



MISSION HILLS PROPERTY OWNERS'
ASSOCIATION

“MHPOA”

PRESCOTT, ARIZONA

March 2024

ARCHITECTURAL CONTROL COMMITTEE
DESIGN
GUIDELINES AND PROCEDURES



March 2024

**MISSION HILLS
ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES AND PROCEDURES**

INTRODUCTION

The following information is intended to acquaint current and future property owners and their representatives with the Architectural Control Committee (ACC), its guidelines and procedures. The purpose of the committee is to provide guidance during the design process and to assure compatibility of all development of land and structures within Mission Hills. The value of properties within Mission Hills is greatly enhanced by the views, rural character, natural vegetation and scenic beauty of the land. Maintaining these values in the design and quality of all improvements shall be the primary consideration and purpose of the Architectural Control Committee. The basic criteria used by the committee in reviewing plans will be: "Are the design and the materials proposed to be used compatible with a high quality contemporary residential image and do the proposed improvements fit and complement the specific site on which they are to be placed?"

The Architectural Control Committee strongly recommends that lot owners enlist the services of an architect or qualified designer to design their custom residence. This professional assistance is especially important in Mission Hills where most of the lots are irregularly shaped and provide unique view opportunities. The cost of plans for a custom residence may vary considerably. However, money well spent on the planning and design of a home will be reflected in the end result through more efficient use of resources and a more pleasant end result for the homeowner.

The following sections detail the architectural standards and administrative procedures which have been promulgated pursuant to Section 11.0 of the Covenants, Conditions and Restrictions for Mission Hills (hereinafter referred to as CC & R's). As stated in Section 11.0, the Board designates an Architectural Control Committee to have full authority over the following matters: (i) improvement location as it relates to topography; (ii) removal of trees; (iii) design of, materials used in, and construction of, the improvement; and (iv) all restrictions set forth in the CC & R's.

I. ADMINISTRATIVE PROCEDURES

A. **Architectural Control Committee** shall review both preliminary and final plans for all construction in the subdivision. Two copies of the specified drawings and any other relevant materials must be delivered to: The Mission Hills Property Association Board. If electronically submitted, directly to the MHPOA email address: MHPOAB519@gmail.com Hard copies are to be mailed to the most current published address designated by the current MHPOA Board. Be sure to include information specifying the lot number, lot owner, mailing address and telephone number, name and address of designer or architect and builder (if selected). The processing period for approval of preliminary or final plans is fifteen business days. However, the processing period does not begin until the Committee has received a complete package that contains all the material specified in these procedures. If the submission package is incomplete, the lot owner will be notified as soon as possible.

B. Improvements Requiring Review: All improvements which may have an impact on the appearance of the Community require review and written approval by the Architectural Control Committee. Such improvements include but are not limited to the following:

1. All buildings including accessory structures.
2. Grading or any land alteration.
3. Landscape improvements such as fences, paving, patios, spas or pools and plantings.
4. All exterior materials and colors.
5. Alterations or additions to any of the above items.

C. Preliminary Review: The preliminary submittal by the lot owner shall consist of two copies of the following drawings:

1. **Site Plan.** (Minimum Scale: 1 inch = 20 feet). Show property lines, setbacks, easements, buildings, driveways, patios and fences, including dimensions. Show also trees having a trunk diameter of 3 inches or larger measured at 1 foot from the ground.

2. **Grading Plan.** (Minimum Scale: 1 inch= 20 feet). Show structures, improvements and trees, including existing and proposed grades and contours, flow lines and lot drainage, driveway slopes, finished floor elevations referenced to the top of curb at center of driveway, etc. Grading plan information may be incorporated into site plan drawing provided the information is clearly readable.

3. **Floor Plan** (Minimum Scale: 1/1 inch= 1 foot). Show all floor spaces and interior floor level transitions. Include all balconies, decks, garages and storage structures. Indicate square footage of livable floor space on each level. The floor area of the primary residential dwelling on each lot, exclusive of the porches, garages, patios, showrooms, or any other similar

extensions or projections, shall not be less than 1,600 square feet of livable area. Where there is a second story or a basement, the ground level (main level) must be at least 1,200 square feet. Each dwelling must provide a double garage.

