quality of development, and b) preservation of the unique Sonoran desert environment found at Troon Ridge Community. The Design Requirements set forth herein should be viewed by each Owner as such Owner's protection that the special environment of Troon Ridge Community will be retained and enhanced over time.

The design of each Improvement must be tailored to the unique features of each individual Lot or Parcel. The colors and materials of Improvements have been chosen to maintain a southwestern design to create homes of compatible character. No one Improvement should stand apart in its design or construction so as to detract from the overall environment and appearance at Troon Ridge Community. To preserve the natural features of each Lot and Parcel, such as significant existing plant materials, washes, rock outcroppings, or views, each Improvement must be sited to minimize disruption of the natural landscape. Natural drainage must not be altered except as part of an approved drainage program. Undisturbed desert is the unifying theme at Troon Ridge Community, and this can only be achieved by minimizing alteration of Lots and Parcels to accommodate Improvements.

To ensure preservation of the natural desert, the City of Scottsdale has enacted ordinances with which all Owners must comply. Each Owner will be required to specify a "Building Envelope" that defines the maximum allowable building area of a Lot. That portion of a Lot which is outside the Building Envelope is the "Natural Area Open Space" of a Lot. With respect to Parcels in which the Natural Area open space is dedicated on a final plat in tracts separate from the individual Lots ("Natural Area Plat Dedications"), there may be no Natural Area Open Space in the individual Lots. All Improvements on a Lot or a Parcel must be designed to be within this Building Envelope. Only indigenous and approved non-indigenous plants may be planted within the Building Envelope. Outside the Building Envelope, the natural desert must be left undisturbed except for enhancement by Indigenous Plants listed in Appendix E - Plant List B attached hereto.

Before any conceptual planning is done, an Owner should consult with the Architectural Committee to determine the location of the Building Envelope. Because the Building Envelope is a maximum conceptual allowable building area, the construction of walls or other landscape elements will not be permitted to delineate its boundaries, except for Parcels in which Natural Area Plat Dedications have been made.

The City of Scottsdale's zoning ordinance requires that the Building Envelope be made a part of the public records by recording a "Natural Area Open Space Easement" over the portion of the Lot or Parcel which lies outside the Building Envelope. Following recordation of the easement, the Building Envelope may be changed only through an amendment process with the City of Scottsdale. This process assures, in accordance with applicable City requirements, that the existing natural desert landscape in the Natural Area Open Space will be permanently protected from any future encroachment or development.

Relating to lots developed and sold by production builders (i.e. UDC, Centex and Shea) the builder has the responsibility of complying with these requirements up through the completion of escrow. This includes specification of the "Building Envelope" for each lot, as defined in Section 2.5. In the case of these Builder lots, the Building Envelope encompasses the entire lot and there is no "NAOS" within the borders of the lot. There may be "NAOS" adjacent to this lot, but not within it. After escrow, the Owner has the responsibility of complying with these requirements.

Prior to starting construction the concept and design of all proposed Improvements to be constructed within the Building Envelope must be approved by the Architectural Committee. A pre-design meeting is intended to facilitate an efficient review process. It is strongly recommended that an Owner retain competent professionals to plan and design Improvements. Only plans of professional quality will be accepted for review by the Architectural Committee. If an Owner elects to do such Owner's own

design or to retain non-professional services and the result in either case is not approved by the Architectural Committee, the Architectural Committee has the right to require that an owner thereafter utilize professional design services. Each owner must strictly comply with the Architectural Design Requirements, the Declaration, and the regulations of any governmental authority, in order to bring the design review process to a speedy and satisfactory conclusion.

2. DEFINITIONS

Capitalized words used herein shall have the same meanings designated for such words in the Declaration. In addition, the following words or phrases when used herein shall have the following meanings:

2.1 "Architect" means a person appropriately licensed to practice architecture or landscape architecture in any of the United States.

2.2 "Design Requirements" means the architectural standards and procedures adopted and enforced by the Architectural Committee as set forth herein and as amended from time to time.

2.3 "Builder" means a person or entity engaged by the owner for the purpose of constructing any improvement within the property. The Builder and Owner may be the same person or entity. All Builders must hold an Arizona contractor's license.

2.4 "Building Envelope" means that portion of a lot, as described in Section 2.10, which encompasses the maximum allowable developable area of the Lot.

2.5 "Contained Area" means the "backyard only" of the building envelope. The backyard is the least restrictive in terms of what vegetation can be planted therein. Plant choices include those plant materials listed in Appendix E: Plant Lists A, B, C and D attached hereto, and, with prior approval in writing by the Architectural Committee, any plant NOT included in Appendix F attached.

2.55 "Front Yard" means that portion of the building envelope in front of the house between the street and the front walls and gate defining the contained area.

2.6 "Fill" means any addition of earth, rock or other materials to the surface of a lot or parcel, which increases the natural elevation of such surface.

2.7 "Grading" means any disturbance of the surface of a lot or parcel to the extent reasonably necessary for planting.

of approved vegetation), including any trenching which results in the removal of earth, rock, or other materials from a depth of more than twelve (12) inches below the natural surface of the Lot or Parcel.

2.8 "Improvement" means each and every change, alteration or addition of any kind whatsoever to any portion of the Property, including, but not limited to, any excavation, grading, fill work, building, walkway, driveway, road, parking area, wall, fence, swimming pool, utility installation, drainage facility, stair, patio, courtyard, pole, sign or landscaping and any and all components of any of the foregoing (including, but not limited to, exterior paint, texture, color and finish scheme) and any and all modifications or alterations of or additions to any of the foregoing.

2.9 "Indigenous Species" means species of plant, whether ground cover, shrub, cactus or tree, which is listed on the Indigenous Plant List set forth in Appendix E hereto.

2.10 "Lot" means a subdivided lot or other building site (such as a condominium project) as shown on a subdivision plat.

2.11 "Natural Area Open Space" means that portion of the natural desert within a Lot or Parcel, but outside of the Building Envelope, which must remain undisturbed pursuant to the City of Scottsdale's regulations.

2.12 "Natural Area Open Space Easement" means the easement required by the City of Scottsdale to preserve the Natural Area Open Space of a Lot or Parcel.

2.13 "Owner" means the owner of a Lot or Parcel. For the purposes herein, the Owner may act through such Owner's agent, provided that such agent is authorized to act in that capacity.

2.14 "Parcel" means each area of the Property now or hereafter shown as a separate piece of real property on the conceptual plan for Troon Ridge Community, other than property which has been subdivided into Lots.

2.15 "Protected Plants" means those Indigenous Species of trees with four-inch trunk diameter or cacti of six-foot height, or greater, including: ironwood, mesquite, palo verde, saguaro, barrel cactus, ocotillo and yucca listed in the City of Scottsdale's Native Plant Ordinance No. 455, Article 7.

2.16 "Residence" means the building or buildings, including any garage, or other accessory building, used for residential purposes constructed on a Lot, and any improvements constructed in connection therewith. Unless otherwise defined, "Residence" shall mean single-family residence.

2.17 "Transitional Area" means that part of the building envelope which is adjacent to a natural area open space. The plant materials which are permitted to be used in this area are listed in Appendix E - Plant List B - Sonoran Native Plants.

3. SITE DEVELOPMENT AND LANDSCAPING REQUIREMENTS

3.1 Scottsdale Ordinances. All construction and improvements must comply with all applicable governmental laws, rules and regulations, including, but not limited to, building and safety codes, zoning regulations and the City of Scottsdale Environmentally Sensitive Lands Ordinance, Native Plant Ordinance, and Hillside Zoning Ordinance (as applicable) as those ordinances may be amended from time to time.

3.2 Site Work. Except as approved by the Architectural Committee in connection with the construction, reconstruction, or alteration of any improvement:

- a. no excavation or fill shall be created or installed upon any lot or parcel.
- b. no change in the natural or existing drainage for surface waters shall be made upon any lot or parcel; and
- c. no protected plants shall be damaged, destroyed, or removed from any lot or parcel.

In the event of any violation of a. or b. above, the Architectural Committee or the Association may cause such lot or parcel to be restored to its state existing immediately prior to such violation; or, in the event of any violation of c. above, cause to be replaced any protected plant which has been improperly removed or destroyed with either a similar plant in type and size or with such other plant as the Architectural Committee may deem appropriate. The owner of such lot or parcel shall reimburse the Architectural Committee or Association for all expenses by it in performing its obligations under this paragraph; provided, however, that with respect to the replacement of any plant the owner shall not be obligated to pay an amount in excess of the expenses which would have been incurred by the Architectural Committee or the Association had it elected to replace the damaged, destroyed or removed protected plant with a plant similar in type and size. In addition, the owner shall be responsible for any fines which might be imposed under the Native Plant Ordinance of the City of Scottsdale.

3.3 Setbacks. Minimum setbacks shall be as set forth on Appendix H. Wherever feasible, the Architectural Committee will encourage shared driveways between two lots. In any event, the location of access drives must be sited to avoid important natural features of a lot, such as large or significant plant materials, washes or drainageways, and to minimize disruption of the existing landscape.

