

# ARCHITECTURAL & LANDSCAPE DESIGN STANDARDS

**Revised and approved by the Board of Directors 49 times since 06/12/2006**

The Architectural and Landscape Committee (ALC) is a standing committee of the Association. The Board appoints the committee members in accordance with the procedures set forth in the Bylaws. People appointed by the board must be Members (in good standing) of the Association.

**Mission Statement of the ALC:** The ALC strives to maintain a harmonious community appearance and enhance property values in consultation with the Board by applying, fairly and consistently, all Architectural and Landscape Design Standards and CCR's that relate to exterior home modifications and landscape changes, improvements, enhancements and additions.

**The Main Role of the ALC:** The ALC oversees the permit application process to ensure compliance with the ALC modifications and additions to the existing standards, and new standards as it strives to keep current. The Board must approve all changes to the standards before they go into effect.

**The Architectural and Landscape Committee Campaigns:** Inspections and Documentation.

To help accomplish the goal of the ALC mission and in support of the Board of Directors, the ALC has enacted Committee Campaigns. These campaigns identify key priorities to address on an ongoing basis to ensure the beauty of our community remains compliant with the current standards and stays up to date with the greater Marana and Tucson Communities.

Some examples of past campaigns include house paint, roof tiles, front yard trees and mailboxes.

To accomplish this task, the committee will send a letter to all residents (owners) two months prior to the start of new campaign. The notification will include a copy of the standards that are being addressed and the item(s) to be inspected. At the conclusion of the campaign, recommendation letters will be generated and sent to any residents found to be out of compliance with the current standards.

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## **ASSOCIATION STATEMENT – PROVENANCE & PURPOSE OF THE DESIGN STANDARDS**

The Highlands is one of the most attractive adult communities in Southern Arizona. In the interest of maintaining the harmonious theme and aesthetic beauty of the community consistent with its surrounding native desert environment, The Highlands Board of Directors (Board) and the Architectural & Landscape Committee (ALC) have a responsibility to administer the Architectural & Landscape Design Standards (Standards). The Standards are intended to protect the community and its values.

### **Provenance of Architectural and Landscaping Control, Purpose, and Word Definitions:**

**Provenance:** The Architectural and Landscape Committee (ALC) was founded in accordance with Heritage Highlands at Redhawk Homeowners Association Covenants, Conditions and Restrictions (CC&Rs), Article V, Section 5.1, Architectural Control.

**Purpose:** Standards and rules have been developed to be consistent with the CC&Rs in order for the ALC to regulate modifications and additions to existing improvements on any lot. ALC does this through permit application review and approval or denial prior to work, and by inspection of completed work.

### **General Definitions. See also Article VI for Project-Specific Definitions.**

1. **Association:** The Heritage Highlands at Redhawk Homeowners Association is also known as The Highlands Homeowners Association. In this document, the single word “Association” means The Highlands Homeowners Association.
2. **Board:** The single word “Board” means the Board of Directors of the Association.
3. **Committee and ALC:** The single word “Committee” and the acronym “ALC” both mean the Architectural & Landscape Committee (ALC) of the Association or a designated agent of the ALC.
4. **Work:** The single word “Work” means any modification of or addition to the existing improvements on any lot within the subdivision.
5. **Owner:** The single word “Owner” means Owner(s) of record of the lot on which the Work is to be performed. “Owner” is synonymous with “Homeowner.”

**Navigation in this document:** In the Alphabetical Index at the end of this document, find the page numbers that apply to your project. Read the General and Permits Information (ARTICLES I and II), and be aware of the consequences of Non-Compliance (ARTICLE III). Landscaping projects are covered in ARTICLE IV, and Architectural projects in ARTICLE V. Permit forms are found in the Appendices. Other Appendices provide details to supplement ARTICLES IV and V. Construct your Permit application following this guidance. If something is not clear, contact the Administration Office to ask questions. We constantly evolve the Design Standards and your question may help us improve the document.

## ALC REVISION HISTORY

	DESCRIPTION	BOARD APPROVED
1.	First Overall Revision	Sept. 2005
2.	Modified Golf Car Garage Door/Windows/Doors	June 12, 2006
3.	Word changes throughout the document	Feb. 18, 2009
4.	Revision for gates on golf course/common areas, Front yard tree, saguaro rib artifacts, appendix B, appendix H, appendix A, appendix D, snake/rodent barrier,	July 15, 2009
5.	New section added-External Modifications-Doors (Front Entry, Side, Back, and Garage)/Windows; Revised Barbecues/Smokers, Lighting, Snake/Rodent Barrier	Sept. 16, 2009
	Exterior repainting	Oct. 21, 2009
6.	New section added- Exterior Stone Veneers Rear Yard or Rear Patio; Revised height of flagpole to 20', added dark brown, dark rust to wrought iron gates	Mar. 17, 2010
7.	Planted pots free standing not buried; Appendix D; gate color must match color of fence when visible from street; gate installation and color; screen enclosures framing material type and color; height of fire pits; art/artifacts changes throughout; provision for protective cages for new plants; kiva ladder added for exterior art; door frame colors to mirror front wrought iron gate colors; expanded acceptable paint colors for house body and trim complimenting roof tiles	Sept. 15, 2010
8.	Added Retractable Rear Yard Awning	Jan. 19, 2011
9.	Added Fire Hydrant/Utility Boxes; added cairns, horses, lizards, frogs t acceptable yard art, added Globe Mallow to approved plant list; edits to Article II; Windows, Lighting, Trashcan and Recycle Containers; Wrought Iron Fencing; Wrought Iron Gates; Appendix H-Fines; Article VIII-Word Definitions	July 20, 2011
10.	Added Cape Plumbago, Mexican Bird of Paradise, and Gregg's Mistflower to approved plant list; approved tile placement on trash/recycle container wall; wall definition for trash/recycle container wall; Holiday Decoration & Lighting; Clarified plant with common name (Fountain grass-prohibited); revised permit application	Jan. 18, 2012
11.	Added Common Area Guidelines	May 16, 2012
12.	Revised Common Area Guidelines	Jan. 16, 2013
13.	Extend patio roofs by two additional feet; add Required Front Lot Tree Removal; Appendix H-Failure to comply within each 30-day notice period will result in an additional noncompliance fine.	April 17, 2013

14.	Revision to Barbecues/Smokers adding electricity; adding to prohibited structures- electronic perimeter fencing, charcoal, natural wood, or pressed logs for burning; revision to unusual lot circumstances regarding a front lot tree; adding Certified Arborist to definitions; Revised External Modifications - Doors/Driveway/Windows; Walls	Nov. 20, 2013
15.	Change Guidelines to Standards; add Beige window trim a acceptable; add stone vainer up to roofline; Appendix D revision	April 16, 2014
16.	Revised ladders; Doors Garage; Walls; added Niche to definitions; added professional pipe insulation for outdoor water pipes; revised spas; changed wording to combine water features and water fountains; art/artifacts visible from the street restriction for community standards to justify removal; window trimmed revised to 2" in width; satellite dishes revised to help hide the dish; add Garden Accent Wall; clarification of 60" minimum height required of front required tree; added plants to plant list.	Nov. 19, 2014
17.	Revised Trash and Recycle Container Walls-increased height of wall and width of gate opening; Clarified unusual lot circumstances with removal of "paired homes" limitation to defines tracking to lot numbers not to individual homeowners;	Feb 18, 2015
18.	Revised exterior roll downs to be manually operated or motorized; raised the arched gate height; added Rear Patio Privacy Walls; two new neutral trim colors	May 20, 2015
19.	Revised prohibited plants and approved plant listings; deleted developer's warranty as no longer valid on homes;	Dec. 16, 2015
20	Revised Holiday Decorations & Lighting; Security Camera Installation; Doors Garage; Exterior Repainting & Front Door Color Change; Dimensional Variance	April 20, 2016
21	Add Archways to Walls; Lighting standards and Holiday Lighting in compliance with town of Marana; clarify Art/Artifacts to be easier to understand and enforce; revised Exterior Tiles; Minimal In-Ground Landscaping; Appeal language into compliance with CCR's; Non-compliance issues into compliance with Arizona Statutes; delete ladders as standard is not enforced; Community Perimeter Wall definition recommended by attorney; Flagpoles approved for back lots; Article VI- Landscaping Standards between lots- prohibition against hedges deemed only necessary for front yards; add reliable white paint color to both lists to expand universal trim selection	Dec. 21, 2016
22	Added Water Harvesting System; Revised Retractable Patio Awnings to define side position of awnings (must honor a 15' side setback); Addition of wording related to paint and home improvement from CCR's for resident clarification and enforcement; Revised Enclosures of rear patio to provide further parameters; added rusted patina paint treatment for garage doors, and alternative to rusted metal overlay	April 19, 2017
23	Revised spas to allow above ground spas only on patio slab under patio eaves; Add House Address Numbers; revised Stone Veneer/Stack Stone to	Oct. 18, 2017

	allow entire front wall where entries are recessed or hidden; add Repair in the Event of Casualty; Revised Wrought Iron Fencing to add front yard fence paint colors and perforated screen;	
24	Revision of Appeal process to expedite a more timely and efficient review period; Combine roll down screens and shades;	April 18, 2018
25	Stack Stone Placement on Garage Side height change; Gates for Arches widened to 72"; Explanation of use of split face block in walls;	June 20, 2018
26	Addition of approved trees, and shrubs; Stone Veneer/Stack Stone allowed for only one paired home without the other paired home using stone facing; Revision to Roof Mounted Devices to match wording as defined in the Dove Mountain Community Association Guidelines, add wording specific to solar heat exchangers and require applications for solar tube lights with lights in solar tubes prohibited; Window trim changed to 3.5" in width; Appendix H color changes; revised Retractable Patio Awning, increased valance below end bar to 8"	Oct. 17, 2018
27	Added Appendix J; new paint scheme; extend trash enclosure wall forward of the garage; rear common walls of paired homes require Highland's block rather than stucco; "over 4' in height" was added for retaining walls	Feb. 27, 2019
28	Revised Appendix A- removing driveway, garden, patio, walkway lights; wording in Doors Front Entry to eliminate conflict with Appendix H; revised Appendix D and Appendix C lists; wording to clarify approved placement of a flagpole; add guidelines for total roof replacement and update Appendix A; added Roof/Fixture Type Vents and Solar Fans; added Dark Copper to security doors, front entry way enclosure, trash enclosure gates,...; added 3 new items under Unusual Lot Circumstances to reflect past ALC considerations and requests; add concrete acid stain as an acceptable process and updated Appendix A; revised Appendix H paint colors	Oct. 23, 2019
29	Revised Non-Compliance fine schedule; written documentation to file a complaint/concern about another owner regarding-reporting violations; added to fine schedule regarding failure to complete project within expiration period; clarify coating colors on driveway and walkway; add Pergolas; add wood pellet fired cookers as approved; revised lighting to allow 3 garage lights where appropriate; clarify that a flagpole must be 10' from all property lines; added inflatable spas to prohibited list; approved plant material; ALC application revision; increase forward from garage trash enclosure from 72" to 105";	April 22, 2020
30	Wording change under Lights; hanging lights approved; revised wrought iron fencing to provide specific parameters for the gauge of fence; increased the maximum height of pathway lights from 15" to 25"; amend max height of flagpoles from 20' to 15'	Oct. 28, 2020
31	Revised Security Camera Installation; non-compliance fine schedule; add Handrails; Vigas; new window trim colors; awning checklist; updated wording for Solar Tube Skylights regarding internal lights; revised Walls regarding the use of standard Highlands block on walls that will not be stucco and painted;	June 23, 2021