4. Exterior Elevations. (Minimum Scale: $\frac{1}{4}$ inch= 1 foot). Indicate any condition that will affect the exterior of the building; all proposed roof slopes, roofing materials and all finish materials. Existing and finished grade lines must be shown on all exterior elevations.

D. Final Submittal. Final submittal of plans is mandatory and approval is required prior to clearings, excavations or the issuance of a building permit. Once construction has begun, the improvement must be completed within one year. Final submittal must include two copies of the following:

1. Site and Grading Plan as required for preliminary submittal.
2. Foundation Plan: include all dimensions and appropriate details.
3. Floor Plan: (Minimum Scale: $\frac{1}{4}$ inch= 1 foot). Must be fully dimensioned showing all rooms and appropriate information.
4. Roof Plan: (Minimum Scale: $\frac{1}{4}$ inch= 1 foot). Must show hips, valleys, ridges, roof pitches and roofing materials.
5. Exterior Elevations: Must show all facets of exterior design including decks, railings, trim, etc. Existing and finished grade lines must be shown on all elevations.
6. Exterior Colors and Finishes: Must include material samples. Earth tones colors that blend in with the native Mission Hills environment are strongly encouraged. Suggested and recommended colors are earth tones with light reflective value (LRV) rating of not less than 20 and not more than 60. See Suggested & Recommended Paint Colors- APPENDIX B.
7. Landscape Plan: Must include size, type, and location of all trees and shrubs and ground cover to be planted on the lot. Show also all walks, patios, fences and decks as they relate to the landscape elements. Completion of landscaping in accordance with plan is required with 6 months following the date of final inspection. Importance is placed on leaving undisturbed as much of the natural vegetation as possible. (See Suggested Landscape Materials List, APPENDIX C).

II. DESIGN GUIDELINES. The following guidelines specify some of the various aspects of desirable improvement design which the lot owner would take into consideration in designing a residence and other improvements.

A. Site Planning Considerations: The building plan should be designed to respond to sloping sites and to **reduce building mass**. Situate residence and other improvements to preserve as many existing trees, shrubs and boulders as possible. Consider orientation to sun, view and direction of prevailing wind. Every effort must be made to locate improvements so as to avoid blocking desirable views from other lots.

B. Driveway Considerations: Driveways should be integrated into natural slopes to minimize cuts and fills. Low and sloping cuts and fills when properly landscaped control erosion and blend into existing surroundings. Where steep drives are necessary, slope breaks should be provided at garage and street to avoid scraping vehicles.

C. Topography and Building Form. Buildings should be designed to conform with the natural topography of the site. **Minimize the visual impact of the building** against the landscape. Breaking floor levels to conform to lot slope will reduce building profile. Non-treed lots are highly visible and will require more control of vertical building forms to reduce building mass. Avoid high exposed foundation walls and deck structures.

D. Roof Forms. Major roof elements should reflect the natural topography of the site, with ridges running parallel to the contours of the land. Wide fascia boards (10-12 inches) will be encouraged when appropriate.

E. Plan Forms. Building plan forms should respond to the individual site, with consideration for topography, climatic orientation, scenic views and relationship to other buildings (present and/or future). The exterior constraints on the design of the entry should also be considered when designing the plan form. The response of the building to the site also will create interest and spatial variety. **Box-like plans** with porches and stairs thoughtlessly placed fail to respond to the natural environment and should be avoided.

F. Entry Plans. Entry stairs and porches must be designed as an integral part of the structure accommodating the constraints of both the site and the floor plan in an aesthetic manner. The front entry is most important and its prominence should be reflected in design. Care should be exercised in the placement style so to promote the overall curb appeal. Protection of these areas from the elements should also be considered.

G. Deck Plans. Deck plans should be designed to provide relief in both vertical and horizontal directions. They should respond to their intended use and should correspond to changes in exterior grades and interior levels. Large unbroken decks can be visually monotonous and generally make a poor transition between indoor spaces and the natural elements of the building site.