3.4 Plant Materials.

3.4.1 Protected Plants. Protected plants are those desert plants which must be protected due to size and type. Improvements must be sited to avoid these species. If transplanting of protected plants is required in order to create a usable building pad, the Architectural Committee must approve the transplanting, and it is recommended that professionals be consulted prior to transplanting.

3.4.2 Natural Area Open Space. Except for temporary irrigation of revegetated Natural Area Open Space for a period as needed until long term survival is established, irrigation of the Natural Area Open Space is not permitted. Prior to recordation, the Natural Area Open Space Easement must be approved by the Architectural Committee. As apart of the Natural Area Open Space Easement, the owner, at such owner's expense, shall provide the legal description of the Natural Area Open Space for recordation with the Natural Area Open Space Easement.

3.4.3 Transitional Area. The purpose of the transitional area is to provide a gradual transition between the indigenous plant materials of the Natural Area Open Space and those plant materials permitted in the front and back yards without creating strong contrasts in vegetation. Minimal irrigation in the transition area will be permitted only with the approval of the Architectural Committee. Irrigation systems must be carefully designed to minimize overspray or runoff onto the Natural Area Open Space. The plants permitted in the transitional area are listed in Appendix E - Plant List B (Sonoran Native Plants).

3.4.4 Contained Area or the Back Yard. Plant material listed in Appendix E - Plant List A, B, C and D, may be used in the contained area or back yard. Under no circumstances is it permissible to plant any prohibited plant listed in Appendix F.

3.4.5 Front Yard. Only plant materials listed in Appendix E - Plant List A, B, C, and D may be used in the front yard.

3.5 Fire Break. All planting must conform to the City of Scottsdale current guidelines and requirements relating to brush fire prevention.

3.6 Swimming Pools. Swimming pools, hot tubs and spas must be fenced and separated from the Natural Area Open Space and from direct view of streets, with such screening from the street consisting of a block wall or a combination block wall/wrought iron fence. The top of the block wall shall be a minimum of two feet above the grade of the pool deck.

3.7 Parking Spaces. Each residence shall contain parking space within the lot for at least one automobile in an enclosed garage either attached to or detached from the main structure of the residence. Additional parking spaces are highly desirable to accommodate guest parking. No on-street parking will be permitted.

3.8 Washes and Drainage Easements. These natural drainage ways occur frequently throughout Troon Ridge Community and should not be obstructed. Improvements on grade should be sited to avoid these washes, although they can be sited at the edge of a wash, and livable areas, decks and other improvements designed and constructed to bridge washes without obstructing 100 year storm lows are encouraged. Improvements designed and constructed to bridge these easements must be accompanied by a backwater flood analysis prepared by a licensed civil engineer ensuring the safety and feasibility of the design, subject to review and approval by a licensed civil engineer retained by the Architectural Committee.

3.9 Lighting. All exterior lighting plans for projects, including lighting for individual lots, shall be subject to approval by the Architectural Committee. All exterior lighting must be designed to meet the City of Scottsdale's night "dark sky" philosophy which discourages increased night light pollution. The owner shall use minimum brightness of shining light. Outdoor floodlights must be used judiciously to reduce glare and reflection, aimed downward, and must not be left on overnight.

3.10 Landscape Material. It is required that owners use "madison gold" decomposed granite for the front yard. (Rev. 5/20/98)

4. ARCHITECTURAL DESIGN REQUIREMENTS

4.1 Exterior Surface Materials. Exterior surfaces must be masonry, stucco or traditional adobe. All exterior wall materials must be continued down to within six inches of finish grade. Unfinished foundation walls shall be painted to match the exterior wall.

4.2 Color. The color of external materials must be subdued to enhance the colors of the natural landscape. Earthtones, generally muted, are recommended. The colors of the desert are rich and varied and are highlighted by different light conditions based on the time of the day and the season of the year. The intent of the project is to allow these colors to flourish. This is achieved by repeating the middle range values of the desert colors.

4.3 Walls. Masonry walls with a stucco finish may be used for privacy, to delineate the contained areas from the remainder of the building envelope. Walls are required as screening to enclose all above-ground garbage and trash containers and other outdoor maintenance and service facilities. Walls should be a visual extension of the architecture of the improvement, and must be located within the building envelope. Such walls must be a minimum of eight (8) inches thick, except that common side yard property line walls that are not adjacent to streets or tracts must be a minimum of four (4) inches thick, and the walls constructed with masonry or a combination of masonry and wrought iron. The maximum allowable height of walls should be eight (8) feet measured from the top of the exterior side of the wall to natural pregraded ground level and a wall may not exceed an average of six (6) feet in height measured as herein provided. The color of walls must conform to the color standards set forth in Section 4.2 above. Walls are not intended to delineate property lines or to arbitrarily delineate the building envelope, except where Natural Area Open Space is not required on the lot.

4.4 No Reflective Finishes. No highly reflective finish (other than glass, which may not be mirrored) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including, without limitation, the exterior surfaces of any of the following: roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes, and equipment.

4.5 Windows. All aluminum window frames must be anodized bronze or an equivalent or painted a color acceptable to the Architectural Committee.

4.6 Roofs. All roofs shall be of a material, color and texture approved by the Architectural Committee. The Architectural Committee may approve pitched roofs up to a maximum pitch of 5 in 12. The color of the roofs must conform to the color standards set forth in section 4.2 above.

4.7 Building Projections. All projections, including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways shall match the color of the surface from which they project, or shall be of an approved color. Any building projection must be contained within the building envelope. Passive solar application, or the orientation and design of the residence for maximum winter sun gain will reduce the winter heating needs, and will be encouraged. Solar collectors can result in excessive glare and reflection, and can only be approved by the Architectural Committee if they are integrated into the structure or landscaping on a lot and are not visible from neighboring properties.

4.8 Garage Doors. Garage doors shall be maintained in a closed position during all reasonable times. No plastic garage doors shall be permitted. On all lots in excess of eighteen thousand (18000) square feet, a minimum of two and maximum of three garage doors, either joined or separate, each of a maximum size eight feet high by twelve feet wide, shall be constructed thereon, except that if the area of the lot is 60000 square feet or more, the Architectural Committee may in its sole discretion permit more than three garage doors on such lot.

4.9 Yard Art. Ornamental objects or fixtures such as but fixtures not limited to fountains, metal sculptures and figurines must be limited to the back yard and not extend above fence height. Southwestern style fountains must be approved by the Architectural Committee for size, color and location. Exceptions are made for planters set close to the front entrance and holiday decorations which do not need approval. (Rev. 5/20/98) (Added 10/97) ↗

4.10 Lattices. Lattices and trellises must be approved by the Architectural Committee. All such attachments may not extend above the top bar of the wrought iron fence or the top of a masonry wall and must be painted the same color as the fence. The owner assumes the responsibility to remove the lattice and/or trellis upon notification of the regular maintenance of the fence. (Added 10/97)

4.11 Playground Equipment. Fixed basketball hoops and other fixed playground equipment are not permitted in the front yard or on driveways. Portable basketball hoops must be stored completely out of sight when not in use. Pool basketball goals not exceeding 6 feet in height above the pool deck are excluded. (Added 10/97 Rev. 5/98)

4.12 Additions. Additions will be prohibited for homes in Troon Ridge Community Association. It is intended that homes do not deviate from the footprint of the original blueprint and do not deviate in height from the original structure. This prohibition extends to options not selected at the time of original purchase that affect the external envelope of the structure. Notwithstanding the foregoing, proposed enclosures of existing covered patios will be considered on a case-by-case basis. *(Rev. 8/28/24 per Board of Directors.)*

This restriction is to avoid adverse effects on neighboring homeowners with respect to impaired views and impaired privacy resulting from changes in elevation and reductions in home proximity. It is further intended to avoid adverse changes to the character of the neighborhood.

Lot Use: Lots within Troon Ridge community are limited by the Declaration to residential use. As such, business use of the Lots is not permitted. If there is a business being conducted on a Lot and (i) the existence or operation of the business activity is apparent or detectable by sight, sound or smell from outside the Dwelling Unit; (ii) the business activity does not conform to all applicable zoning ordinances or requirements for the Property; (iii) the business activity involves non-resident persons coming onto the Lot or the door-to-door solicitation of Owners or other residents in the Property; or (iv) the business activity is not consistent with the residential character of the Property or constitutes a nuisance or a hazardous or offensive use or threatens security or safety of other residents in the Property, as may be determined from time to time in the sole discretion of the Board, then the Board will consider the business use of the Lot to be in violation of the Declaration and the Board will take any action to enforce the Declaration as the Board deems appropriate.

Rentals: Lots within Troon Ridge Community are limited by the Declaration to residential use. The Declaration further states that rental is to be only to a Single Family. No home may be used as a time share or a hotel. Rentals of less than one-hundred-eighty (180) days are prohibited. If a Lot is rented for less than one-hundred-eighty (180) days, or used as a time share or hotel, the Board will consider the rental of the Lot to be in violation of the Declaration and the Board will take any action to enforce the Declaration as the board deems appropriate. Additionally, sub-letting in any form is prohibited. If a Lot is rented, the Owner must notify the Association's management agent of the tenant's contact information. The Owner is responsible for insuring that renters and residents of the Lot comply with all Association governing documents.