	lighting standards modified to align with Town of Marana; modify security camera section and add to Appendix A; revised Umbrellas regarding approved fabrics and to clarify no permit required; modified language under Holiday Lighting; updated prohibited items to include shade or sun sails	
32	Revised Landscaping/Landscape Maintenance/Minimal In-Ground Landscaping/Unusual Lot Circumstance; Removed plants from approved lists; changes to allowed plants; revision to Snake/Rodent Barrier regarding height of the hardware fabric; added new section- Golf Car Storage; wording change for Trash and Recycle Container Walls and Gate; added new section- Courtyards; added Purple Leaf Plum to approved tree list; added wording to Irrigation regarding hoses; Trellises regarding no wood allowed and must be sealed	Oct. 27, 2021
33	Political Signs and Cautionary Signs updates to conform with State Statutes	Dec. 23, 2021
34	Revised Enclosure of Rear Patio regarding framing; updated wording under Front lot tree removal to instruct residents on what to do when a tree is damaged by a storm; update wording under Flagpoles to instruct residents that political flags are not ornamental; added to Garage Doors a suggestion of a sealant to prevent fading; added to the Approved Plant list; added front door colors; removed Pomegranate tree in front lot location; changed the max height and width for front yard art and small seasonal flag display; changed dimensions on Names in Front Yards, revised spas to eliminate partially buried spas;	June 22, 2022
35	Updated wording in Walls to confirm 2 walls/fences are prohibited and split face block requirement; updated Trellises to instruct residents that they can be cemented in ground; added a new Roof section to bring all roof requirements into one section; updated Flags to coincide with State Law; clarification under Fire Pits to prevent potential fire damage and added glass rock;	Nov. 17, 2022
36	Revised Courtyard Walls to eliminate the option of wrought iron fencing and/or side fence panels in front courtyard wall with gates, CMU block with stucco is preferred; add new front door color; revised Water Fountains to raise the height of front courtyard fountains from 36" to 48"; add language to stipulate that when an application is received, the standards in effect at that time will apply	Mar. 22, 2023
37	Revised Spa to allow portable spas to be located within rear yard as long as they are screened from neighbors and golf course;	April 26, 2023
38	Revised Garage Doors sealant requirement, disallow the use of draperies on pergolas, limit the height of outdoor container/planter pots to 5', add a new front door color, and simplified the application form, added a checklist, and remove Appendix J – form for walls and fences.	June 28, 2023
39	Patio center support column, generator, location of portable firepits, coatings for driveways/walkways require a permit, irrigation update	Sept. 27, 2023

40	Reformat/change the Design Standards, change priority of gov. docs, no variances, positive neighbor interactions, enforce well-groomed appearance, current home instead of original, shall instead of should, safety near roads while landscaping, retroactive changes are not required, define fines, partially buried boulder instead of 1/3 buried, max height the same for outdoor fireplaces, chimineas, and kivas, new flag statute, height of ac units not a concern, lighting changes, wording change under pergolas, manufacturer care under trellis	Dec. 21, 2023
41	Allow holiday decorating to begin November 15 through Jan 15, all other holiday decoration allowed seven days prior, add black as approved window trim color, replace southwest with desert inspired	Feb. 28, 2024
42	Eliminate variances by changing the wording for front lot tree requirements to eliminate any suggestion of “variances” and require a substitute for a front lot tree when unusual lot circumstances exist. Update lighting language as well as diagrams of shielded lighting fixtures. Add maintenance requirements for residents, for aesthetic consistency of driveways and walkways.	June 26, 2024
43	Add Wildflower section, front lot tree alternative plants, concrete driveway color and maintenance updated , and additional air conditioners permit required	July 24, 2024
44	Add “Dinnerware” as approved front door color, revise lighting standards adding in an appendix and security lighting, etc. and revise security camera installation requiring and ALC permit	November 21, 2024
45	Add Patio Privacy Screens to Section 33 and add Anacacho Orchid Tree to Approved Tree List	April 23, 2025
46	Add flag size for all flags.	June 25, 2025
47	Modify roof section, permit required for repairs and tiles must be the same tiles as existing, may not match perfectly due to fading but are the same.	August 27. 2025
48	Modify Garage Doors and add Texas Live Oak to Approved Tree List	November 20, 2025
49	Modify desert inspired definition and changed to Sonoran Desert Inspired	March 25, 2026
50	Added a cover page	April 29, 2026

## ARTICLE I – GENERAL INFORMATION

1. **Preeminence of the CC&Rs:** Nothing contained herein shall be construed as altering, amending, or changing the Covenants, Conditions, and Restrictions as recorded in the County of Pima or the Articles of Incorporation and Bylaws of Heritage Highlands at Redhawk Homeowners Association.
2. **Order of Priority of Governing Documents:** In the event of a conflict, the following shall be the order of priority: Government Standard, CC&R's, Articles of Incorporation, Bylaws, and the ALC Design Standards. To the extent that any Government Ordinance, Building Code or Regulation requires a more restrictive standard than in these Standards or in the CC&R's, the Government standards shall prevail. If, however the Design Standard is more restrictive than the Government standard, the Design Standard shall prevail.
3. **Role of the Committee:**
  - a. ALC is a standing committee of the Association.
  - b. The Board appoints members to serve on the ALC in accordance with the procedures set forth in the Bylaws and State statutes.
  - c. Mission of the ALC: The ALC strives to maintain a harmonious community appearance and preserve property values in consultation with the Board by applying, fairly and consistently, all Architectural and Landscape Design Standards and CCR's that relate to exterior home modification and landscape changes, improvements, enhancements and additions.
  - d. ALC oversees the permit application process to ensure compliance with the ALC Design Standards as authorized in Article V of the CCR's. The ALC recommends modifications and additions to the existing Design Standards to the Board, including modifications to existing standards, and new standards as it strives to keep current. The Board must approve any changes before they are considered to be in effect.
    - i. ALC will approve or deny permit applications.
    - ii. ALC will assist residents to craft approvable permit applications by indicating information that needs to be added or amended.
    - iii. ALC conducts a post-project review to ensure that the project was done as approved in the application.
4. **Architectural Additions and Modifications.**
  - a. The design, style, detailing, materials, size and color of any addition or exterior renovation shall conform to the **currently approved** ALC Design Standards. Town of Marana and/or Pima County Permits may be required for structural additions and modifications.
  - b. All additions to the home require an ALC Permit and shall be built within the setback and building envelope lines originally established for The Highlands, regardless of any more lenient requirement of any local governmental authority. These setbacks are shown on the original plot plan and are available from the Town of Marana.
  - c. The height of any addition to an existing home shall not exceed that of the original

roof or parapet line.

**5. Owner Responsibilities – It is the responsibility of the Owner to:**

- a. Know that all exterior projects, architectural and landscaping, fall under the guidelines of these Owner Responsibilities.
- b. Ensure they are working with the **most recent Board-approved version** of the Design Standards (CC&R's Section 5.4), **and** Permit Forms as found in the appendices of this document, on the Association website or in the Association Office. The Standards are constantly under review and updated from time to time.
- c. Familiarize yourselves with the applicable Design Standards for your project and ensure that each aspect is compliant with the Standards. Note that there are **prohibited structures and items** identified within the specific Standards. Some are also listed in Appendix K. Check for prohibitions that may exist for aspects of your project.
- d. Obtain ALC permit approval, and, when needed, Town of Marana and/or Pima County permit approval for any external modification to structures or landscaping **prior to** the modifications being started, with exception of those modifications noted in these Standards as not requiring approval.
- e. Ensure that their ALC Permit is:
  - i. Completed legibly in full, **including** the Checklist.
  - ii. Signed by the Owner. And the Checklist must be initialed.
  - iii. Presented for ALC review with all appropriate supporting documentation showing that the Design Standards have been followed.
- f. Understand that approval by ALC of any construction, installation, addition, modification, or other Work pursuant to these Design Standards, shall not be deemed a waiver of the ALC's right to withhold approval of any similar construction, installation, addition, modification, or other Work subsequently submitted for approval.
- g. Personally ensure that all Owner responsibilities are achieved whether you are in The Highlands at the time of the project execution, or not. Departure from management of your project as approved may result in an action/letter/fine against the Owner from the Association. See ARTICLE III.
- h. Select Contractor
  - i. For your own protection, Owners shall exercise due diligence in selecting a contractor for all landscaping and construction needs.
  - ii. Prior to selecting a contractor, Owners are urged to check the licensing status and record of complaints against specific contractors by contacting the Arizona Registrar of Contractors office in Phoenix, or at their website at [www.Azroc.gov](http://www.Azroc.gov). Further, contractors may be reviewed via the Southern Arizona Better Business Bureau, <https://www.bbb.org/local-bbb/bbb-serving-southern-arizona>.
  - iii. ALC and the Board will not intervene on behalf of the Owner if a problem arises between the Owner and the contractor.
    1. The Board and ALC do **not** have authority over any contractor and are not involved in the licensing of contractors.
    2. ALC works directly with the Owner and **not** with the contractor.
    3. The Owner must provide the approved permit to the contractor, and the contractor must conform to the ALC Design Standards described in the approved permit.
- i. Abide by all property lines and setback restrictions

- j. Maintain Positive Neighbor-Neighbor Interactions
  - 1. Only an Owner submitting a Permit may appeal the denial of a Permit – neighboring owners shall have no such authority. Neighbors may express their concerns to the ALC.
  - 2. However, to be neighborly, Owners are strongly encouraged, but not required, to consider their neighbor’s concerns.
  - 3. The ALC or Association will not be a party to any dispute or litigation that arises between neighbors pursuant to personal property rights out of view or other disputes.
  - 4. Concerns must be submitted to the ALC no later than 14 days after the ALC receives the Permit application.
  