H. Deck Railings and Support Structures. Deck railings and supporting structures are important considerations relating to the overall design vocabulary of a building. Caps and railings must have detail and depth, and be a natural visible and functional extension of the main structure. Supporting members need substantial visual scale to maintain proper proportions. The use of "minimum" size railing members and structural supports is to be avoided regardless of their structural capabilities.

I. Retaining Structures. Exposed faces of retaining walls should not exceed 6 feet. When retaining structures are required for heights above 6 feet, multiple structures (stepped to create terraces) should be used. Planting materials will be required to reduce the visual mass of tall, unbroken walls.

J. Foundation Walls. Unless integrated into the building's design, large expanses of foundation wall must be avoided, or covered with an acceptable finish material. Raised planters, properly proportioned, can often integrate high floor lines with the site. Through careful planning, the cost of massive foundation walls (which often contain wasted space) can usually be avoided. If not, windows or other treatments may be required to break the visual mass and provide for future utilization of the space.

K. Fencing, Screening and Privacy Considerations. Fencing shall not be used to define limits of property ownership, but rather to create spaces of privacy and protection where required. Fencing should be an integral part of the building design, constructed with natural materials that are compatible with the exterior of the building. Care should be exercised in the placement of fences and screens to reserve your scenic views and those of your neighbors. Fencing materials of galvanized chain link, plastic or fiberglass will not be accepted. Use of brown vinyl coated chain link for pet containment (not to exceed 5% of total area) will be acceptable.

L. Exterior Building Materials. Continuity is an important consideration in the use of exterior materials. Consider all sides of the building and avoid a "front only" approach. Masonry materials may include brick, stone or split-face block. The use of plain blocks is acceptable only when mortar washed or stuccoed. Scale is important when using heavy masonry materials such as block or stone. Siding materials of natural wood are acceptable and can be horizontal, vertical or diagonal as may be appropriate with the design of the structure. Siding materials which give a prefabricated appearance to the building will not be approved. Stucco is a

durable and attractive siding material, available in various colors and textures. (See Exterior Colors and Finishes-APPENDIX B). The minimum dimension for fascia material is considered to be 2" by 8".

M. Roofing Materials. Roofing of combustible wood shakes or shingles is prohibited. Also prohibited are reflective materials and solar panels on roofs. In order to blend in with the natural vegetation, roofing materials in earth tones are recommended. Tile roofs are preferred as a compliment to stucco. Roofing materials are an important consideration in the hill environment of Mission Hills where roofs are visible from any different perspectives.

N. Landscaping Plan. Landscaping is an integral part of home construction in Mission Hills and the landscaping plan must be submitted with the final plans to the Architectural Committee. The landscaping must be completed within 6 months after home construction is completed or in any event prior to the time the home is offered for sale. The purpose of landscaping is to soften the transition between the building and the site; control erosion from construction scars; break up the visual height of plain walls; and to provide screening from neighbors and shade from the sun. Natural, low maintenance landscaping that blends in with the native Mission Hills environment is encouraged. Drip irrigation systems which cut down on both maintenance and water usage are recommended. The landscaping plan should include the sizes, types and placement of all landscaping materials to be used on the lot. The extent of landscaping required is dependent on the particular site.

USE AND OCCUPANCY RESTRICTIONS



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III. USE AND OCCUPANCY RESTRICTIONS

A. To remind current and acquaint future property owners of Mission Hills Estates' restrictions, the restrictions as printed in Section 13 of the Association's **CC&R's** are as follows:

1. **Residential Use.** No part of the Property shall be used for other than residential or related purposes. Each lot shall be used as permitted by this Declaration of Covenants, Conditions and Restrictions for Mission Hills Subdivision (CC&R's) and for no other purpose.

2. **No Violations.** No owner shall permit anything to be done or kept on his or her lot or in or upon any Common Areas which will result in the cancellation of insurance thereon or which would be in violation of any law or other applicable requirement of governmental authorities.