4.13 Backyard Shade Structures. Proposed pergolas, gazebos, or ramadas will be considered on a case-by-case basis. It is intended that such structures will not have adverse effects on neighboring homeowners with respect to impaired views and impaired privacy, and to avoid adverse changes to the character of the neighborhood. Total structure height must not exceed 8 ½ feet and must have a minimum setback from all fence lines of 2 feet. *(Added 8/28/24 per Board of Directors.)*

5. DESIGN REVIEW PROCEDURES

5.1 Pre-Design Meeting. Prior to preparing preliminary plans for any proposed improvement, the owner and/or the owner's architect must meet with an Architectural Committee member or its appointed consultant to discuss proposed plans, and to explore and resolve any questions regarding building requirements in Troon Ridge Community. This informal review is intended to provide guidance prior to initiating final design. An appointment with the Architectural Committee for a pre-design meeting should be made at least one week in advance. Conceptual elevations and a site plan must be presented at the pre-design meeting.

5.2 Final Submittal and Review. Construction shall not commence until the following documents have been submitted to and finally approved by the Architectural Committee.

5.2.1 Final plans which shall include:

- a. Site plan (at no less than 1"=30') showing the location of the building envelope, all buildings of the Improvement, driveway and parking areas, a grading plan, including existing and proposed topography, utility connections, and finished floor elevations. Also shown must be the area where building materials and debris will be confined during construction.
- b. The unrecorded, but fully executed and notarized Natural Area Open Space Easement, including legal description. The owner will deliver this easement to the City of Scottsdale for recording upon final approval by the Architectural Committee.
- c. Exterior elevations with both existing and proposed grades shown (at no less than 1/8"=1' scale).

- d. Roof plan and floor plans (at no less than $1/8" = 1'$).
- e. Wall sections, and details of exterior decks, courtyards or patios (at no less than $1/4" = 1'$).
- f. Samples of all exterior materials and colors, and window and glass specifications. Samples must be presented on an 18" x 24" board (at least $1/8"$ thick) clearly marked with Owner's name, filing date and Lot or Parcel number. All samples must be identified by the manufacturer's name, color and style number.
- g. Complete landscape plan, on same scale as site plan, showing: areas to be irrigated, if any, proposed plants and sizes thereof; driveway, retainage, drainage, decorative features, etc.
- h. Survey prepared by a licensed surveyor or engineer showing Lot or Parcel boundaries and dimensions, topography on a scale standard in the industry for similar projects, major terrain features, including rock outcroppings and washes, and indicating all Protected Plants, highlighting those plant materials which will be removed during construction or that are within twenty (20) feet of the proposed Improvements. Any Owner submitting plans for approval to the Architectural Committee shall be responsible for the verification and accuracy of all Lot or Parcel dimensions, grade, elevations, and the location of the key features of the natural terrain. Each Owner shall certify to the accuracy thereof before the Architectural Committee will undertake its review.
- i. An approximate time schedule indicating starting and completion dates of construction, utility hook-up, completion of landscaping work and anticipated occupancy date.

For subdivisions in which all required Natural Area Open Space Deductions have been made on the final plat, and mass grading of the subdivision creates the final Building Envelope for each Lot within the subdivision, the requirements of paragraphs 5.2.1a, b, h and i may be met by the submittal of the following items:

1. A preliminary plat of the subdivision approved by the City of Scottsdale showing Lot and Parcel

boundary and dimensions, topography, rock outcroppings, washes, and other major terrain features.

2. A recorded final plat showing all Lots, tracts, easements and Natural Area Open Space calculations for the subdivision.
3. A full set of subdivision improvement plans approved by the City of Scottsdale showing all roadway improvements and a grading plan showing all on-lot grading construction, retaining walls, wash channelization or any other proposed grading within the subdivision.
4. A drainage report approved by the City of Scottsdale.
5. A native plant inventory indicating the location, size, condition and disposition of all Protected Plants within the subdivision and a revegetation program describing the methodologies to be utilized in relocating plants, revegetating disturbed areas, and protecting areas to be left undisturbed.

5.2.2 Exterior building corners of the proposed Improvement, including the driveway location, if requested by the Architectural Committee, shall be staked on the site for the Architectural Committee's inspection.*

* NOTE: The requirements of paragraphs 5.2.2 and 5.2.3 do not apply to subdivisions in which all required Natural Area Open Space Dedications have been made on the final plat and mass grading of the subdivision creates the final Building Envelope for each Lot within the subdivision.

5.2.3 Final approval by the Architectural Committee shall be issued in writing. However, at least three days prior to commencement of construction, or any other on-site work, the Owner shall notify the Architectural Committee so that it can make a visual inspection of the Lot or Parcel to insure that the final building layout and staking is in accordance with the final plans approved by the Architectural Committee.

5.2.4 Construction documents (working drawings and specifications) must be in accordance with the final design and plans approved by the Architectural Committee.

5.3 Review of Plans. The Architectural Committee shall conduct reviews of plans during its regular meetings or at such other times as it deems appropriate. Owners, Architects or Builders shall have no right to attend any meeting of the Architectural Committee unless specifically requested by the Architectural Committee. The Committee will respond in writing within forty-five days after a submittal of all required documents is complete, provided that the plans are in accordance with the requirements outlined above. If the Architectural Committee fails to respond in writing within the forty-five day period, the plans shall be deemed to be approved. The results of review will not be discussed over the telephone by members of the Architectural Committee with an owner or such owner's architect or builder. Any responses an owner may wish to make in reference to the Architectural Committee's notice following review of submitted plans must be addressed to the Architectural Committee in writing.

5.4 Resubmittal of Plans. In the event of any disapproval of a submission by the Architectural Committee, a resubmission of plans must follow the same procedure as an original submittal.

5.5 Commencement of Construction. Upon receipt of approval from the Architectural Committee, the owner shall satisfy, as soon as practicable, all conditions thereof, if any, and diligently proceed with the commencement and completion of all construction pursuant to the approved plans. The owner shall satisfy all conditions and commence construction pursuant to the approved plans within six months from the date of such approval. If the owner shall fail to comply with this paragraph, any approval given shall be deemed revoked unless, upon the written request of the owner made to the Architectural Committee prior to the expiration of said six month period and upon a finding by the Architectural Committee that there has been no change in circumstances, the time for such commencement is extended in writing by the Architectural Committee. The owner shall in any event complete construction of the foundation and all exterior surfaces (including the roof, exterior walls, windows and doors) of any improvement on such owner's lot or parcel within one year after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the owner due to strikes, fires, national emergencies or natural calamities. Landscaping of the front yard of each lot or parcel must be completed within three calendar months following completion of construction of the improvement on each lot or parcel. If an owner fails to comply with the above time limits, the Architectural Committee shall notify the Association of such failure, and the Association, at its option, shall either complete the exterior in accordance with the approved plans or remove the improvement, and the owner shall reimburse the Association for all expenses incurred in connection therewith.

5.6 Work in Progress - Inspection. The Architectural Committee may inspect all work in progress and give notice of noncompliance. Absence of such inspection and notification during the construction period does not constitute either approval of the Architectural Committee of work in progress or compliance with these Architectural Design Requirements or the Declaration.

5.7 Completed Work

- 5.7.1 Upon final completion of any improvement for which final approval was given by the Architectural Committee, the owner shall give written notice of completion to the Committee. For lots purchased by a home builder for resale with a completed house on the lot to a third party, written notice from the appropriate title agency to the Committee stating that the lot sale has closed shall suffice as written notice of completion.
- 5.7.2 Within such reasonable time as the Committee shall determine, but in no case exceeding ten days from receipt of such written notice of completion from the owner or its duly authorized representative, it may inspect the improvements. If it is found that such work was not done in strict compliance with the final plan approved by the Architectural Committee, it shall notify the owner in writing of such noncompliance within five days after its inspection, specifying in reasonable detail the particulars of noncompliance, and shall require the owner to remedy the same.
- 5.7.3 If, after receipt of written notice of completion from the owner, the Architectural Committee fails to notify the owner of any failure to comply within the provided period following the Architectural Committee's inspection, the improvements shall be deemed to be constructed in compliance with the final plan.
- 5.7.4 Within thirty days after written demand therefore is delivered to the Architectural Committee by any owner, and upon payment therewith to the Architectural Committee of a reasonable fee from time to time to be fixed by it, the Architectural Committee shall record an estoppel certificate executed by any two of its members, certifying with respect to any lot or said owner, that as of the date thereof either (a) all improvements and other work made or done upon or within said lot by the owner, or

otherwise, comply with the Design Requirements and the Declaration, or (b) such Improvements and/or work do not so comply, in which event the certificate shall also (1) identify the non-complying Improvements and/or work and (2) set forth with particularity the cause or causes for such non-compliance. Any purchaser from the Owner, or mortgagee or other encumbrancer, shall be entitled to rely on said certificate with respect to the matters therein set forth, such matters being conclusive as between the Association, the Architectural Committee, Declarant, all Owners and other interested persons, and such purchaser, mortgagee, or other encumbrancer. Should an estoppel certificate not be recorded within said thirty (30) day time period, the improvements for which said Owner is requesting approval shall be deemed in compliance with the Design Requirements and Declaration.