- k. Except as expressly required by the Declaration, the ALC and the Association will not be a party to or be involved with any dispute between owners or be included in any litigation that arises between neighbors pursuant to personal property rights relating to a neighbor’s view or any modification made to a Lot. Strictly follow **Environmental Materials Management** -. To prevent run-off from waste and/or construction materials from entering our sewer and drainage systems causing harmful contamination and to encourage minimal soil surface disturbance, the following must be carefully followed. If an Owner/contractor does not comply with the policy, the Owner can be charged the cost of clean-up, street repair, as well as fines which may be levied by the Association.
  - i. Time limit: No landscaping or construction materials may be left on any Association street for more than 48 hours.
  - ii. Traffic cones: The area must be clearly marked with orange traffic cones.
  - iii. Emergency Vehicle clearance: Any materials stored on the street must provide 20 feet of street clearance for emergency vehicles.
  - iv. Heavy duty drop cloths or tarps must be placed under equipment including masonry saws and cement mixers, and also under dumping of sand, dirt, rock, CMU block or building materials. Dumping directly on any Association street or roadway is **prohibited**. Additionally, best Management Practice (BMP) socks are to be used.
  - v. Storm Water Pollution Prevention Plan, (SWPPP): This is a US government environmental policy that is enforced at the state, county, and city levels. The Association fully supports this policy.
  
- l. Maintain the Streetscape:
  - a. Watering/Landscaping: The Owner is responsible for the watering of landscaping on the property and to see that all plant materials and trees shall be trimmed and pruned to maintain visibility (of and by vehicles/pedestrians) to the street.
  - b. Shield Equipment from Direct View: Air conditioning units, evaporative coolers, and pool and spa equipment shall be screened from direct view from the street, common areas, golf course or neighboring properties. A primary screening option is CMU block walls, stucco and painted to match color of house. Plantings may also be used to screen pool and spa equipment.
  - c. Contractor equipment: Vehicles, tractors or equipment are prohibited from parking overnight on any Association street. Equipment, including portable toilets must be placed on the Owner’s property.
  - d. During construction and/or landscape work the street adjacent to the Owner’s property shall be cleaned at the end of each workday to remove and properly dispose of debris.

- m. Remedy Violations: Owners must correct any violation found in the ALC mid-project checks and Verification Process. Failure to do so, and notify the Community Manager, may result in a fine and/or other penalties. See ARTICLE III.
  - n. Additional Owner responsibilities found in the specific Standards.
6. **See ARTICLE V on Repair/Rebuild in the Event of Casualty.**
  7. **Street Parking** is permitted on **one** side of the street only and the first vehicle on the street within line of sight establishes the preferred parking side. This allows routine traffic and emergency vehicles access.
  8. **Nearby driveways fire hydrants and mailboxes must not be blocked by construction materials, or vehicles.**
  9. **Record Keeping:** It is recommended that Owner's keep records of modifications done to their property. Homeowners may access records of previous ALC permits associated with their property in the Administrative Office.

## **ARTICLE II – PERMITS**

1. **ALC Permit Applications**
  - a. An Owner may incur a fine should the permit approval process not be followed.
  - b. ALC requires that an Owner apply for an **ALC permit (Appendix A, F, or G)** prior to landscaping, alterations to existing landscaping, or any exterior architectural modification. Exceptions to this rule are specifically noted in the Design Standards and Appendix J.
  - c. **The ALC Permit for Architectural and Landscape modifications other than house painting is available in Appendix A, which includes the required Checklist.**
  - d. **For Paint, use the Permit Application in Appendix F (no change of paint color) or Appendix G (change of paint color).**
  - e. Permit applications that are submitted to the Association by Noon on Thursday, one week before the regularly scheduled ALC meetings will be reviewed and a decision rendered.
    - i. ALC application review meetings are held the second and fourth Thursday of each month, between October and May, and once/month on the second Thursday during June to September.
    - ii. ALC will review the submitted permit application and, if necessary, call the Owner or visit the proposed site to better understand the request.
    - iii. Providing that all is in order, the Owner shall receive a permit to begin approved Work within fourteen (14) days (28 days during June to September) from the date the application was approved by ALC.
  - f. The permit is issued only to the Owner. Owner is responsible for providing the permit to the contractor.
  - g. The permit must be prominently displayed on the job site until completion of the project.
  - h. The Owner must return the permit to the Association Administration Office when the project is completed.
  - i. Any changes or additions to an approved application require re-submitting a new Permit application for the changes/additions to the ALC for approval.

2. **Marana and Pima County Permits:**
  - a. It is the Owner's responsibility to obtain all required Town of Marana and/or Pima County permits prior to making any exterior alterations as covered in these Standards. Pima County currently requires a permit for exterior 110-volt electrical installations, natural gas lines buried in the ground, swimming pools, some spa installations, some utility modifications, retaining walls, and exterior construction alterations and additions. For further information, please contact the Pima County Development Services in Tucson or Planning & Zoning in the Town of Marana.
  - b. **Marana and Pima County Permits must be available to the Association and the ALC** upon request.
3. **For Prospective Residents:** No ALC permit will be issued and no work shall commence prior to the closing date on the home. You must be the Owner to make any modifications.
4. **When the Standards Change:**
  - a. Owners that have previously made modifications that would now, with a new version of the Design Standards be disallowed are not required to make retroactive changes.
  - b. Owners are not required to make up for non-compliances that existed before that owner moved into The Highlands.
5. **Variiances:** In no case shall the ALC approve any change that would violate any dimensional standard contained in the CC&R's or Town of Marana zoning codes.
6. **Appeals of Permit Denials:**
  - a. An Owner may appeal an application request denied by the ALC. Appeals will be in writing and addressed to the Board of Directors within fifteen (15) days of the application denial per CC&R's Section 5.7.
  - b. When an Owner is making an appeal to the Board, the appeal will state why the Board should overturn the decision of the ALC. The Board will forward the appeal request to the ALC for review and a written recommendation.
  - c. An appeal to the Board will follow the Board Appeal Process. The Board will provide a written decision on the appeal within forty-five (45) days after receipt of written request to the Board. Per CCR's 5.7, failure of the Board to provide a decision within 45 days will be deemed a denial of the appeal and an affirmation of the ALC decision.
7. **Verification Process**
  - a. **Process:** At the conclusion of an approved project, a representative of ALC will inspect the job to verify that the Work done matches the Work that was approved.
  - b. **Purpose:** The Verification Process confirms that the original plans approved by the ALC have been completed. All Work for which an ALC permit is issued will be subject to an on-site review by the ALC.
  - c. **Owner Absence:** Verification may be conducted in the Owner's absence. If it is determined by the ALC that Work completed is not in compliance with the ALC approved permit, Standards or CC&R's, the Community Manager will notify the

- Owner in accordance with the Compliance Policy and Process.
- d. **Owner Responsibility in case of a violation:** Failure by the Owner to correct the violation and advise or notify the Community Manager of a reasonable course of action to correct the violation within the specified timeframe, may result in fines, fees and/or penalties as described above and in ARTICLE III.
  - e.

## ARTICLE III – NON-COMPLIANCE

1. **Fine forgiveness:** Reasonable steps will be taken to resolve non-compliance issues informally.
2. **Fines and Penalties:** These will be determined and assessed in accordance with the Association's Compliance Policy and Process, as most recently approved by the Board of Directors. Fines will be determined by the Community Manager (CM) in consultation with the ALC. Any violation of the Architectural & Landscape Design Standards not covered below shall be covered by the fine schedule found in the Compliance Policy. In addition, the Owner may be required to remedy violation of the Standards in a manner satisfactory to the Community Manager in consultation with the ALC.
  - i. Work started before an approved permit has been issued by the ALC – \$100.
  - ii. No permit application submitted within 15 days after starting Work – \$250.
  - iii. No permit application submitted after 30 days of starting Work – an additional \$100.
  - iv. Failure to complete an approved project within the expiration period listed on the issued permit – \$250.
  - v. Failure to clean up property of rubbish, debris or materials beyond 30 days of Work completion – \$250, plus any clean up charges incurred by the Association.
  - vi. Failure to clean up street and/or common area after completion of Work on Owner's lot – \$250, plus any clean up charges incurred by the Association.
  - vii. Failure to keep lot free of rubbish, litter and weeds after 10 days following notification – \$100, plus any clean up charges incurred by the Association.
  - viii. Failure to obtain permit(s) required by an applicable regulating government agency – \$250, and Owner to obtain necessary permit(s) and bring Work performed or to be performed into compliance.
  - ix. Failure to perform Work in accordance with any applicable Architectural & Landscape Design Standard or government code – \$250, and Owner may be required to bring Work performed into compliance.
  - x. Failure to comply within each 30-day notice period may result in additional non-compliance fines.
3. **Compliance does not guarantee Permit approval:** There may be special or unusual cases in which an Owner, while in compliance with the Standards, might be denied Permit approval by the ALC. Such cases could concern landscaping, alterations, construction, or other modifications which cannot be anticipated or defined by this document. All cases of such a nature would be unique and judged on individual, particular circumstances.

## ARTICLE IV – LANDSCAPING STANDARDS AND REQUIREMENTS

**AIM OF THIS ARTICLE:** Yards are not intended to look like the natural desert outside of the community boundaries but to reflect the well-groomed appearance of a residential area.

1. **Access to Wires, Cables and Meters:**
  - a. **Do not block:** In planning landscaping and construction, allow access for the maintenance of areas that have TV cable, electrical boxes, water meters, etc. Plants that hinder utility maintenance personnel or meter readers are not allowed.
  - b. **Utility companies may remove plants that hinder their access,** and the replacement will be the responsibility of the Owner.
  
2. **ALC approval of Trees and Plant Materials:**
  - a. Is required for all new Trees and Plant Materials.
  - b. Is not necessary if a plant is replaced with the same variety of plant.
  - c. Approved Tree & Plant Materials List (Appendix D) provides selection options.
  
3. **Approved, Required and Prohibited Tree and Plant Materials.**
  - a. **Approved and Prohibited Tree & Plant Materials List:** See Appendices D and C, respectively.
  - b. **Front Lot Tree Requirement:**
    - i. **One Native or Desert-Adapted Tree from Appendix D is required in the front lot.**
    - ii. It must be planted no further back than the front door of the residence.
    - iii. The tree must have a minimum height of sixty (60) inches from ground when planted as the tree is measured in a natural state.
    - iv. Saguaro cactus and Organ Pipe cactus are not considered front yard trees except in “Unusual Lot Circumstances – see “Unusual Lot Circumstances.”
  - c. **Front Lot Tree Removal Permit Requirement:**
    - i. **A permit application is necessary prior to removing the required native or desert adapted front yard tree.**
    - ii. **Permit Requirements:**
      - i. In the event a tree is severely damaged no permit for tree removal is required.
      - ii. However, an application for tree replacement is required. The tree must be replaced within sixty (60) days of written notice unless otherwise stated by ALC.
    - iii. If there is more than one front lot tree, and one dies, no permit is required to remove the dead tree.
  