3. **Signs.** No sign of any kind shall be displayed to the public view or from any lot or any Common Areas without the approval of the Board except such signs as may be used in connection with development and sale of the property and such signs as maybe required (or the prohibition of which may be forbidden) by law.

4. **Pets.** Subject to the provisions of paragraphs 5 and 19, one dog, cat or other small commonly accepted household pet may be kept on each Lot without the prior approval of the Board. All additional pets are prohibited unless approved in advance by the Board. No animal shall be kept, bred or maintained for any commercial purpose, and, except as otherwise provided above, no animals of any kind shall be raised, bred or kept on any Lot or in or upon any Common Areas. No animal shall be allowed to become a nuisance, whether by making an unreasonable amount of noise or otherwise. All pets shall be leashed or other wise appropriately restrained when in any Common area or roadway. Upon the request of any Owner, the Board shall determine, in its sole and absolute discretion, whether, for the purposes of this paragraph, a particular animal is a commonly accepted household pet or whether a particular animal is a nuisance. The keeping of pets shall also be subject to such additional rules and regulations with respect thereto as the Association may adopt, including rules and regulations prohibiting the keeping of any pets whatsoever.

5. **Nuisance.** No owner shall permit or suffer anything to be done or kept about or within his Lt which will obstruct or interfere with the rights of other Owners or Occupants, or annoy them by unreasonable noises or otherwise, nor commit or permit any nuisance about or within his Lot or commit or suffer any illegal act to be committed therein. The

Owner shall comply with all of the requirements of the health authorities and of all other governmental authorities with respect to the Property.

6. **Minimum Size.** No residential dwelling unit may be erected, placed or maintained on a Lot which contains fewer than 1,600 square feet of livable space. The area of detached structures shall not be added together for purposes of satisfying this minimum size requirement.

7. **Vehicles; Boats.** Except as specifically permitted by the Board, (i) no boats, trailers, motor homes, campers, trucks classified by manufacturer capacity rating as exceeding three quarters of a ton, or other vehicle shall be parked or stored in or upon the Common Areas; (ii) no vehicle shall be repaired, serviced or rebuilt on any Lot or Upon the Common Areas; and (iii) nothing shall be parked overnight on the private streets or drives serving the Lots except in such parking areas as may be designated by the Board or on the Plat.

8. **Lights.** Except as installed by Developer, no spotlights, flood lights or other high intensity lighting shall be placed or utilized upon any Lot which in any manner will allow light to be directed or reflected on the Common Areas, or any part thereof, or any other Lot.

9. **Wind Devices.** No wind bells, wind chimes, or similar devices shall be permitted on the Property.

10. **Air Conditioners.** No window air conditioners or portable units of any kind visible from any other Lot shall be installed on any Lot.

11. **Reflective Materials.** No reflective materials, including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, shall be permitted to be installed or placed on the outside or inside of any windows visible from the Common Areas or any other Lot without the prior written approval of the Board.

12. **Antennas.** No radio, television or other antennas of any kind or nature shall be placed or maintained upon any Lot except as may be permitted by the Association Rules or as may be installed by the Developer or the Board to serve as a master antenna for more than one Lot.

13. **Refuse.** The Association may maintain trash and garbage collection bins or similar facilities in such portions of the Common Areas as the Board determines. No garbage or trash shall be kept, maintained on the Property unless they are within the Improvements on a Lot and not visible from any other Lot or the Common Areas.

14. **Clotheslines.** Outside clotheslines or other facilities for drying or airing clothes shall not be erected, placed or maintained on the Property unless they are within the Improvements on a Lot and not visible from any other Lot or the Common Areas.

15. **Vegetation.** No shrub, tree or other vegetation belonging to any Owner shall be allowed to overhand another Lot without the consent of the Owner thereof, which consent may be revoked at any time after having been given.

16. **Mining.** No portion of the Property shall be used in any manner to explore for or remove any water, oil or other hydrocarbons or minerals of any kind or earth substance of any kind.