5.8 Non-Waiver. The approval by the Architectural Committee of any plans, drawings or specifications for any work done or proposed, or in connection with any other matter requiring the approval of the Architectural Committee under the Architectural Design Requirements or the Declaration, including a waiver by the Architectural Committee pursuant to Section 5.9 herein, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar plan, drawing, specification or matter whenever subsequently or additionally submitted for approval.

5.9 Right of Waiver. The Architectural Committee reserves the right to waive or vary any of the procedures or standards set forth herein at its discretion, for good cause shown, if the Architectural Committee determines in its discretion (a) that the procedure or standard would create a substantial hardship or burden on an Owner, and (b) that the waiver will not have any substantial adverse effect on the Owners in Troon Ridge Community and is consistent with the above expressed Troon Ridge philosophy.

5.10 Subsequent Changes. Additional Improvements to a Lot or Parcel and/or any changes after completion of approved Improvements must be submitted to the Architectural Committee for approval prior to making such changes and/or additions.

6. CONSTRUCTION REGULATIONS

Builders, Owners and other subcontractors shall be bound by these regulations. Any violation by a Builder or subcontractor shall be deemed to be a violation by the Owner of the Lot or Parcel.

6.1 Construction Area Plan. Prior to the commencement of any construction activity on a Lot, the Owner and Builder shall

provide a detailed plan as to the manner in which the natural desert will be protected, and the areas to which all construction activity will be confined to, including: size and location for construction material storage, limits of excavation, drive areas, parking chemical toilet location, temporary structures, if any, dumpsters, storage of debris, fire extinguisher, utility trenching, and construction sign. This plan should identify the methods for protection, such as fencing, flagging, rope, barricades, or other means, to be set up prior to commencement of construction.

6.2 Debris and Trash Removal. Owners and Builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site at least once a week to a dumping site located off the project or contained and removed in a manner acceptable to the Architectural Committee. Lightweight material, packaging, and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Owners and Builders are prohibited from dumping, burying, or burning trash anywhere on the Lot or in Troon Ridge Community, except in areas, if any, expressly designed by the Architectural Committee. During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eye-sore, or affecting other Lots and Parcels. Any clean-up costs incurred by the Association in enforcing these requirements will be billed to the Owner. Dirt, mud or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces and driveways, or other portions of Troon Ridge Community.

6.3 Sanitary Facilities. Each Owner and Builder shall be responsible for providing adequate sanitary facilities. Temporary toilet facilities shall be located only on the site itself or in areas approved by the Architectural Committee.

6.4 Excavation Materials. Excess excavation material must be hauled away from Troon Ridge Community.

6.5 Conservation of Landscaping Materials. Owners and Builders are advised of the fact that the Lots and Parcels contain valuable native plants and other natural landscaping materials that should be protected during construction, including topsoil, rock outcroppings and boulders, and plant materials. Protected features of the landscape for which removal is prohibited should be marked and protected by flagging, fencing or barriers. The Architectural Committee may independently flag major terrain features or plants which are to be fenced off for protection. Any trees or branches removed during construction must be promptly cleaned up and removed immediately from the construction site.

6.6 Off-Site Materials. Removal of any rocks, plant material, topsoil, or similar items from any property of others

within Troon Ridge Community, including construction sites, is prohibited.

6.7 Restoration or Repair of Other Damaged Property. Damage and scarring to adjacent Lots, Parcels and/or Improvements constructed thereon will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of either the person causing the damage or the Owner of the Lot or Parcel. Upon completion of construction, each Owner and Builder shall clean his construction site and repair all property which was damaged including, but not limited to, restoring grades, plants, shrubs and trees as approved or required by the Architectural Committee, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

6.8 Construction Access. The only approved construction access during the time Improvements are being built will be over the approved driveways for the Lot or Parcel unless the Architectural Committee approves an alternative access point. Transit over any Common Area is prohibited.

6.9 Vehicles and Parking Areas. Construction crews shall not park on, or otherwise use, other Lots or Parcels. Private and construction vehicles and machinery shall be parked only in areas designated by the Architectural Committee. All vehicles shall be parked so as not to inhibit the flow of traffic, and within the designated areas so as not to damage the natural landscape.

6.10 Equipment Cleaning. Changing oil on any vehicle or equipment or allowing concrete suppliers and contractors to clean their equipment on the site itself at other than a located designated for that purpose by the Architectural Committee is prohibited.

6.11 Dust and Noise. The Builder shall be responsible for controlling dust and noise from the construction site (including the use of radios by construction crews).

6.12 Signage. Temporary construction signs shall be limited to one sign per site not to exceed six square feet of total surface area. The sign shall be free standing and the design and location of such a sign shall first be approved by the Architectural Committee.

6.13 Daily Operation. Daily working hours for each construction site shall be thirty minutes before sunrise and thirty minutes after sunset, except that, with prior approval of the Architectural Committee, concrete placement, termite treatments, and interior work done after the exterior walls and roof have been completed may be allowed at times other than the specified daily working hours.

6.14 Construction Trailers, Portable Field Offices, Etc. Any Owner or Builder who desires to bring a construction trailer, field office, or the like to Troon Ridge Community shall first apply for and obtain written approval from the Architectural Committee. The Architectural Committee shall work closely with the Owner or Builder to determine the best possible location therefor. Such temporary structures shall be located only in a location approved by the Architectural Committee and shall be removed upon completion of construction.

7. ARCHITECTURAL COMMITTEE

7.1 Architectural Committee Membership Organization. The Architectural Committee shall consist of three (3) members. Each shall hold office until such time as such has resigned or been removed or a successor has been appointed as set forth herein or in the Declaration. The Declaration grants to Declarant the initial sole and exclusive right to appoint and remove all members of the Architectural Committee. If Declarant fails to exercise its rights of appointment or records an instrument waiving such rights, the Association shall thereupon and thereafter have the right to appoint and remove all members of the Architectural Committee.

7.2 Resignation of Members. Any member of the Architectural Committee may at any time resign from the Architectural Committee upon written notice delivered to Declarant or to the Association, whichever then has the right to appoint and remove members.

7.3 Duties. It shall be the duty of the Architectural Committee to consider and act upon such proposals or plans from time to time submitted to it pursuant to the Design Requirements, to perform such other duties from time to time delegated to it by the Declaration or the Association, and to amend the Design Requirements when, and in the manner, deemed appropriate or necessary by the Architectural Committee.

7.4 Meetings. The Architectural Committee shall meet from time to time as necessary to properly perform its duties hereunder. The vote or written consent of a majority of the members shall constitute an act by the Architectural Committee unless the unanimous decision of its members is otherwise required by the Declaration or these Design Requirements. The Architectural Committee shall keep and maintain a record of all action from time to time taken by the Architectural Committee at such meetings or otherwise.

7.5 Compensation. Unless authorized by the Association, the members of the Architectural Committee shall not receive any compensation for services rendered. All members shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any Architectural Committee function or duty. Professional consultants retained by the Design

Review Committee shall be paid such compensation as the Architectural Committee determines.

7.6 Amendment of Design Requirements. The Architectural Committee may, from time to time adopt, amend, and repeal by unanimous vote, rules, and regulations to be incorporated into, or amendments of the Design Requirements, which, among other things, interpret, supplement, or implement the provisions of the Design Requirements. All such rules and regulations or amendments, as they may from time to time be adopted, amended, or repealed, shall be appended to and made a part of the Design Requirements and shall thereupon have the same force and effect as if they were set forth in and were a part of the Declaration. Each owner is responsible for obtaining from the Architectural Committee a copy of the most recently revised Design Requirements. (Rev. 5/20/98)

7.7 Non-Liability. Neither the Architectural Committee nor any member thereof shall be liable to the Association or to any Owner or other person for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings, and specifications, whether or not defective, (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications, (c) the development, or manner of development of any property within Troon Ridge Community, or (d) the execution and filing of an estoppel certificate whether or not the facts therein are correct; provided, however, that such member has, with the actual knowledge possessed by him, acted in good faith. Without in any way limiting the generality of the foregoing, the Architectural Committee, or any member thereof, may but is not required to, consult with or hear the Association or any Owner or other Person with respect to any plans, drawings, or specifications, or any other proposal submitted to the Architectural Committee.