4. **Drainage/Grading per CC&R Section 11.17**
  - a. All drainage of water from any Lot will drain or flow into adjacent streets or alleys and will not be allowed to drain or flow upon, across, or under any other portion of the Property unless an easement for such purpose is granted.
  - b. An Owner cannot alter the drainage of water which exists pursuant to the drainage plan originally created at the time of the initial sale of the Lot by Declarant, except through the use of a positive drainage device which does not materially affect the concentration or flow direction of drainage water under said drainage plan.

- c. Original grading and drainage as established by the developer shall not be altered. All roof or gutter installations shall drain to the ground solely within the deeded lot line.
5. **Flowering annuals:** Anywhere in the yard, these must be in containers or pots (see Planters Section). An irrigation drip system is recommended for all containers and pots. Containers or pots in the front, back or side yard must not exceed 5ft. in height, must be free-standing and cannot be buried.
  6. **Front Planting Area:** Front planting area shall be defined as the entire area of the front yard visible from the street, and excluding that part, which is inside of a courtyard wall, the driveway, sidewalk to front door and original paving under the covered front porch.
  7. **Guidance for success with new plants and trees:**
    - a. **Desert-Adapted:** Use of native and/or drought-tolerant desert-adapted species is strongly recommended for all landscaping. High water consuming plants shall be confined to small areas as recommended in xeriscape landscape planning. Xeriscape means “Landscaping of native plants that require minimal irrigation.”
    - b. **Underground (drip) irrigation:** Compatible grouping of plants with similar water requirements should be considered for efficient irrigation system planning. Underground drip irrigation is required.
    - c. **Protection for young/new plant materials** may be provided with hardware gauge cloth, 1/8” to 1” square galvanized or green metal. ALC approval is required for all “cage” protection in the front yard. This “cage” must be secured in the soil with two or more pieces of rebar, the same color as the hardware cloth, or with long staples driven into the ground. The cage must be no higher than 36”. The cage is permitted around the plant material for a maximum of two years.
    - d. **Minimize Water Usage:** Although there are numerous approved plantings available to Owner’s listed in Appendix D, it is strongly suggested that the majority of the plantings require minimal water.
    - e. **Vertical is better:** It is also suggested that the majority of plants be more vertical in nature, which will require less maintenance, and deter “hiding places” for unwanted rodents and reptiles.
  8. **Irrigation:**
    - a. **System:** All landscaped areas shall be provided with an underground, automatic, timed irrigation system. Drip irrigation is recommended for trees, shrubs, ground covers and large pots to conserve water. Bubblers are discouraged.
    - b. **Process:** All irrigation shall be installed and working prior to plant material installation. Irrigation shall be of sufficient size and capacity to irrigate all plant materials. All systems shall have a backflow prevention device to prevent non-potable water from entering the potable water system.
    - c. **Design to minimize run-off and loss of water.** Use of tension meters and rain guards are encouraged to prevent the unnecessary automatic watering of the landscape during rainstorms.
    - d. **Exposed sprinkler heads are prohibited.** If spray heads are used, they shall be pop-up type.
    - e. **Hand-held soaker hoses must be stored away after each use.**
    - f. **Irrigation Maintenance:**
      - i. Irrigation systems are to be kept in proper working condition to avoid unnecessary loss of water.

- ii. The irrigation system shall be designed and checked regularly to ensure that water from emitters or spray heads are not spraying onto walkways, spraying off the Owner's property causing excessive water loss, staining or irrigating areas not designated to receive water.
      - iii. Owners shall be responsible for adjusting, repairing and cleaning such systems on a regular basis.
    - g. **Irrigation proximate to walls per CC&R Section 11.26.**
      - i. No Owner can maintain any kind of landscaping, irrigation or vegetation within four feet of any Common Area or any other wall on the Lot or the foundation of the dwelling unit on the Lot.
      - ii. No Owner will plant or water any plants or vegetation within four feet of any wall such that the foundation may be weakened or undermined. From four to eight feet, only indigenous vegetation watered with a drip-type minimal water use system may be used.
9. **Landscape Maintenance and Plant/Tree Encroachment:** The Owner shall ensure that all plantings are maintained in a healthy, growing condition. Watering, fertilizer, cultivation, and pruning shall be carried out on a regular basis. Dead or dying plants, and old plants that are deemed to be beyond salvage, or a potential fire hazard, shall be removed and replaced with one of the approved plants.
10. **Landscaping Continuity Between Lots:** The landscape between front yards shall flow together by eliminating hard line boundaries such as curbs or hedges.
- a. **Rock (1/2" - 1")** on adjacent lots must have minimum contrast in color
    - i. **Required:** All ground not covered by plantings, including front, side, and rear yards, shall be covered with inert material, which includes crushed native colored rock (1/2" to 1").
    - ii. **Allowed:** River rock and boulders may be used in drainage areas and for accent purposes.
      - 1. **Landscape Boulders:** Boulders shall be placed to appear most natural looking. Boulders shall be desert colors, consistent with the surrounding native desert environment. Boulders shall be partially buried below grade.
      - 2. **Larger river rock** may be used in drainage areas. If adding the same type and color of larger rock as already exists, no ALC permit is required.
  - b. **Prohibited Rock:** White and black lava rock, white boulders, white rip rap, artificially colored rock or crushed man-made materials, road base and foundation materials.
11. **Maximal and Minimal In-Ground Landscaping:**
- a. **Maximal in-ground Landscaping:** The ALC reserves the right to limit planting and will require tree or plant removal if the ALC-determines that the landscape contains too many plants and/or trees.
  - b. **Minimum Sizes and Quantities:** In-ground plant/tree materials viewable by the public in front yards, shall be installed as follows:
    - i. One Native or Desert Adapted Tree from Appendix D, minimum height of sixty (60) inches above ground when planted as tree is measured in a natural state (**Required Front Tree**)
    - ii. One Automatic Irrigation System

iii. Minimal Landscape Requirements will be determined by Lot Size

1. **Small lots** are approximately 300 square feet of visible lot or less. Requirements will be a minimum of five (5) and maximum of eight (8) in-ground plantings plus a required front yard tree, which may be placed inside the courtyard.
2. **Medium lots** will be from approximately 300-800 square feet of visible lot. Requirements for a medium lot will be a minimum of eight (8) and maximum of twelve (12) in-ground plantings plus a required front yard tree which may be planted inside the courtyard.
3. **Large lots** are those with greater than 800 square feet of visible lot. Requirements for a large lot will be a minimum of twelve (12) and maximum of sixteen (16) in-ground plantings plus a required front yard tree, which may be placed inside the courtyard.

12. Mounds, in front and rear yards:

- a. **Size:** Mounds shall not exceed eighteen (18) inches in height from original final finished grade level by developer.
- b. **Construction:** Mounds shall be constructed of natural materials and shall not be constructed to drain onto neighboring property or common areas.

13. No Overhang: Plant materials and trees shall not overhang public walkways, neighboring properties, or obstruct street signs or mailboxes. There must be no less than a 14-foot open area from street level to provide Waste Management access.

14. No visual obstructions: Care must be used when landscaping along roads or corners, to avoid creating visual obstructions.

15. Plant Character:

- a. **Plant character** established for The Highlands is that of native and/or drought-tolerant desert-adapted species, consistent with the surrounding native desert environment utilizing low-water demand plant materials.
- b. **Plant materials** used in areas viewable from the street, golf course, common area or neighboring properties, shall be selected from the Approved Tree & Plant Materials List (**Appendix D**).

16. Planters

a. **Location, Height and Easement:**

- i. Planters may be constructed in front, side, and rear yards, provided the height does not exceed twenty-four (24") inches from original developer patio slab and does not encroach onto the utility easement.
- ii. Planter terracing, using block, pavers, brick, or stone, may not exceed twenty-four (24) inches in height above original developer patio slab.

b. **Construction Materials:** Planters must be constructed of concrete block, stucco and painted to match the wall color of house, trim or faced with stone veneer or stacked stone.

c. **Drawings:** Drawings of the proposed planters shall be to scale and dimensioned, showing plan, site, location, and elevations, including materials to be used and must be submitted for ALC approval.

17. **Produce bearing plants and trees** shall be planted in the back and side yards only.

18. **Turf Areas, living and artificial:**

- a. **New Living Turf areas are prohibited.**
- b. Existing turf in front areas may not be viewable by the public.
- c. **Grasses:** While natural grass or sod is discouraged due to the high-water usage, the ALC will consider the use of low pollen producing, non-allergenic types of grasses in small areas, in rear yards only.
- d. **Watering:** Spray or subterranean watering systems shall be used for turf areas.
- e. **Artificial grass** used for decorative purposes and/or a putting green is permitted only in rear, side yards or behind private patios.
- f. **Turf irrigation systems** shall be designed for the scale of the yard. Water shall spray a maximum of fifteen (15) feet from spray heads. Overspray shall not be permitted off property.

19. **Unusual Lot Circumstances – Front Tree Requirement**

- a. **Front Lot Tree Variance:** An application for an alternative to the required native or desert-adapted tree may be considered by the ALC **only** when unusual lot circumstances exist.
- b. **Unusual Lot Circumstances:** Conditions deeming that a front yard will not support planting a tree may include (but are not limited to):
  - i. Any home with less than a 10'x10' square foot planting area.
  - ii. Drainage issues or soil conditions documented by an expert such as a certified arborist, the Arizona Cooperative Extension or an expert in drainage situations approved by the ALC.
  - iii. Previous or ongoing issues with water, sewer and electrical utilities documented by an appropriate licensed plumber or electrician stating that the required front yard tree has caused or is causing the issue.
  - iv. Damage to house foundations by a front yard tree documented by a licensed carpenter or engineer may be considered by the ALC as criteria for unusual lot circumstance.
  - v. Damage to walls, sidewalks and streets can and do occur with tree roots but are **not to be a reason for elimination of the front tree requirement**. The tree can be removed; however, the replacement of a front yard tree remains.
  - vi. When unusual lot circumstances will not support the required tree, an alternative plant species shall be substituted from the list shown at the end of Appendix D. ALC shall review photos or descriptions before approval of an application.
  - vii. Approval of an unusual lot circumstance is specific to the lot.

20. **Views change over time:** ALC and Association shall not ensure that Owners' views or view expectations will be protected. Property may eventually be improved upon and landscaping, both on residential lots and in common areas, will mature. Tree locations, number and species are key considerations in the ALC landscape plan approval process.

21. **Weeds and Rubbish:**

- a. **Keep Lots Clean:** Owners, in residence or not, are required by the CC&Rs to keep lots free from rubbish, litter and noxious weeds. Weed growth or other nuisance plant

materials shall be controlled with herbicides and/or manual weeding and removal of dead material. When away from the Highlands for an extended period, it is recommended Owners have a service apply pre-emergence weed control, remove weeds that grow anyway, and remove any litter.