17. **Owner's Responsibility.** Without limiting the foregoing, each Owner shall maintain and keep his Lot at all times in a safe, sound and sanitary condition and shall correct any condition or refrain from any activity which might interfere with the reasonable enjoyment by other Owners of their respective Lots or the Common Areas.

18. **Correction of Violations.** The Board or its authorized agents may enter any Lot in which a violation of these restrictions or the Association Rules exists and may correct the violation at the expense of the Owner of the Lot. Such expenses, and such fines as may be imposed pursuant to the Bylaws or the Association Rules, shall constitute a lien upon such Lot in accordance with the provisions of Section 5.4, CC&Rs.

19. **Modification or Waiver.** The Association may modify or waive the foregoing restrictions or otherwise restrict and regulate the use and occupancy of the Property and the Lots by reasonable rules and regulations of general application adopted by the Board from time to time pursuant to Section 2.7, CC&Rs. All remedies described in Article 23, CC&Rs hereof and all other rights and remedies available at law or equity shall be available in the event of any breach by any Owner, or his guests, invitees, licensees, family members, or tenants, or any Occupant or other Person of any provision of Article 13, CC&Rs or the Association Rules.

B. The Architectural Control Committee is the agent designated by the Board of Directors to investigate violations and take appropriate action to have the violation corrected.

IV. ASSOCIATION RULES RESTRICTION VIOLATION-REMEDIES

A. Notice of Remedies - There are two approved methods available to Lot owners who may have a complaint concerning a particular restriction violation:

1. The Lot owner that is bothered by a violation may address the subject to the appropriate Lot owner. In most cases this is the best solution and promotes a good neighbor relationship.

2. The second method is to send the complaint in writing to the Architectural Control Committee citing the specific restriction violation as well as the address and or lot number of the noncompliance (See Appendix D, Use and Occupancy Restriction Violation Complaint form).

B. The ACC will:

1. Keep the complaint in confidence, investigate the violation, review with the Board of Directors and take appropriate action to have the violation corrected.

2. Answer all violation complaints in writing of action(s) taken within 30-days of receipt.

3. Not act on any anonymous complaint.

APPENDICES



March 2024

APPENDIX A-1

Preliminary Review Application Checklist

To assist in a timely response to your improvement application, please supply two copies of the following items to The Mission Hills Property Association Board. If electronically submitted, directly to the MHPOA email address: MHPOAB519@gmail.com Hard copies are to be mailed to the most current published address designated by the current MHPOA Board.

() Site Plan. *Minimum scale of 1" = 20'. Show property boundaries, setbacks, easements, buildings, driveways, patios, fences, and dimensions of all. Trees over 3" in diameter should also be shown.

() Grading Plan. *minimum scale of 1" = 20'. Show structures, improvements and trees, including existing and proposed grades and contours, flow lines, lot drainage, driveway slopes, finished floor elevations referenced to the top of curb at center of driveway, etc.

() Floor Plan. * Minimum scale of 1/4" = 1'. Show all floor spaces and interior floor level transitions. Include all balconies, decks, garages, and storage structures. Indicate square footage of livable space on each level. Minimum livable space requirements are 1,600 square feet for single story and 1,200 square feet for two-level designs.

() Exterior elevations. * Minimum scale of 1/4" = 1'. Indicate any condition that will affect the exterior of the building showing front and both side perspectives. Show roof lines, slopes, external materials, colors, and grade lines, new or existing.

Providing the items listed above accurately will insure the review of your application and a determination by the Architectural Control Committee (ACC) within 15 business days or sooner. Lack of any of the above listed items will require another preliminary review and the 15 day rule takes effect anew.

We strongly suggest you retain the services of a professional designer, builder, or architect to assist you in your improvement.

Once preliminary review is approved, please be aware that in most cases a building permit is required by the city, and a final submittal application must be completed and approved.

If the Architectural Control Committee (ACC) can be of any assistance at all, contact any committee member.