7.8 Non-Liability of the Architectural Committee and Declarant. Neither the Architectural Committee, any member thereof, nor the Declarant or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner or other person by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications. Every Owner or other person who submits plans to the Architectural Committee for approval agrees, by submission of such plans and specifications, that such person will not bring any action or suit against the Architectural Committee, any member thereof, or Declarant to recover damages. Approval by the Architectural Committee, any member thereof, or the Declarant shall not be deemed to be a representation or warranty that the Owner's plans or specifications or the actual construction of a Residence or other Improvements comply with applicable governmental ordinances or regulations, including but not limited to zoning ordinances and local building codes. It shall be the

sole responsibility of the owner or other person submitting plans to the Architectural Committee or performing any construction to comply therewith.

7.9 Enforcement. These Design Requirements shall be enforced by the Architectural Committee, the Association, or Declarant as provided herein or in the Declaration. The following schedule of NOTICES AND FINES are herewith adopted:

FIRST NOTICE OF VIOLATION: A certified letter with return receipt will be sent to the Owner citing the architectural or landscape violation. The letter shall reasonably describe the violation and request that corrective action be undertaken within thirty (30) days. If the Architectural Committee has not been informed of a planned correction within the 30 day period, a fine may be imposed upon the owner. The Owner may request a HEARING with a member of the Architectural Committee.

SECOND NOTICE OF VIOLATION: A second letter will be sent to the Owner restating the violation and stating that a fine has been levied. The fine will be determined from the schedule listed below. Additional fines and liens will be levied if the violation is not corrected and/or the fines are not paid.

SCHEDULE OF FINES:

VIOLATION	1ST FINE	ADDITIONAL FINES
Landscape	\$25	Up to additional \$50 Per Month
Architectural	\$100	Up to additional \$500 Per Month
Parking	\$25	Up to additional \$50 Per Month

The above fines have been established for normal violations. The Architectural Committee and/or the Association may levy stiffer penalties for especially egregious violations, such as ignoring all or part of the Association's "Design Guidelines and Procedures".

APPENDIX A

DESIGN REVIEW CHECKLIST

- () Pre-Design Meeting.
 - () _____
 - () Conceptual Elevations
 - () Site Plan (1" = 30')
- () Final Submittal.
 - () Design review fee, \$900
 - () Site plan (1" = 30')
 - () Executed and notarized (not recorded) original of Natural Area Open Space Easement, including legal description of the Natural Area
 - () Exterior elevations
 - () Roof plan and floor plans (1/8" = 1')
 - () Wall sections, including grading details, of any decks, courtyards and patios
 - () Samples of all. exterior materials and color; window and glass specifications displayed on an 18" x 24" x 1/8" board
 - () Landscaping plan; irrigation plan; proposed plant materials; protected plants, if any
 - () Identification of construction area and method of protection
 - () Staking of all Improvements; tagging of any plants proposed for transplanting
 - () Construction storage area plan
 - () Construction time schedule
- () Final Approval by Architectural Committee
- () Building Permit from City of Scottsdale
 - () Working drawings must be submitted to obtain building permit

[] Natural Area Open Space Easement

- () After final approval by the Architectural Committee, a fully executed and notarized original copy of the Natural Area Open Space Easement, including a legal description of the Natural Area Open Space, is to be recorded by the City of Scottsdale on the official form, attached hereto as Appendix E

[] Construction Regulations

- () Builder meeting with representative of the Architectural Committee prior to commencement of construction
- () Approval from the Architectural Committee prior to bringing in any construction trailer, field office, etc.
- () Detailed plan approved by the Architectural Committee showing how the Natural Area shall be protected during construction, including size and location for construction material storage, limits of excavation, drive areas, chemical toilet location, temporary structures, if any, dumpsters, storage of debris, fire extinguishers, utility trenching, and construction sign. This plan should identify the methods for protection such as fencing, flagging, rope, barricades, or other means.

APPENDIX G

When recorded, return to:
City of Scottsdale
Land and Property Management

Project: _____

Q.S.:

3939 Civic Center Plaza
Scottsdale, Arizona 85251

CITY OF SCOTTSDALE
NATURAL AREA EASEMENT

THIS NATURAL AREA EASEMENT is made as of the ____ day
of _____, 19____, by _____ and _____
_____, husband and wife, of _____
[address]
_____, ("Grantors"), and the CITY OF SCOTTSDALE, Arizona
_____, ("Grantee"):

WITNESSETH

WHEREAS, Grantors are the owners of certain real property in the City of Scottsdale, Maricopa County, Arizona, legally described as follows (the "Grantors' Land"):

[INSERT LEGAL DESCRIPTION OF NATURAL AREA]

WHEREAS, portions of Grantors' Land have significant ecological, scenic and aesthetic values and are required by Grantee's Hillside Zoning Ordinance to remain in a substantially undisturbed, natural state; and

WHEREAS, Grantors desire and intend that the natural areas described above be preserved and maintained in their natural state; and

WHEREAS, Grantors desire and intend to transfer to Grantee the right to preserve and protect in perpetuity such natural areas;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and pursuant to the provisions of the City of Scottsdale's Hillside Zoning Ordinance requiring easements for natural areas, Grantors do hereby convey to Grantee, a Natural Area Easement consisting of the rights hereinafter enumerated upon, over and across Grantors' Land for the purpose of preserving the area in its natural desert state. The easement granted herein is subject to all existing rights-of-way, easements and matters of record and the following conditions and covenants:

1. Grantors agree that no use will be made of Grantors' Land in any way inconsistent with the preservation of said Land in permanent natural open spaces.

2. Neither Grantors nor Grantee shall perform any grading, excavation or construction of any structure or structures of any kind on or within the Natural Area Easement granted herein, however, nothing herein contained shall be construed as affording the public access to any portion of Grantors' Land subject to this Natural Area Easement.

3. Grantee shall have the right to enter upon Grantors' Land to enforce any of the rights herein granted and shall be permitted to enjoin in a court of law any activity on, or use of, Grantors' Land which is inconsistent with this Natural Area Easement.

4. The provisions hereof shall be binding upon the parties hereto and their respective heirs, personal representatives, successors and assigns.

DATED this _____ day of _____, 19____.

"Grantors"

APPROVED AS TO FORM:
CITY OF SCOTTSDALE

By _____
City Attorney

"Grantee"

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this _____
day of _____, 19____, by

Seal and expiration date:

Notary Public

APPENDIX H
SETBACK REQUIREMENTS

TYPE	Lot Area**		IMPROVEMENT Setbacks			Minimum Rear Building (2) Setback	Minimum Distance Between Buildings on Adjacent lots
	Minimum Sq. Ft.	Maximum Sq. Ft.	Front	Rear	Side (1)		
A	70,000	—	20' (L.) 25' (G.)	7'	10'	20'	20'
B	35,000	69,999	20' (L.) 25' (G.)	7'	10'	20'	20'
C	25,000	34,999	20' (L.) 25' (G.)	7'	10'	20'	20'
D	18,000	24,999	20' (L.) 25' (G.)	0'	*0'	20'	*0' or 14'
E	10,000	17,999	20' (L.) 25' (G.)	0'	*0'	20'	*0' or 14'
F	5,500	9,999	20' (L.) 25' (G.)	0'	0'	20'	0' or 10'

NOTES

* For Type D and Type E lots: any side yard must be a minimum of seven (7) feet in width. If a space exists between buildings on adjacent lots, it shall not be less than fourteen (14) feet in width.

** Lot area is H.D. (Hillside Development) area exclusive of any H.C. (Hillside Conservation) area.

L: Local street

G: Greater intensity than Local street

(1) For lots abutting key lots, the side yard of corner lots must be 60% of the key lot front yard. A key has one side that is contiguous to the rear line of a corner lot.

(2) No accessory buildings are allowed within the rear building setback except ramadas or gazebos without solid walls.

APPENDIX A

DESIGN REVIEW CHECKLIST

FINAL SUBMITTAL

Design Review fee not to exceed \$900.00

- 3.10 Landscape Material. It is required that homeowners use "Madison Gold" decomposed granite for the front yard.
- 4.9 Yard Art. Ornamental objects or fixtures such as but not limited to metal sculptures and figurines must be limited to the backyard and must not extend above the fence height. Southwestern style fountains must be approved by the Architectural Committee for size, color and location. Exceptions are made for planters set close to the front entrance and holiday decorations which do not need approval.
- 5.4 Resubmittal of Plans
- Leave 5.4 as written
- 7.6 Amendment of Design Requirements
- Leave 7.6 as written

The following 5 sections of the Design Requirements were reviewed by the Architectural Committee. Committee members in attendance were: David Rudrud, Tom Howard, Barbara Hokanson. The meeting was observed by Gordon Fiala, Architectural Liaison from the Board of Directors. The committee voted to amend sections 3.10, 4.9 and Appendix A. These changes are submitted to the Board of Directors for their consideration.

Bougainvillea Revisited

It is a privilege to live in the Sonoran Desert. The landscape requirements celebrate this fact by asking homeowners to use plant material that enhances our Sonoran Desert Image.

A number of homeowners have planted Bougainvillea in their front yards because of various misunderstandings that got started in the early days of this community.

Bougainvillea has always been on the contained area plant list only. It is permissible only within the confines of the back yard.