- b. **Potential Charges:** After notice has been given for violation of weeds or rubbish, the Association may provide for such maintenance and charge the expense to the negligent Owner as a reimbursement expense (per CC&Rs Section 6.5).
- c. **No plastic sheeting:** this may not be placed under crushed rock for weed control.

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## ARTICLE V – ARCHITECTURAL DESIGN STANDARDS & REQUIREMENTS

### 1. AIR CONDITIONING/EVAPORATIVE COOLERS

- a. **A Permit Application** is required for any **replacement** or **additional** air conditioning units.
- b. **Window Units are prohibited** for use in any structure.
- c. **Additional and/or replacement units** may require approved shielding or screening (i.e. plants, walls) to minimize visibility from the street or adjacent neighbors. Screening, if stucco or galvanized metal, must be painted to match the color or trim of the house.

### 2. ANTENNAS/SATELLITE DISHES:

- a. **These devices do not require ALC application** as stated in the FCC Over-The-Air Reception Device regulations.
- b. **Size:** Neither of these devices shall exceed one meter (39.4 inches) in diameter and must be properly screened to minimize visibility from the street, common area, neighboring property, and golf course.
- c. **Location:** Preferred location order for installation is 1) ground mounted in the backyard, or 2) any other location that is not visible from the street, common area, neighboring property, or golf course.
- d. **Transmission cable** from the service pedestal to the home is to be underground and secured to the home neatly.
- e. **Brackets and cables** mounted on the house must be painted color of house.

### 3. ART/ARTIFACTS, EXTERIOR

#### a. **Front Yard Visible from Street**

- i. ALC Approval Required for more than 2 pieces or 2 themed groupings of Sonoran Desert Inspired art (See ARTICLE VI for definition of “Sonoran Desert Inspired design.”). A themed grouping are items of the same genre, e.g., three quail or four rusted metal cacti.
- ii. Art/Artifacts must be consistent with the surrounding native desert environment. ALC reserves the right to deny placement of any art/artifact if determined to be offensive. **Appendix B** has a few examples of acceptable and unacceptable art.
- iii. Size Limits:
  1. Individual front yard art/artifacts shall be limited to a maximum height of five (5) feet and maximum width of four (4) feet.
  2. Themed groupings shall be limited to maximum height of four (4) feet and maximum length of the grouping to sixty (60) inches.
- iv. ALC Approval is **not** Required for 2 stand-alone pieces, one stand-alone piece and one themed grouping or 2 themed groupings of Sonoran Desert Inspired art. If an Owner wishes to install additional front yard art/artifacts, the additional pieces must be submitted individually and permitted by ALC.
- v. Limitations:
  1. Saguaros that have died must be removed from the front yard.
  2. Plastic and/or silk materials are prohibited with the exception that small ornamental flags may be flown temporarily from removable poles attached to the house.
  3. Only small seasonal flags that are supported in the ground, not hanging from a tree, are permitted. See Section on Flags below.

- vi. Refer to “Tiles, Exterior” for approved ceramic tiles on pillars and walls.
- b. **Front Walls**
  - i. Character: Art/artifacts on any wall at the front of the house, including main house, pillars, garage, entryway, trash/recycle container, or courtyard, must be consistent with the surrounding native desert environment.
  - ii. Color: Art/artifacts placed in the above-listed areas shall be the same colors as house, trim, black, bronze, copper, earth tones, natural desert colors, terra cotta or turquoise.
  - iii. Size: Size must be appropriate to the size of the area and not occupy more than one third (1/3) of the wall on which they are placed.
  - iv. No Art/Artifacts are permitted on Garage Doors.
- c. **Rear Walls and Yard:**
  - i. Walls, rear:
    1. Character: Art/artifacts on rear walls, patio gables or pillars must be consistent with the surrounding native desert environment.
    2. Color: Art/artifacts placed in the above-listed areas shall be the same colors as house, trim, black, bronze, copper, earth tones, natural desert colors, terra cotta or turquoise.
    3. Size: Shall be appropriate to the size of the area and not occupy more than one third (1/3) of the wall on which they are placed. Any single piece of rear yard or back patio art/artifact or any single statue or manufactured reproduction of desert plant material is limited to a maximum height of sixty (60) inches.
    4. Murals: Wall murals, including images on tile, or any other type of surface material shall be limited to the confines of a private, rear, covered patio only. Total dimensional area, including border, may not exceed sixteen (16) square feet, and must be consistent with the surrounding native desert environment.
  - ii. Yard, rear:
    1. Character: Art/artifacts in rear yard must be consistent with the native desert environment and Sonoran Desert Inspired art. The ALC reserves the right to deny placement of any art/artifact if determined to be offensive. Refer to examples of Acceptable/Unacceptable Exterior Yard Art/Artifacts (**Appendix B**).
    2. Size: Any single piece of rear yard or back patio art/artifact or any single statue or manufactured reproduction of desert plant material is limited to a maximum height of sixty (60) inches.
    3. Landscape saguaros that have died may be placed in the rear yard.
    4. Plastic and/or silk materials are prohibited with the exception that small ornamental flags may be flown temporarily from removable poles attached to the house.
- d. **Side of House:** No art/artifacts may be placed on the side walls of the house. See Definitions in ARTICLE VI for “side of house.”

#### **4. BARBECUES/SMOKERS**

##### **a. Built-in Barbecues/Smokers**

- i. Units may be fired by electricity, natural gas, or manufactured wood pellets. Charcoal and wood are prohibited.
- ii. Placement: Units must be at least sixty (60) inches from a property line.

- iii. Height: Total built-in structure, including barbecue cover, shall not exceed fifty-four (54) inches in height from original developer patio slab.
  - iv. Exterior of built-in barbecue shall be stucco and painted to match color of house or trim or faced with stone veneer, stacked stone or decorative tile.
  - v. Permits: In addition to an ALC permit, Town of Marana and/or Pima County permits may be required. Permit copies may be requested from the Association.
- b. **Portable Barbecues/Smokers**
- i. Do not require ALC Permit Approval.
  - ii. Permitted Fuels: Portable barbecues may be fired by electricity, natural or propane gas, or manufactured wood pellets.
  - iii. Prohibited Fuels: charcoal, wood
  - iv. Permitted Locations: Portable barbecue and smoker units are to be contained within the confines of the rear yard or back patio area. Caution must be exercised to avoid the proximity of smoke to neighboring residences.

## **5. BIRDFEEDERS & BIRD HOUSES**

### **a. Bird Feeders**

- i. One bird feeder is permitted in rear yards only. Feeders are discouraged, however, as they attract rodents and snakes.
  - 1. Bird feeders are prohibited in front yards and common areas.
  - 2. Birdseed blocks are prohibited.
  - 3. Bird feeders, birdhouses and birdseed blocks may be removed by the Association if placed in common areas.
- ii. Two (2) Hummingbird feeders are permitted in rear yards only and shall be no more than sixty (60) inches high above original developer patio slab. Feeders in front yards and common areas are prohibited.

### **b. Birdhouses**

- i. One (1) birdhouse is permitted in your back yard and shall not be more than sixty (60) inches in height above the original developer patio slab.
- ii. Placement of birdhouses in front yards and common areas is prohibited.

6. **COOLING SYSTEMS, OUTDOOR:** Micro-misting systems are permitted in the backyard only. Every effort shall be made to obscure it from public view. Misting systems must be painted to match color of house or trim. No ALC Permit is required.

## **7. COURTYARDS**

- a. **Wall Height:** Front courtyard walls are not to exceed a height of forty-eight (48) inches from original developer patio grade, measured from inside the courtyard.
- b. **Finish:** Walls will be stucco and painted to match house color or trim, or faced with stone veneer or stacked stone.
- c. **Tiles:** Decorative tiles may be placed on courtyard walls and/or pillars. Tiles shall be in Sonoran Desert Inspired design or plain earthen tones harmonious with the color and design of the home. The total design area is not to exceed one third (1/3) of the space of the wall or pillar.
- d. **Niche:** A niche facing outward and visible from the street may be added to the front courtyard wall. For longer courtyard or front patio walls, additional niches may

be considered. Any item within the niche must be Sonoran Desert Inspired in character.

- e. **Fencing:** Decorative wrought iron fencing on or within the courtyard wall shall not exceed one-third (1/3) of the total length of the wall. Total height of the wall and fencing shall not exceed forty-eight (48) inches from the original developer patio grade. Decorative fencing colors shall be consistent with the Design Standards for wrought iron fencing and gates in this Article. Designs on courtyard wall openings must be consistent with the native desert environment and submitted with ALC permit application.
- f. **Short Front Walls:** Front walls less than thirty-six (36) inches high are subject to the same limitations as front yards without courtyards.
- g. **Artificial Turf:** Permitted in the courtyard but may not be visible from the street. If visible through the gate, the gate must have a mesh screen to block the view from the street.

## 8. **DOORS, EXTERIOR**

### a. **Doors, General Guidance:**

- i. ALC permit approval is required for any changes to home exteriors. Requests must include a plan with detailed dimensions.
- ii. The design, style, detailing, and materials shall conform to that of the community (per CC&Rs Section 5.2, 5.3, 5.4).
- iii. Owner is responsible for obtaining permits as required by the Town of Marana and/or Pima County.

### b. **Doors, Front Entry**

- i. Exterior door trim must conform in size and design similar to those found in the community.
- ii. A change in door and trim color must be listed on an application and match colors found in the community, or match ALC approved door colors, or if it is a new color be submitted for ALC approval. See Appendix H.
  - 1. Screening material must be color of house, bronze or black.
  - 2. Designs on doors must be consistent with the native desert environment and included with ALC permit application.

### c. **Doors, Security, Color and Design:**

- i. Security doors are approvable for front, rear, and side doors.
- ii. Color will be the color of the house, trim, front door, dark brown, dark rust, bronze or black. Screening material will be the color of house, front door, bronze, dark copper or black.
- iii. Designs on doors must be consistent with the native desert environment and included with the ALC permit application.

### d. **Doors Sliding, Patio Doors:** See section on Windows below.

### e. **Doors, Side and Back**

- i. Size: Doors must be the same height as existing doors but may be wider.
- ii. Color: A change in door and trim color must be listed on an application and match colors found in the community.

### f. **Doors, Garage**

- i. Construction and Appearance
  - 1. The front of the garage door shall be designed with either short or long raised horizontal panels. Vertical panels are prohibited. The panels shall be plain, without ridges or engraved designs.