APPENDIX A-2

**MISSION HILLS ESTATES
IMPROVEMENT APPLICATION**

APPLICANT INFORMATION

NAME:.....
ADDRESS:.....
MAILING ADDRESS:.....
LOT# _____ APN# _____
PHONE#.....
DAYTIME#.....
FAX:.....
OTHER:.....

PROJECT TYPE

- 1. CONSTRUCTION
- 2. LANDSCAPING
- 3. GRADING/LAND ALTERATION
- 4. EXTERIOR

WORK DESCRIPTION

.....
.....
.....
.....
.....
.....

WORK TO BE PERFORMED BY HOMEOWNER CONTRACTOR

CONTRACTOR INFORMATION

COMPANY NAME:.....
PHONE NUMBER:.....
CONTRACTOR/DESIGNER LICENSE#.....
ESTIMATED START DATE:.....
ESTIMATED COMPLETION DATE:.....

COLOR SCHEMES

ROOFING _____ WALLS _____
(Please submit samples with application)

APPLICATION RECEIVED BY _____ DATED _____

APPENDIX B

SUGGESTED AND RECOMMENDED PAINT COLORS SHERWIN WILLIAMS

<u>No.</u>	<u>Color Name</u>	<u>LRV</u> Rating
SW2804	Renwick Rose Beige	28
SW2805	Renwick Beige	45
SW2815	Renwick Olive	25
SW2814	Rookwood Antique Gold	24
SW2813	Downing Straw	43
SW2824	Renwick Golden Oak	20
SW2823	Rookwood Clay	23
SW2820	Downing Earth	20
SW2835	Craftsman Brown	31
SW2842	Roycroft Suede	31
SW2841	Weathered Shingle	23
SW2845	Bunglehouse Gray	28
SW6039	Poised Taupe	23
SW6038	Truly Taupe	36
SW6037	Temperate Taupe	47
SW6036	Angora	59
SW6031	Glamour	38
SW6030	Artistic Taupe	48
SW6029	White Truffle	60
SW6050	Abalone SheU	60
SW6051	Sashay Sand	49
SW6052	Sandbank	41
SW6058	Likeable Sand	52
SW6059	Interface Tan	42
SW6060	Moroccan Brown	21
SW6066	Sand Trap	39
SW6067	Mocha	21
SW6072	Versatile Gray	49
SW6073	Perfect Greige	41
SW6074	Spalding Gray	23
SW6078	Realist Beige	60
SW6079	Diverse Beige	48
SW6080	Utterly Beige	40
SW6081	Down Home	20
SW6085	Simplify Beige	60
SW6086	Sand Dune	47
SW6087	Trusty Tan	37
SW6092	Lightweight Beige	60
SW6093	Familiar Beige	49
SW6094	Sensational Sand	40
SW6099	Sand DoUar	58
SW6100	Practical Beige	47
SW6101	Sands of Time	39
SW6102	Portabello	21
SW6106	Kilim Beige	60
SW6107	Nomadic Desert	47
SW6108	Latte	39
SW6109	Hopsack	24

	Color Name	LRV/Ratin
SW6114	Bagel	50
SW6115	Totally Tan	43
SW6116	Tatami Tan	30
SW6117	Smokey Topaz	23
SW6120	Believable Buff	59
SW6121	Whole Wheat	50
SW6122	Camelback	42
SW6123	Baguette	32
SW6124	Cardboard	22
SW6128	Blonde	54
SW6129	Restrained Gold	48
SW6130	Mannered Gold	35
SW6131	Chamois	28
SW6135	Ecru	52
SW6136	Harmonic Tan	45
SW6137	Burlap	32
SW6138	Artifact	24
SW6142	Macadamia	50
SW6143	Basket Beige	43
SW6144	Dapper Tan	23
SW6149	Relaxed Khaki	52
SW61SO	Universal Khaki	42
SW6151	Quiver Tan	22
SW6156	Ramie	53
SW6157	Favorite Tan	45
SW6158	Sawdust	26
SW6163	Grassland	50
SW6164	Svelte Sage	42
SW6165	Connected Gray	24
SW6170	Techno Gray	50
SW6171	Chatroom	41
SW6172	Hardware	23