February 26, 1997 is the date TRCA became operational under homeowner elected Board of Directors. If homeowners closed on their properties prior to February 26, 1997 voluntary removal of bougainvillea from their front yards is requested to keep their properties in conformance with TRCA Design Requirements and Procedures. Homes closing after February 26, 1997 will be required to remove Bougainvillea from their front yards.

If you would like help in compliance with this please contact an Architectural Committee member

TROON RIDGE COMMUNITY ASSOCIATION

DEAR HOMEOWNER:

PLEASE FIND ENCLOSED A NEW COPY OF OUR COMMUNITY'S "DESIGN GUIDELINES AND PROCEDURES" THAT WAS RECENTLY APPROVED BY YOUR BOARD OF DIRECTORS. THIS DOCUMENT HAS SIGNIFICANT CHANGES FROM THE FORMER EDITION THAT YOU RECEIVED UPON YOUR CLOSING OF ESCROW.

PLEASE DESTROY THE OLD COPY THAT YOU ORIGINALLY RECEIVED AND REPLACE IT WITH THIS COPY. IF YOU HAVE ANY QUESTIONS OR CONCERNS ABOUT ANY PART OF THIS DOCUMENT, PLEASE CALL A MEMBER OF THE ARCHITECTURAL COMMITTEE. THEIR TELEPHONE NUMBERS APPEAR IN THE MONTHLY NEWSLETTER.

THANK YOU.

YOUR ARCHITECTURAL COMMITTEE

APPENDIX B

TROON RIDGE COMMUNITY ASSOCIATION

LANDSCAPE REQUIREMENTS

IT IS A PRIVILEGE TO LIVE IN THE SONORAN DESERT. THE PLANTING REQUIREMENTS CELEBRATE THIS FACT. TO USE PLANT MATERIALS THAT ARE NOT INHERENTLY COMPATIBLE WITH NATURAL SONORAN DESERT DEVALUES OUR PROPERTY.

TROON RIDGE COMMUNITY DESIGN REQUIREMENTS AND PROCEDURES REQUIRE HOMEOWNERS TO PROVIDE A COPY OF THEIR LANDSCAPE PLAN TO THE ARCHITECTURAL COMMITTEE FOR APPROVAL. LANDSCAPE PACKAGES PROVIDED BY THE BUILDERS OR THEIR CONTRACTORS ARE ALSO SUBJECT TO APPROVAL. ALL OWNERS ARE ULTIMATELY RESPONSIBLE FOR ENSURING THEIR LANDSCAPE PLANS ARE APPROVED BY THE ARCHITECTURAL COMMITTEE. LANDSCAPING IS TO BE COMPLETED WITHIN THREE CALENDAR MONTHS AFTER THE CLOSE OF ESCROW ON THE HOME OR THE COMPLETION OF AN APPROVED IMPROVEMENT.

APPENDIX D

INTRODUCTION

Plants that live in the desert have numerous characteristics to aid in their survival. These include tap roots, waxy leaf coatings, dormancy in drought, the ability to close leaves or to absorb enormous amounts of water in brief periods of time. Many of these devices work to minimize the evapotranspiration rate, allowing these plants to exist on incredibly small amounts of rainfall. By providing supplementary irrigation at regular intervals, one can maintain the optimal appearance of these plants. For this reason, the plants on the following lists are either indigenous to the site, or are from other semi-arid regions of the world.

Various agencies have found the plants included here to be compatible with this area. It is suggested that Arizona Flora (by Kearney and Peebles), printed by the University of California press, 1960, be used as the standard reference for clarification of questions concerning plants.

Plants may be added to this list upon the request of an owner and approval by the Architectural Committee. Any suggested new plants must meet the following criteria: native to a semi-arid region; compatible with the existing environment in color, texture and mass; drought tolerant, adaptive to the soil; attractive foliage; extended bloom period; ease of maintenance; and 25 foot height limit. The botanical name, description and other pertinent information that may be necessary to ascertain if the plant meets the above shall be submitted to the Architectural Committee for its consideration and approval on a form such as the one attached as Appendix C or available from the management company.

The plant lists have been broken down into the following categories: trees, shrubs, vines, ground covers and herbaceous plants, grasses and annuals. Within each category there are plants that are native to Arizona and plants that are from other semi-arid regions of the world. Without exception, each plant has been selected for its attractiveness as a landscape plant, its ability to blend with the natural terrain, and for its foliage and flower season.

TRCA LISTINGS OF APPROVED AND NON-APPROVED PLANTS

Transcribed from TRCA Design Requirements (*Denotes native to Arizona) Nov. 2015

BOTANICAL NAME

COMMON NAME

TREES Approved for Front and Back Yards:

Acacia anurea	Mulga
Acacia berlandieri	Guajillo acacia
Acacia constricta*	White thorn acacia
Acacia craspedocarpa	Leather leaf acacia
Acacia farnesiana	Sweet acacia
Acacia pennatula	Fern-leaf acacia
Acacia rigidula	Blackbrush acacia
Acacia schaffneri	Schaffner's acacia
Acacia saligna	Blue leaf wattle
Acacia smallii	Desert sweet acacia
Bauhinia congesta	Anacacno orchid tree
Acacia willardiana	Palo blanco
Caesalpinia cacaiao	Cascalote
Cercidium floridum*	Blue palo verde
Cercidium hybrid	Desert Museum Palo Verde
Cercidium microphyllum*	Foothill palo verde
Cercidium praecox	Palo brea
Chilopsis linearis*	Desert willow
Eucalyptus formanna	Formann's eucalyptus
Eucalyptus spathulata	Narrow leaf gimlet
Eucalyptus torquata	Coral flowered gum
Leucaena retusa	Golden ball lead tree
Lysiloma microphylla	Desert fern
Olneya tesota*	Ironwood
Pithecellobium flexicaule	Texas ebony
Pithecellobium mexicanum	Palo chino
Pittosporum phillyraeoides	Willow pittosporum
Prosopis alba	Argentine Mesquite
Prosopis chilensis	Chilean mesquite
Prosopis pubescens	Screwbean mesquite
Prosopis torreyana	Texas mesquite
Prosopis velutina	Honey mesquite (juliflora)

SHRUBS APPROVED FOR FRONT AND BACK YARDS

Acacia constricta	White thorn acacia
Acacia greggii*	Catclaw acacia
Acacia rigens	Needle acacia
Aloysia gratissima	Bee bush
Aloysia macrostachya	Sweet stem
Aloysia lycioides*	White brush
Ambrosia ambrosides	Canyon ragweed
Ambrosia deltoidea	Triangle leaf bur sage
Anisacanthus andersoni	Anderson's honeysuckle
Anisacanthus quadrifidus	Flame honeysuckle
Anisacanthus thurberi*	Desert honeysuckle
Artenisia ludoviciana	White sage
Asclepias subulata	Desert milkweed
Atriplex canescens	Fourwing saltbush
Atriplex hymenelytra	Desert holly
Atriplex nummularia	Old man saltbush
Berberis haematocarpa	Red barberry
Buddleia marrubifolia	Wooly butterfly bush
Caesalpinia cacalaco	Cascalote
Caesalpinia gillesii	Yellow bird of paradise
Caesalpinia mexicana	Mexican bird of paradise
Caesalpinia pulcherrima	Red bird of paradise
Calliandra californica	Baja red fairy duster
Calliandra eriophylla*	Fairy duster
Callistemon	Red Bottlebrush or Little John
Canotia holocantha*	Crucifixion thorn
Carissa macrocarpa	Natal plum
Chrysactinia mexicana	Damianita
Cassia artemisioides	Feathery cassia
Cassia biflora	Twin flower cassia
Cassia nemophila	Desert cassia
Cassia phylodinea	Silverleaf cassia
Cassia sturtii	Stuart's cassia
Cassia wislizeni*	Shrubby cassia
Ceitis pallida	Desert hackberry
Convolvulus mauritanicus	Ground morning glory
Cordia boissieri	Anacahuita

SHRUBS (continued)

Cordia parvifolia
Cowania mexicana stansburiana
Dalea bicolor (argyrea)
Dalea frutescens
*Dalea pulchra**
Dalea vericolor (sessilis)
Dodonaea viscosa-purpurea
Ephedra nevadensis
*Ephedra tritunca**
Eremophila glabra

*Ericameria laricifolia**
Eriogonum fasciculatum
Erythrina flabelliformis
Esperanza
Euphorbia antisyphilitica
Euphorbia rigida
*Fouquieria splendens**
Gutierrezia microcephala
*Hyptis emoryi**
*Justica californica**

Justicia candicans
Justicia sonorae
Justicia spicigera
Krameria grayi
Krameria parvifolia
Lantana camara
*Larrea tridentata**
Lucium fermentii
*Lycium andersonii**
*Lycium fremonti**

Lysiloma microphylla (variety thornberi*)
Leucophyllum candidum
Leucophyllum candidum
Leucophyllum frutescens
Leucophyllum laevigatum
Leucophyllum langmaniae
Leucophyllum pruinatum
Leucophyllum revolutum