2. Garage door panels shall be made of steel, vinyl, fiberglass composite, or other composite materials.
3. The garage door paint color shall match the primary paint color of the house or house trim color.
4. White garage doors are prohibited.
5. Overlays made of fiberglass or metal may be applied to garage doors. Additionally, a copper, weathered metal, or patina finish in rust or brown may be applied to the garage door. Faux painting is not permitted.
6. Garage doors shall not be finished with wood or wood-composite materials.
7. No art, artifacts, decorative handles, or hinges shall be added to the front of the garage door.
8. Window inserts shall only be installed in the top row of the garage door panels. Window insert frames shall be painted the same color as the garage door or match the finish applied to the garage door. Refer to **Appendix H** for HOA-approved paint colors, and **Sub-section f.1.vi.** for HOA-approved garage door finishes.
9. Sun control film for garage door glass window inserts shall be transparent. Reflective film is not permitted.
10. Ventilation grills shall be installed only in the bottom panels of the garage door and painted the same paint color as the garage door.
11. Garage door entry roll-down or retractable screens and shades are prohibited.
  - ii. Replacing the garage door, as well as changes to the paint color or finish of the garage door, requires an ALC permit.
  - iii. Vents and ventilation fan installation require an ALC permit.
  - iv. Please contact the HOA office to report an emergency garage door replacement. The Owner shall submit a completed ALC permit application no later than the next business day after the garage door replacement commences.

**9. DRIVEWAY AND WALKWAY**

- a. **Convert to Pavers:** Concrete driveway and/or walkway may be converted to pavers. Colors must be consistent with the native desert environment. An ALC Permit is required.
- b. **Convert to Coating:** Driveway and/or walkway may be coated with a polymer coating or a concrete acid stain. An ALC permit is required.
- c. **Coatings Color and Pattern**
  - i. Must match or complement house body and trim color.
  - ii. Pattern design must coordinate and complement the color and trim of the house body and trim.
- d. **Maintenance:** Driveways and walkways must be maintained and in good repair.

**10. ENCLOSURE, FRONT ENTRY:** Color of entry way enclosure must be color of house, trim or dark brown, dark rust, bronze, dark copper or black.

**11. ENCLOSURE, REAR PATIO:**

- a. **Visual Impact** on neighboring properties or common areas shall not adversely detract from the harmony of the exterior design.
- b. **Materials/Colors:**
  - i. Enclosing materials may be screens, window panels, which must be

brown, bronze, or black, or a combination of windows, screens, and opaque panels.

- ii. Framing material and/or opaque panels must be either extruded aluminum or vinyl and match the color of the house or trim or anodized bronze, black or brown. Any opaque panels must be either located at the top and/or bottom of any windows or screening and cannot comprise more than 40% of the area of any side of the patio.
- iii. Door: Any door shall be the same color as the enclosing material and frame. The frame and enclosing material must be of a permanent nature and installed completely within the confines of the standard or extended developer-built patio.
- iv. No extension of the enclosure outside the patio is permitted.

## **12. FENCING, WROUGHT IRON – alternative to a block wall**

- a. **Structure:** New metal fencing must be wrought iron and consistent in gauge (thickness) and appearance with the established wrought iron fencing in the community.
- b. **Location:** May be installed on side yards, rear property lines or used as a protective enclosure to surround a swimming pool or spa.
- c. **Dimensions and Color:** Wrought Iron Fencing shall:
  - i. Not exceed sixty (60) inches in height from original developer grade
  - ii. Be painted Sherwin Williams Village Green #2237 or Sherwin Williams Kale Green #6460.
  - iii. ALC Permit is not required if repainting the original color.
- d. **Privacy Screen and Requirements:** Perforated metal up to 1/16" may be added to the interior of wrought iron fencing or gates for privacy screen. Screening must be painted to match the color of fence or gate. Screening may not exceed the height of the wrought iron fence.
- e. **Exceptions**
  - i. **Exception A:** The following lots must have perimeter and side wrought iron fencing in **black** only. Lots: 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1236, 1237, 1238, 1242, 1243, 1244, 1245, 1246, 1247, 1275, 1276, 1277, 1278, 1279, 1280, 1281.
  - ii. **Exception B:**
    - 1. Wrought iron fencing installed at the front of the house (faces the street) that connects a CMU block, stucco wall to the house, front courtyard wall or front pillar shall be painted the color of the house, trim **or** black.
    - 2. A free-standing fence erected to surround a pool or spa, but not part of the perimeter fencing, may be painted the color of house, trim, dark brown, dark rust, bronze or black.
    - 3. When there is existing wrought iron fence around the property, the front fencing must be painted the same Sherwin Williams Village Green #2237 or Sherwin Williams Kale Green #6460.

## **13. FIREPLACES, CHIMENEAS, KIVAS & FIRE PITS – Permanent and Portable**

- a. **Gas only:** Devices may be fired by a gas source only.
- b. **Safety:** The area above where the fire will be lit shall be completely clear with no over-hanging vegetation.

- c. **Permanent Fire Devices** require ALC approval and a Town of Marana and/or Pima County permit.
  - i. **Fireplaces and Kivas:**
    1. May be placed in rear yards only and must be constructed of concrete block or brick and finished in stucco and painted to match color of house, trim or faced with stone veneer or stacked stone.
    2. Size: Shall not exceed sixty-six (66) inches in height including base, chimney, and clay tile stack from original developer patio slab.
    3. Fireplace/Kiva massing must be sized proportionally to the relative size of the area in which it is to be constructed.
  - ii. **Chimeneas**
    1. Permanent Chimeneas may be placed in rear yards only.
    2. Chimeneas must be constructed of concrete block or brick, stucco and painted to match color of house or trim.
    3. Size: Permanent chimeneas shall not exceed sixty-six (66) inches, including the base, from original developer patio slab.
    4. Chimenea massing must be sized proportionally to the relative size of the area in which it is to be constructed.
  - iii. **Fire Pits**
    1. Permanent fire pits may be placed in rear yards only.
    2. Construction: Permanent brick, block, or concrete fire pits shall not exceed thirty (30) inches in height from original developer patio slab and be located at least 10 feet away from your house and any trees.
    3. Color/Finish: The base may remain natural or faced with stone veneer or stacked stone. Stucco fire pit base must be painted the color of house or trim.
- d. **Portable Fire Devices – these do not require ALC approval**
  - i. Portable Fire Pits – shall not exceed thirty (30) inches in height from original developer patio slab, may be placed in the rear yard or patio, or in the front courtyard
  - ii. Portable Chimeneas
    1. Shall not exceed a total height of sixty (66) inches, including the base, from original developer patio slab.
    2. Shall be colored clay, terra cotta or other earth tone color, consistent with the surrounding desert environment.

#### **14. FLAGPOLES, FLAGS & WINDSOCKS**

- a. **Number and Size**
  - i. Two (2) flagpole per lot is permitted.
  - ii. Telescoping flagpoles are recommended.
  - iii. Height: Flagpole maximum height shall not exceed fifteen (15) feet above original developer final grade.
  - iv. Construction: A permanent flagpole must be constructed of metal or fiberglass, silver, dark bronze, black, white or the color of the house, one and one-half (1-1/2) to two (2) inches in diameter. Flagpole must have a pulley and cord system for raising and lowering the flag.
- b. **Location:**
  - i. Front: A permanent flagpole must be placed or installed a minimum of ten (10) feet from the street, all property lines or sidewalk of the house and must be anchored in a concrete base.
  - ii. Back: A flagpole also is permitted in the back yard but must be installed

a minimum of ten (10) feet from all property lines.

- iii. Neighborly Relations: The Owner shall not be denied the right to install their one flagpole in either the front or rear yard. The Owner is strongly encouraged to consider neighbor reactions to the new flagpole before settling on a location.

**c. Flag Size and Type**

- i. Arizona Law: Regardless of the Association's governing documents, the outdoor display of the Flags outlined below cannot be prohibited.
- ii. Size: The size of any permissible flag identified in Section 14.c.iii of these standards shall not exceed thirty-six (36) inches by sixty (60) inches.
- iii. Type: No flag except the American flag, or any historic version of the American flag, including the Betsy Ross Flag, without regard to how the stars and stripes are arranged on the Flag; a United States Uniformed Services military flag, POW/MIA flag, Arizona state flag, an Arizona Indians nation flag, First Responders flag (law enforcement, fire department, paramedic or emergency medical technicians), Blue Star or Gold Star service flag or Gadsden flag shall be flown from a flagpole. These flags are as defined in Section 1.33-1261 and Section 33-1808 of the Arizona Revised Statutes.
- iv. Small ornamental flags (Plastic or Silk materials) may be flown temporarily from removable poles attached to the house.
- v. Small seasonal flags that are supported in the ground, not hanging from a tree, are permitted.
- vi. All ornamental flags, windsocks and other signs are subject to Rule 9.1 and 9.2 of the Association Rules and Regulations and may be flown or displayed only if and as allowed therein. Ornamental flags are defined as temporary flags or windsocks attached to a removable light-weight pole, fastened to a wall-mounted bracket.
- vii. Flag Etiquette
  - 1. The American flag shall not be displayed on days when the weather is inclement, except when an all-weather flag is displayed.
  - 2. It is universal custom to display the flag only from sunrise to sunset. If properly illuminated during hours of darkness, the flag may be displayed 24 hours a day. A single lighting source shall be placed either at the base of the flag or at the top of the pole with top being preferred with a capped light. All lighting must be shielded and directed towards the flag only and meet the Town of Marana low light requirements. This lighting code is available from the Association.

**15. GATES**

- a. **Height:** Gates installed on front courtyard pillars, archways, wrought iron fencing, patio walls, or any painted stucco wall, shall not exceed the height of the wall, pillar, or arch as applicable.
- b. **Arched Gates:** A free-standing arched gate not covered by an archway is acceptable. Such gate must be Sonoran Desert Inspired in style and may be a double gate. It may rise no higher than double the height of the wall to which it gives entry, i.e., an arched gate on a forty-eight (48) inch wall may not exceed ninety-six (96) inches.
- c. **Front Courtyard Gates:** Gates installed on a front courtyard shall not exceed sixty (60) inches in width. Gates installed on an archway may not exceed seventy-two

- (72) inches in width.
- d. **Construction and Color:** Gates installed on front courtyard walls, trash enclosures or pillars shall be made of metal and must either have a rusted patina or painted to match the color of house, trim, dark brown, dark rust, bronze, dark copper or black. Gates installed on wrought iron fence on side or back yards shall be painted to match the color of fence. Gates installed on block walls on side or back yards shall be made of metal and must either have a rusted patina or painted to match the color of house, trim, dark brown, dark rust, bronze, dark copper or black.
- e. **Gates opening to Golf Course or Common Area:** Any wrought iron gate located adjacent to or connected to a wrought iron fence opening to the golf course or common area shall be no wider than thirty-six (36) inches, shall be the same height as the adjacent fence, wall, or pillar, shall be the same design as the adjacent wrought iron fence and shall also be painted Sherwin Williams Village Green #2237 or Sherwin Williams Kale Green #6460.
- f. **Style:** Designs on gates must be consistent with the native desert environment and submitted with an ALC permit application.
- g. **Perimeter Fences:** Gates on community perimeter fences/walls are not permitted.