APPENDIX C

SUGGESTED LANDSCAPE MATERIALS

Legend

- | | | | | |
|----|----------------------------|--|----|------------|
| 1. | Low Water Requirement | | A. | Full Sun |
| 2. | Moderate Water Requirement | | B. | Part Shade |
| 3. | High Water Requirement | | C. | Full Shade |

TREES, EVERGREEN

Colorado Spruce	2
White Fir	2
Scotch Pine	2
Austrian Pine	2
Bristlecone Pine	2
Ponderosa Pine	2
Pinion Pine	1
Arizona Cypress	1
Leylandi Cypress	1
Deodora Cedar	2
Blue Atlas Cedar	2

SHRUBS, EVERGREEN

Arborvitae	2	AB
Alberta Spruce	2	AB
Pyracantha	2	AB
Mugho Pine	1	AB
Nandina	1	ABC
Mahonia Aquifolium	2	ABC
Juniper-Spreading		
Varieties	2	ABC
Juniper-Upright	2	AB
Yucca Pendula	1	AB
Holly-Most		
Varieties	3	BC
Euonymus	2	AB
Cotoneaster, low		
spreading & upright	2	AB
Pampas Grass	1	A
Japanese Boxwood	2	BC
Manzanita	1	AB

TREES, DECIDUOUS

Aspen	3
Arizona Ash	2
Redbud	2
European Sycamore	2
Flowering Plum	2
Flowering Crab	2
Flowering Pear	2
Silver Maple	2
Amur Maple	2
Honey Locust	2
Golden Locust	2
Rubylace Locust	2
Hawthorn	2
Fruit Trees	2
Russian Olive	1
Pin Oak	2

SHRUBS, DECIDUOUS

Althea- Rose of		
Sharon	2	AB
Flowering Almond	2	AB
Flowering Quince	2	AB
Santolina	1	AB
Snowball Viburnum	2	AB
Spirea-Bridal		
Wreath	2	AB
Spirea - Anthony		
Waterer	2	AB
Mock Orange	2	AB
Lilac	2	AB

LINES

Wisteria	2	A
Grapevine	2	A
Virginia Creeper	1	AB
Clematis	2	AB
Honeysuckle	2	AB
Silver Lace Vine	2	A

NATIVE SHRUBS

Nabzubuta	1
Scrub Oak	1
Gambel Oak	1
Apache Plume	1
Cliff Rose	1
New Mexico Locust	1
Oakleaf Sumac	1

GRASS

Kentucky Bluegrass	2
Perennial Rygrass	2
Fescue	1
Buffalo Grass	1

SHRUBS, DECIDUOUS CONTINUED

California Privet	2	AB
Butterfly Bush	2	AB
Forsythia	2	AB
Red Barberry	2	AB
Green Barberry	2	AB
Potentilla	2	AB

GROUND COVER

Sedum	1
Potentilla Verna	2
English Ivy	2
Honeysuckle, Japanese	2

Decorative Rock

Decomposed Granite
Jesse Red
Black Cherry
Autumn Gold
Desert Rose

Desert Brown
Cinnamon Brown
Western Sunset
Palomino Gold
Yavapai Tan

Note: Pea gravel, pink and white rocks are highly discouraged.

APPENDIX D

USE AND OCCUPANCY RESTRICTION VIOLATION COMPLAINT

TO: Architectural Control Committee
Mission Hills Property Owner's Association

If electronically submitted, directly to the MHPOA Mail address: MHPOAB519@gmail.com
Hard copies are to be mailed to the most current published address designated by the current MHPOA Board.

DATE:

ADDRESS OR LOT# of VIOLATION:

RESTRICTION VIOLATION (Article/Paragraph):

NAME, ADDRESS AND LOT# OF PERSON REPORTING VIOLATION:

___ **Yes, I have addressed the subject of this violation with the appropriate owner.**

___ **No, I have not addressed the subject of this violation with the appropriate owner.**

Signature