Littleleaf cordia
Cliff rose
Silver dalea
Black dalea
Indigo bush
Wislizenus dalea
Hopbush-purple hopbush
Boundary ephedra (var. aspera)
Mormon tea
Emu bush

Turpentine bush
Flat-top buckwheat
Southwest coralbean
Yellow Bells
Candelilla
Silver spurge
Ocotillo
Snakeweed
Desert lavender
Chuparosa

Red justica
Palm canyon justica
Mexican honeysuckle
White ratany
Ratany
Bush lantana
Creosote bush
Tomatillo
Anderson lycium
Wolf berry

Desert fern
Silver cloud sage
Thunder cloud sage
Texas ranger - green cloud sage
Chihuahuan sage
Sierra madre sage
Fragrant sage
Houdina

SHRUBS (continued)

Leucophyllum zgophyllum
Mimosa biuncifera
Mimosa dysocarpa
Psilotrophe cooperii
Rhus microphylla
Rhus ovata*
Rhus virens
Rosmarinus officinalis
Ruellia brittoniana

Ruellia californica
Ruellia peninsularis
Salvia chamaedryoides
Salvia clevelandii
Salvia dorri
Salvia greggii
Salvia leucantha
Salvia leucophylla
Simmondsia chinensis*

Sophora secundiflora
Tecoma stans*
Trixis californica
Vauquelinia californica
Vauquelinia corymbosa
Viguiera deltoidea
Zexmenia hispida
Zizyphus obtusiflora canescens*

Blue ranger sage
Wait-a-minute bush
Velvet pod mimosa
Paper flower
Desert Sumac
Sugar bush
Evergreen sumac
Rosemary
Brittons ruellia

Ruellia
Rama parada
Blue sage
Chaparral sage
Desert sage
Autumn sage
Mexican sage bush
Purple sage
Jojoba

Mescal bean
Orange Jubilee
Trixis
Arizona rosewood
Narrow-leaf rosewood
Golden eye
Devil's river
Greythorn

CACTI & SUCCULENTS Approved for Front and Back Yards

*****These are recommended, but any cacti are acceptable*****

There are natural areas that may require restoration and/or revegetation and/or areas where it may be appropriate to enhance the existing native vegetation. In order to maintain the vegetative integrity of these areas, it is essential that the plant materials used in these areas be native to the Sonoran Desert or American Southwest Desert.

Agave americana
Agave colorata
Agave parryi
Agave victoriae-reginae
Agave vilmoriniana
Agave murpheyi
Aloe barbadensis
Aloe ferox
Aloe saponaria
Aloe marlothii
Aloe stiiata

Century plant
Mescal ceniza
Parry's agave
Royal agave
Octopus agave
Murphy's agave
Medicinal aloe
Tree aloe
Tiger aloe'
Tree aloe
Coral aloe

Carnegiea gigantea*
Cereus hildmannianus
Dasylirion acrotriche
Dasylirion longissimum
Dasylirion wheeleri
Echinocereus fasciculatus*
Echinocactus grusonii
Ferocactus acanthodes*
Ferocactus acanthodes
Fouquieria splendens*
Ferocactus wislizenii

Saguaro
Hildmann's cereus
Green desert spoon
Mexican grass tree
Sotol, desert spoon
Hedgehog cactus
Golden barrel
Barrel
Compass barrel
Ocotillo
Fishhook barrel

Hesperaloe funifera
Hesperaloe paviflora
Lophocercus schottii
Mammillaria microcarpa
Nolina bigelovii
Nolina nelsonii
Opuntia acanthocarpa*
Opuntia basilaris
Opuntia bigelovii
Opuntia engelmannii*
Opuntia fulgida
Opuntia engelmannii

Giant hesperaloe
Red hesperaloe
Senita
Fishhook pincushion
Beargrass
Nelson's Blue Bear Grass
Buckhorn cholla
Beavertail prickly pear
Teddy bear cholla
Prickly pear
Chain fruit cholla
Lengelmann's prickly pear

CACTI & SUCCULENTS (continued)

Opuntia leptocaulis*
Opuntia violacea
Pachycereus marginatus
Stenocereus thurberi
Trichocereus candicans

Desert Christmas cholla
Purple prickly pear
Mexican organ pipe
Arizona organ pipe
Argentine trichocereus

Yucca aloifolia
Yucca baccata
Yucca brevifolia
Yucca elata
Yucca rigida
Yucca rostrata

Spanish bayonet
Banana yucca
Joshua tree
Soaptree yucca
Blue yucca
Beaked yucca

GROUND COVER & HERBACEOUS PLANTS FOR FRONT AND BACK YARDS

Abonia villosa
Acacia redolens
Agave species
Aloe species
Ambrosia deltoidea*
Asclepias subulata*
Atriplex semibaccata
Baccharis 'centennial'
Bulbine frutescens
Cassia covesii*
chrysactinia mexicana
Dalea greggii

Sand verbena
Trailing acacia (low growing variety)
Agave
Aloe
Bursage
Desert milkweed
Saltbush
Centennial baccharis
Yellow or orange bulbine
Coves' cassia
Damianita
Indigo bush

Dalea greggii
Dasylirion wheeleri*
Ericameria laricifolia*
Eriogonum fasciculatum*
Gazania rigens Trailing gazania
Hesperaloe parviflora
Hymenoxys acaulis*
Justicia candicans (ovata)
Justicia spicigera-brandegeana
Lantana montevidensis*
Melampodium leucanthum*
Myoporum darvifolium

Trailing indigo bush
Desert spoon
Turpentine bush
Buckwheat
Trailing gazania
Pink hesperaloe
Angelita daisy
Red justicia
Desert honeysuckle-shrimp plant
Purple lantana (all colors)
Blackfoot daisy
Creeping myoporum

GROUND COVER & HERBACEOUS PLANTS (continued)

Myoporum parvifolium
Oenothera berlandieri
Oenothera caespitosa
Oenothera stubbei
Penstemon species*
Psilostrophe cooperi*
Salvia chamaedryoides
Salvia clevelandii
Salvia coccinea
Salvia greggii

Sphaeralcea ambigua*
Stachys coccinea*
Tagetes lemmoni*
Trichostema arizonicum*
Verbena bipinnatifida
Verbena goodingii
Verbena peruviana
Verbena pulchella "gracilior"
Verbena rigida
Verbena tenera

Viguiera deltoidea*
Yucca arizonica*
Yucca baccata*
Yucca carnerosana
Yucca elata*
Yucca gloriosa
Yucca recurvifolia
Yucca rigida
Yucca schottii*
Zauschneria californica*
Zinnia grandiflora*

Little leaf myoporum
Mexican primrose
White primrose - Baja pink
Saltillo primrose
Penstemon
Paper flower
Mexican blue sage
Chaparral sage
Cherry sage
Autumn sage

Desert mallow
Red mint
Mt. Lemmon marigold
Blue curl
Purple prairie verbena
Gooding's verbena
Peruvian verbena
Rock verbena
Sandpaper verbena
Moss verbena

Golden eye
Arizona soapwort
Banana yucca
Giant dagger
Soaptree yucca
Pendulous yucca
Spanish dagger
Blue yucca
Hairy yucca
California fuchsia
Zinnia

GRASS PLANTS APPROVED FOR FRONT AND BACK YARDS

Muhlenbergia rigens*
Muhlenbergia capillaris
Muhlenbergia rigida

Deer grass
Regal mist
Nashville

PERENNIALS AND ANNUALS APPROVED FOR FRONT AND BACK YARDS

There are areas where it may not be as critical that plant materials are native to the Sonoran Desert, but it is important that the "Sonoran Image" be maintained. The following plant list includes Sonoran Desert natives as well as non-natives that are representative of the Southwest Deserts.

PERENNIALS

Allionia incarnata	Trailing windmills
Phacelia campaularia	California blue bell
Argemone platyceras	Prickly poppy
Delphinium amabile	Larkspur
Dichelosternma pulchellum	Bluedicks
Dyssodia pentachaeta*	Golden dyssodia or dogweed
Dyssodia tenuiloba	Golden fleece - dahlberg daisy
Erigeron divergens	Spreading fleabane
Gaillardia pulchella	Firewheel
Larvia platyglossa	Tidy tips
Lesquerella gordonii	Yellow blanket
Lotus rigidus	Desert rock pea
Melampodium leucanthum	Blackfoot daisy
Penstemon baccharifolius	Rock penstemon
Penstemon bandera	Rocky mountain Penstemon
Penstemon barbatus	Scarlet penstemon
Penstemon eatonii	Firecracker penstemon
Penstemon palmeri	Palmer's penstemon
Penstemon parryi	Parry penstemon
Penstemon spectabilis	Royal penstemon
Penstemon superbus	Superb penstemon
Penstemon triflorus	Heller's Beardtongue
Ratibida columnaris	Mexican hat, coneflower
Ruellia Brittoniana	Mexican Petunia
Senna coverii (cassia)	Desert senna
Sphaeralcea ambigua	Globe mallow
Tagetes lemmonii	Mount Lemmon marigold
Zinnia acerosa	Desert zinnia
Zinnia grandiflora	Rocky mountain zinnia