**16. GENERATOR, STAND-BY:**

- a. Requires an approved ALC permit and all necessary permits.
- b. Approved Generator must be:
  - i. Connected to a natural gas line – LP gas is not allowed
  - ii. Operating sound output may not exceed 70 decibels
  - iii. Located in the side yard of the house.

**17. GOLF CAR STORAGE**

- a. **Garage Extension:** Two options.
  - i. You may extend the garage walls for golf car storage and ease of access. There are two methods.
    - 1. Extend garage wall and utilize existing garage door for access.
    - 2. Extend the garage walls for car storage and include a second garage door for access.
  - ii. In either case a Town of Marana Building Permit and an ALC Permit are required.
  - iii. An entry ramp is not allowed.
- b. **Extend Garage Walls and utilize the existing garage door for access.**
  - i. The application for any exterior addition must include details of any demolition, new wall(s), foundation, and roof construction.
  - ii. The original construction drip tray must be maintained.
  - iii. The garage door may be replaced as part of the application and construction plan.
  - iv. New stucco color shall be consistent with the home base color.
- c. **Extend garage wall for car storage and include a second garage door for access.** The above restrictions apply. In addition:
  - i. A drip tray shall be installed at the driveway/garage transition and it shall be consistent with the existing garage drip tray.
  - ii. Golf car floor shall be at same elevation as existing garage floor.
  - iii. Original home roofline shall be continued with the new addition.
  - iv. If a new window is added in the garage expansion, the frame size and color will match the existing frames.

- v. Architectural pop out details and stone applications will match existing color or stone.
- d. **Garage lights and address numbers.** When creating a new garage footprint, your plans must include the location of any garage front lights and street address numbers. See the sections on “Lighting Standards and Fixtures” and “House Address Numbers” for information on those aspects

**18. GUTTERS & DOWNSPOUTS**

- a. **These do not require an ALC permit** and shall match or approximate the color of the house or coordinating trim.
- b. **Runoff:** must not be diverted to neighboring property or common area.
- c. **Colors:** When gutter installation also includes fascia board, colors shall match the existing surface to which it is being applied.

**19. HANDRAILS**

- a. **Permitted:** Handrails along the front walkway and/or driveway are permitted for homeowner safety.
- b. **Size:** Height must be thirty-six (36) inches from the ground to railing and may not extend closer than six (6) inches from the curb.
- c. **Construction:** Handrails must be wrought iron and painted to match the color of the house, trim, dark brown, dark rust, bronze, dark copper or black.
- d. **No effect on visibility or services:** Handrails shall not interfere with street visibility and such services as trash pickup and mail delivery.

**20. HOLIDAY LIGHTING & DECORATIONS**

- a. **Permitted** from November 15 through January 15.
- b. **Unshielded & colored bulbs** are acceptable only during permitted time frame.
- c. **No nuisance:** Lighting shall not create a nuisance to neighbors.
- d. **Marana Code** illumination restrictions must be met.
- e. **Other times of year:** Decorations for all other holidays are allowed seven days before a holiday and must be removed within three days following the holiday.

**21. HOUSE ADDRESS NUMBERS**

- a. **Location:** Address numbers must be in a location visible from the street and displayed on the front garage wall.
- b. **Height:** Address number must be a minimum of thirty-six inches from ground level.
- c. **Uniformity:** Size, style, and color of each address number shall be the same for each residence as originally installed by the developer, or as close as possible.

**22. LIGHTING STANDARDS & LIGHT FIXTURES**

**a. Shielding Requirements**

The Town of Marana Outdoor Lighting Code and The Highlands at Dove Mountain require that all outdoor light fixtures meet full cutoff requirements.

Cutoff lighting limits illumination emitted above the horizontal plane to reduce high-angle brightness. **See Appendix L.**

- i. A shielded fixture is one where the complete lighting unit, including the lamp/bulb and all its components, is constructed such that the light emitted by the fixture projects only below the horizontal plane.
- ii. Visible and exposed light bulbs are not permitted.

- iii. Colored Lenses or colored lightbulbs are prohibited on outdoor light fixtures except for holiday lighting, as described in Article V. Holiday Lighting & Decorations.
- iv. Hanging string lights are not permitted

**b. Lighting Cutoff Time**

All exterior lighting shall be turned off by 11pm, including internal lights used in solar tube skylights.

- 1. An 11 pm cutoff time exception exists for pathway solar photovoltaic systems (PV).
- 2. Accent, post, and landscape lighting shall be installed with a transformer to regulate the illumination start and end time.

**c. Maximum Wattage and Lumens Permitted**

The maximum residential illumination from residential outdoor fixtures unless otherwise specified, shall not exceed 375 lumens each. See Chart A

Chart A Maximum Wattage and Lumens per Fixture		
Type of Lightbulb	Max Wattage	Lumens
Incandescent	25	375
Fluorescent	6	360
Halogen	18	360
CFL (Compact Fluorescent)	8	350
LED (Light Emitting Diode)	4	360

**d. Walkways, Driveways and Patios:**

- i. Shielded, **low-voltage or solar** photovoltaic lighting are permitted as landscape lighting along walkways, driveways, courtyards, side yards and rear patios.
- ii. Visible and exposed bulbs are not permitted.
- iii. Installed pathway light fixtures shall be constructed of high-quality material. The design and color shall blend with the native desert environment.
- iv. Fixtures shall not exceed twenty-five (25) inches in height. (This maximum height helps to provide safety.) Typical lighting shall not exceed 90 lumens for each individual light.
- v. Lighting shall not be used to light the house exterior walls.

**e. Tree and Accent Lighting Placement:**

- i. Boulders or plants shall be used to conceal tree accent light fixtures from view as much as possible to decrease daytime visibility.
- ii. The light fixture shall direct light onto the intended highlighted object only. It shall not direct light (vertically) skyward. The fixture shall not create glare on any neighboring property. It shall not cast light into the street.

**f. Garage Front Wall Lighting.**

- i. The number of garage exterior front wall lights shall be installed as follows:

One or two lights for a two-vehicle garage door and one, two or three for a two-vehicle garage door plus a golf car door.

- ii. Light fixture design must be consistent with the surrounding Sonoran Desert Inspired environment. The size of the light fixture must be comparable to the original developers.
- iii. All garage exterior front light fixtures shall be identical.

**g. Security Lighting with Motion Detector**

- i. Motion Detector is required to limit the time a Security Light is on
  - 1. Security spotlights and floodlights are permitted only if they have a motion detector to limit the amount of time the lights will be illuminated.
  - 2. Motion sensors shall be set to times of five (5) minutes or less and its sensitivity level shall be turned down to reduce false alarms.
  - 3. Security lighting installed on the front, side and rear walls of the house shall be installed by concealing electrical wires or cables inside the exterior house walls or exterior wiring exceeding 1ft (one foot) in length shall be enclosed with conduit painted to match the house color.
  - 4. The homeowner should follow manufacturer installation recommendations regarding electrical connections and device painting and reference the recommendations within the ALC Permit Request.
- ii. Prohibited Uses: They may not be used to illuminate grills, landscaping, or patios. Lighting of glass blocks in courtyards is prohibited.

**h. Hanging Light Fixtures – Location, Design and Lumens**

- i. Hanging light fixtures are permitted instead of a sconce in high front door entryways.
- ii. The light fixture design shall be consistent with Sonoran Desert Inspired design. The size of the fixture shall be deemed consistent with the front entry space.
- iii. The light source shall be installed 14” above the top of the front door to reduce visibility of the light viewed by neighbors.
- iv. The light source shall be shielded, and illumination shall not exceed three hundred seventy-five (375) lumens.

**i. ALC Permit Application Requirement**

Included with an ALC permit application, the Resident shall submit photos or illustrations with complete descriptions of the proposed exterior light fixtures and proposed installation locations.

**j. Bug Zappers**

Two (2) **bug light zappers** per residence are permitted. Bug zappers shall be installed only in the rear yard, a maximum of seventy-two (72) inches above the original developer slab.

- i. An ALC Permit is not required for bug zapper installation when adhered to Subsection (j) restrictions.

**23. MAILBOXES**

- a. **Type:** Must be standard number one (#1) size, black mailboxes with red flag, matching the type used by the original developer and approved by the U.S.P.S.
- b. **Replacement red flags** do not require an ALC permit.
- c. **Only numerical addresses** are permitted.
- d. **Homeowner responsibility:** Must maintain the post, mailbox and tube in good

condition, replace if damaged, and repainted it black when needed.

#### **24. NAMES IN FRONT YARDS OR ON HOUSES**

- a. **Names located on houses or garages are prohibited.**
- b. **Names on displays in Front Yards, Art and Size restrictions:**
  - i. Names may be displayed in front yards **if** the size and color of the name display is consistent with the native desert environment. (For example, an acceptable name display would be an etched stone, like flagstone, or granite stone painted with traditional native desert theme.)
  - ii. Traditional Sonoran Desert Inspired art (e.g.: Kokopelli, cacti, flowers) may be included on the stone space on the name side.
  - iii. Size: The maximum size of the stone shall be 18" in height X 37" in width X 5" thick. The lettering shall be a maximum of 3" high X 2" in width.

#### **25. PAINTING HOUSE, EXTERNAL & FRONT DOOR COLOR CHANGE**

- a. **Paint and Repair:** As stipulated in the Heritage Highlands at Redhawk CCR's Section 7.2 (D): Each Owner must maintain their lot and all improvements (structures) on it in good condition and repair and adequately painted or otherwise finished all improvements located on a lot.
- b. **ALC Permit Required.** Repainting the exterior of a house, including the body, trim and/or front door with the existing color(s) or changing to a different color or colors, requires an ALC application.
- c. **Colors permitted and restricted (See Appendix H):**
  - i. An Owner may use a retired color if it is currently on their home.
  - ii. If a new color is preferred, it must be selected from the approved exterior paint list which is available in the Association office and online.
  - iii. A second optional accent trim color may be used on garage doors and any stucco surface. Paired homes must have the same body and trim combination and may have different accent trim colors.
  - iv. New house body colors cannot be the same as the body colors of the houses on either side of the applicant's house.
- d. **Door Colors:** Approved front door color samples are available at the Association office or refer to the list in **Appendix H**. Requests for other front door colors can be submitted for committee consideration with an ALC application.

#### **26. PATIO CENTER SUPPORT COLUMN REMOVAL:**

- a. Permissible Architectural modification, usually for view enhancement.
- b. Requires an approved ALC Permit and a Town of Marana Permit
- c. Prior to seeking permits:
  - i. Consult with a structural engineer.
  - ii. Hire a contractor experienced in such modifications.
  - iii. Indicate specific materials and methods on your permit application.

#### **27. PERGOLAS**

- a. **Permitted Locations:** Manufactured Pergolas are allowed on the rear and/or side of a house to provide passive shade to a patio area.
- b. **Attachment to the House:** They shall be attached to the current roof line or at the level of the horizontal roofline of the house. If attachment cannot be made as described above, they may be attached at the top of the opening between the masonry patio columns. A pergola may be permitted on the side of a house or

patio and must conform to a 5-foot setback from the property line.