ANNUALS

Abronia villosa*	Sand verbena
Argemone pleincantha*	Prickly poppy
Baeria chrysostoma*	Goldfield
Bahia absinthifolia*	Bahia
Erodium texanum*	Fillaree

ANNUALS (continued)

Eschschotzia mexicana*	Mexican gold poppy
Kallstroemia grandiflora*	Arizona poppy
Lesquerella gordonii*	Yellow blanket
Lupinus arizonicus	Arizona lupine
Lupinus sparsiflorus*	Desert lupine
Orthocarpus purpuracens	Owl's clover
Pectis papposa*	Cinch weed
Plantago insularis	Indian wheat
Salvia columbarine	Chia

***** PLANTS PERMITTED ONLY WITHIN THE BACK YARD*****

Bougainvillea species	Bougainvillea
Campsis radicans	Common trumpet creeper
Cissus trifoliolata	Arizona grape ivy
Convolvulus-mauritanicus	Ground morning glory
Cycas revoluta	Sago palm
Dietes	Fortnight, african iris
Gelsemium sempervirens	Carolina jasmine
Hemerocallis	Daylily
Mascagnia lilacacna	Purple orchid vine
Mascagnia macroptera	Yellow orchid vine
Merremia aurea	Yellow morning glory vine
Phoenix roebillini	Pigmy date palm
Podranea ricasoliana	Podranea - Pink trumpet vine
Rosa banksiae 'Alba plena' or 'lutea'	Lady bank's rose
Roses	Roses
Hibiscus-- whose mature height is 6 feet or less	
Oleanders-- whose mature height is 9 feet or less	
Palm trees-- whose mature height is 6 feet or less	

*******PROHIBITED PLANTS*******

The following vegetation types and varieties are expressly prohibited in TROON RIDGE COMMUNITY

- 1- Any species of tree or shrub whose mature height may be reasonably expected to exceed 25 feet such as, but not limited to, mulberry, carob, evergreen, elm, bottle tree or eucalyptus.
- 2- All palms (palmae). Palms whose mature height may reasonably be expected to be less than 6 feet are permissible within the confines of the back yard only.
- 3- All pines (pinus), cypress (cypressus), false cypress (chamaecyparis), juniper or cedar (juniperus).
- 4- Olive trees (Olea europaea).

PROHIBITED PLANTS (continued)

- 5- All varieties of citrus. Dwarf varieties are permissible within the confines of the back yard only.
6. Oleanders whose height exceeds 9 feet. Oleanders are permitted within the back yard only.
- 7- Fountain Grass (*Pennisetum Setecum*) and Pampas Grass (defined weeds with the potential to spread throughout the development, and is also a fire hazard.)
- 8- Common bermuda grass (*cynodon dactylon*)- will be prohibited as a defined weed for its profuse production of allergy producing pollen. Lawns will be limited to the confines of the back yard only. Mineral landscape features, such as ground covers and boulders, will be limited to materials indigenous to the Troon Ridge Community area, or materials similar in color and appearance to these materials.
- 9- Mexican palo verde (*parkinsonia aculeata*) will be prohibited as a harbinger of pests and its ability to spread throughout the development, thereby altering the present natural desert.

THE FOLLOWING INVASIVE PLANTS ARE PROHIBITED BASED ON THE RECOMMENDATION OF THE SCOTTSDALE FIRE DEPARTMENT

The invasive plants that have been introduced provide a substantial increase in the available fuel and can serve to increase the risk and intensity of wildland fire incidents. These types of invasive plants can more quickly regenerate themselves. This gives them a distinct advantage over the native plant species, which will take a much longer time to recover and regenerate after a fire incident. The result is the potential for hotter and more destructive fires in the Sonoran Desert that can lead to the irreversible destruction of the native vegetation and local eco-system. Plants are listed in the order of most troublesome due to the fire danger and habitat degradation they cause:

City of Scottsdale Fire Department

1. Desert Broom (*Baccharis sarothroides*) native
2. Red Bromegrass (*Bromus rubens*) non-native
3. Buffel Grass (*Pennisetum ciliare*) non-native
4. Tamarisk/Salt Cedar (*Tamarix spp.*) non-native
5. Fountain Grass (*Pennisetum setaceum*) non-native
6. Malta Starthistle (*Centaurea melitensis*) non-native
7. Saharan Mustard (*Brassica tournefortii*) non-native
8. Burmuda Grass (*Cynodon dactylon*) non-native

HOMEOWNER PLANTING ACTIVITY IN NATURAL OPEN SPACE AREA (NAOS) 15-JUL-97

THERE ARE NATURAL AREAS THAT MAY REQUIRE RESTORATION, REVEGETATION, AND/OR AREAS WHERE IT MAY BE APPROPRIATE TO ENHANCE THE EXISTING NATIVE VEGETATION TO PROVIDE HOMEOWNER PRIVACY. IN ORDER TO MAINTAIN THE VEGETATIVE INTEGRITY OF THESE AREAS, IT IS ESSENTIAL THAT THE PLANT MATERIALS USED IN THESE AREAS BE NATIVE TO THE SONORAN DESERT.

IN AN EFFORT TO MEET THE NEEDS OF SOME HOMEOWNERS WHO WISH TO PLANT ADDITIONAL MATERIAL IN THE NATURAL OPEN SPACE AREA, THE LANDSCAPE COMMITTEE IN CONSULTATION WITH THE ARCHITECTURAL COMMITTEE HAS PREPARED THE FOLLOWING SUGGESTED LIST OF NATIVE PLANTS THAT WILL WORK IN THESE AREAS. THESE PLANT MATERIALS ARE PERMITTED TO BE PLANTED BY HOMEOWNERS ONCE A REQUEST HAS BEEN FILED WITH THE INFRASTRUCTURE/LANDSCAPE COMMITTEE AND THE COMMITTEE HAS ISSUED AN APPROVAL IN WRITING. PLEASE USE THE FORM IN THE "DESIGN REQUIREMENTS AND PROCEDURES" BOOKLE FOR YOUR REQUEST OR USE THE HOA MANAGEMENT COMPANY WEB SITE: <http://arizona.fsrconnect.com/troonridge> THE HOMEOWNER MUST TEND THESE PLANTINGS WITH WATER UNTIL SUCH A TIME THAT SURVIVAL HAS BEEN ASSURED. GENERALLY SPEAKING, A THOROUGH DRIP SYSTEM WATERING EVERY TWO WEEKS FOR SEVERAL HOURS WILL BE NECESSARY DURING THE APRIL-OCTOBER PERIOD. THE HOMEOWNER MUST BE RESPONSIBLE FOR REMOVING ALL DEAD AND DISEASED PLANT MATERIAL THAT DOES NOT SURVIVE.

THE TROON RIDGE COMMUNITY ASSOCIATION HAS APPROVED THE FOLLOWING NATIVE PLANT LIST APPROPRIATE FOR NAOS

TREES:

ACACIA RIGIDULA	BLACKBRUSH ACACIA
CERCIDIUM FLORIDUM*	BLUE PALO VERDE
CERCIDIUM MICROPHYLLUM*	FOOTHILL PALO VERDE
CHILOPSIS LINEARIS	DESERT WILLOW
OLNEYA TESOTA*	IRONWOOD
PROSOPIS VELUTINA*	NATIVE HONEY MESQUITE

SHRUBS:

ACACIA GREGGII*	CAT CLAW ACACIA
ASCIEPIAS SUBULATA*	DESERT MILKWEED
CEITIS PALLIDA*	DESERT HACKBERRY
EPHEDRA TRIFURCA*	MORMAN TEA
FOUQUIERIA SPLENDENS*	OCOTILLO
LARREA TRIDENTATA*	CREOSOTE BUSH
SIMMONDSIA CHINENSIS*	JOJOBA

CACTI AND SUCCULENTS:

CARNEGIEA GIGANTEA*	SAGUARO
ECHINOCEREUS FASCICULATUS*	HEDGEHOG CACTUS
FEROCACTUS WISLIZENII*	FISHHOOK BARREL
OPUNTIA LEPTOCAULIS*	DESERT CHRISTMAS CHOLLA
YUCCA BACCATA*	BANANA YUCCA
YUCCA ELATA*	SOAP TREE YUCCA

The Architectural Committee receives landscape change requests a number of times each year. The Committee recognizes that there may be plants not included on the list but may be suitable for the desert environment. The Committee also recognizes that some front yard areas require special consideration. For example, homes with a courtyard/atrium area that is somewhat enclosed by walls create a special landscape challenge. The lack of sunlight in those areas requires plant selection adaptable to that environment in order to survive. The Committee will handle these requests on a selective basis upon receiving the request from the homeowner.

In an effort to meet the needs of homeowners who wish to plant material not yet included in the plant lists, special consideration will be given to maintain the "Sonoran Image." Plant requests must be submitted to the Architectural Committee for consideration and approval. Forms can be found in Appendix C or available from our HOA management company (480-551-4300). Request forms can also be obtained from the following website: <http://arizona.fsrconnect.com/troonridge>