- c. **Materials that may be used:** The material must be non-corrosive with a factory coating that does not require painting. No wood or fabric may be used, including draperies on the sides of the pergola. The color must be a solid color as close as possible to the house color.
- d. **Height:** The pergola at the extended end cannot be any higher than nine (9') feet from the developer's grade.
- e. **Restrictions:** No enclosures or side panels are permitted. Storage of any vehicle, tools, building or gardening materials or supplies is not allowed. A pergola may not extend more than ten (10) feet beyond the rear of the house or patio and must be at least fifteen (15) feet from the rear property line.
- f. **Submittal Documentation:** A stamped, registered survey document verifying the setback requirement must be provided. Pergolas may be built with a louvered roof system that operates electronically or is stationary. A professional plot plan is required with the application indicating the position where it will be installed.
- g. **Notify neighbors:** Adjacent neighbors shall be provided a courtesy notification and given an opportunity to comment on the application or to ALC.
- h. **Marana Permit:** A Town of Marana permit is required.

#### **28. PIPE INSULATION, OUTSIDE:**

- a. **Type and Color:** For the protection of outdoor **water pipes** during the winter months, Owners have the option to use professional pipe insulation and tape in the colors of black, gray, beige, and silver.
- b. **Prohibited:** Blankets, towels, and other such substitutes for insulation.

#### **29. RAISED PATIOS**

- a. **Height:** Raised patios shall not exceed eighteen (18) inches in height from original developer patio slab.
- b. **Construction Materials:** Raised patio sides to be of natural materials or stucco and painted the color of house, trim or faced with stone veneer or stacked stone.

#### **30. REPAIR/REBUILD IN THE EVENT OF CASUALTY – OWNER RESPONSIBILITY**

- a. **Time constraint:** In the event that any residence on a lot is damaged by fire, other casualty or for whatever reason the house is torn down, the Owner will commence repair or rebuild no later than 180 days after the casualty or tear down.
- b. **Other Requirements:**
  - i. Any repair or rebuild must conform to the surrounding neighborhood.
  - ii. The rebuilt or repaired home must comply with the original rear setback on the affected lot or the current CC&R fifteen (15) foot rear setback and all other CC&R and ALC standards.
  - iii. All rebuilding or repairing plans must be submitted to ALC and approved in advance of the start of any demolition or construction. A permit from the Town of Marana is required.

#### **31. RETRACTABLE PATIO AWNINGS**

- a. **Rear or Side of House or Covered Patio Only:** Fabricated retractable extensions are allowed on the rear and /or side of a covered patio and /or rear of the house to provide passive cooling and may also provide shade to a patio area

when in use.

- b. **Location relative to roof line and patio columns:** Retractable awnings shall be fixed to the current roof line or at the level of the horizontal roofline of the house. If attachment cannot be made as described above, they may be installed at the top of the opening between the masonry patio columns.
- c. **Operation and Materials Requirements:**
  - i. Purpose: Retractable awnings are intended for passive cooling and active use purposes and shall be extended only between sunrise and sunset unless the resident is actively using the area under the awning after sunset.
  - ii. Operation: They shall be operated either manually or mechanically and shall not have separate poles for support.
  - iii. Materials:
    - 1. The housing of the retractable extension and all exposed metal must be of non-corrosive metal with a factory coating that does not require painting.
    - 2. Color samples of the metal and materials must be provided to ALC with application materials.
    - 3. Shading fabric must be made of a durable acrylic or Sunbrella type material that has a 10-year warranty against sun-fade or sun-rot.
    - 4. The metal housing and fabric color must be solid, neutral, and/or as close as possible to the color of the house and shall not incorporate stripes, patterns, deep scallops, or fringe.
    - 5. Wind sensors are recommended for all installations; wind sensors are **required** for any retractable awning that does not have a documented rating to withstand 35 mph gusts.
  - iv. Clearance: When extended the minimum clearance from the patio surface must be 6.5'. The extension may have up to an 8" valance below the end bar as long as the 6.5' minimum clearance is maintained.
  - v. Restrictions:
    - 1. No Enclosures/No Storage: No enclosures or side panels of any kind may be attached to the extension, and storage of any vehicle, tool, building and gardening materials or supplies is prohibited.
    - 2. Retractable awnings installed on the rear of the house must not extend beyond the corners of the house, must not extend more than 10' beyond the rear of the house or patio and must not extend over the lot line of the home to which it is attached.
    - 3. Retractable awnings may be installed on the side of the house or patio, provided the side yard setback is a minimum of 15 feet. When the awning is fully extended, it may not measure more than 10 feet from the house finish wall. These measurements ensure a minimum 5-foot set back from any side property line to the end of the extended awning, measured at a 90-degree angle from the house wall to the property line. If the measurements are in question, the Owner will be required to submit a professional plot plan. All other restrictions previously stated for rear awnings will still apply.
    - 4. Awning fabric that is vinyl, acrylic, or flammable in any way shall not cover grills, fire pits, smokers, or propane heaters. Residents shall not suspend anything from the awnings that is prohibited elsewhere in the CC&Rs or the Standards.
    - 5. Adjacent neighbors shall be provided a courtesy notification and

- given an opportunity to comment on the application or to ALC.
6. Applications shall include documentation and specifications that show the fabric and housing color, design, durability wind resistance, flammability, and extension height.
  - vi. **Required Checklist:** A retractable awning checklist (**Appendix I**) **must be completed and included** with the application paperwork.
  - vii. **Not Solar Energy Devices:** The standard does not imply or endorse that awnings are “solar energy devices” defined by Arizona law.

### **32. ROOFS**

All roof replacements and repairs, including vents, sheathing, and/or underlayment, require ALC approval. ALC’s currently approved roof tiles (manufacturer and tile names or item numbers) are available through the HOA Administrative Office. Paired homes must have the same color and style roof.

#### **a. WHOLE HOUSE ROOF TILE REPLACEMENT**

- i. ALC approval must be obtained prior to the start of work. Roof Repair or Partial Roof Replacement

#### **b. ROOF REPAIR INCLUDING SHEATHING AND/OR REPLACEMENT**

- i. ALC approval must be obtained prior to the start of work, even if the goal is only to replace sheathing and/or underlayment
- ii. In case of emergency repairs to prevent further damage, an ALC application must be submitted no later than the next business day after commencement of the work.
- iii. Replacement roof tiles must match the existing tiles.

#### **c. ROOF MOUNTED DEVICES**

- i. Roof/Fixture Type Vents and Solar Fans
  1. All roof top vents and any solar fan or fixture type vent including chimney flues, shall be painted to match the color of the adjacent roof materials.
  2. Roof Ventilation Turbines (whirly birds) are not allowed.
- ii. Solar Panels, Collectors, Heat Exchangers, Tubes – **see Solar Section**

#### **d. ROOF EXTENSIONS**

- i. ALC approval is required for masonry house or patio roof extensions.
- ii. **No Free-Standing Structures:** Covered patio extensions cannot be free-standing structures and must be attached to the rear of the house.
- iii. **Support Requirements:** House or patio extensions must be supported by posts or other single pole supports, and constructed of the same materials as the house, (columns and gables stucco and painted to match the house, roof tiled to match the existing roof).
- iv. **Dimensions:** Covered patio extensions shall not exceed ninety-six (96) inches from the rear of house and not encroach on rear fifteen (15) foot setbacks. Detailed and dimensional plans must be submitted with the permit application request for ALC approval.

### **33. SCREENS**

#### **a. Window Screens and Sunscreens**

- i. Frames of window screens and Sunscreens shall have the color of the window trim or the body color of the house.

- ii. Screening material will be black or bronze.
- iii. Roll-Down Window Screens and Shades
  1. Color: Exterior metal hardware and tracks for roll down screens/shades will be the color of the house or coordinating trim. The screen/shade material will be color of house, coordinating trim, brown, black or bronze.
  2. Exterior screens/shades must be able to be fastened down when extended and may be manually operated or motorized.
  3. Exterior roll-down screens/shades are limited to the rear and sides of the house. Plastic, reed, or bamboo screens are prohibited.

**b. Doors, Retractable Screen**

- i. Color shall be the color of the house or trim.
- ii. Screening material shall be color of house, bronze or black.
- iii. These may be single or double doors and are approvable for front, rear, and side doors.

**c. Patio Privacy Screens**

- i. A Patio Privacy Screen is an alternative to a Rear Covered Patio Privacy Wall. Visual impact on neighboring properties or common areas shall compliment and not adversely detract from the harmony of the exterior design.
  1. Location: Placed on exterior “sides” only of rear covered patios on existing builder concrete slab.
  2. Placement: Must be securely attached to the house or patio column or alternatively must be permanently cemented into the ground next to the house or column.
  3. Material and Design: Non-corrosive metal with a factory coating that does not require painting; any design shall be Sonoran Desert Inspired.
  4. Color: Bronze, black or the color of the house.

**34. SEAT WALLS**

- a. **Height:** Seat walls shall not exceed twenty-two (22) inches in height above original developer patio slab.
- b. **Seat Material:** The base of the seat wall shall be stucco and painted to match color of house or trim or faced with stone veneer or stacked stone.
- c. **Seat back size restrictions:**
  - i. Seat walls may include a seat back, not to exceed forty-eight (48) inches in height from original developer patio slab.
  - ii. Seat Walls on Raised Patios: Seat walls may be placed on top of raised patios; the total height of both structures combined shall not exceed forty (40) inches in height above original developer patio slab.

**35. SECURITY CAMERA INSTALLATION:** The method of installation requires an ALC

- Permit Application. It is the Owner’s responsibility to abide by any State of Arizona and Town of Marana governing statutes relating to installing home security cameras.
- a. Security cameras shall be installed by concealing wires from view. If not utilizing

wireless connection, electrical wires or cables used to install security cameras shall be enclosed inside the exterior house walls or in conduit painted to match the house color.

- b. Security cameras installed on the side and rear of the house shall be installed by concealing wires from view as much as possible. A conduit may be used to conceal wires and cables for any wiring over one (1) foot in length; painted the same color as the house.
- c. Electrical wires require protection from UV rays to avoid damage that may cause fires.
- d. Following the security camera manufacturer's instructions regarding installation and product care is advised.
- e. Included with an ALC permit application, the Resident shall submit photos or illustrations with complete descriptions of the proposed exterior security cameras, proposed installation location, and installation method.

**36. SIGNAGE:** Please see the Signage section in the Association Rules and Regulations.

**37. SNAKE/RODENT BARRIER:**

- a. **Blocking pests:** To block snakes or rodents, hardware fabric may be attached to gates and/or fences.
- b. **Specifications:** Hardware fabric shall be placed on the interior side of the fence or gate, must be 1/8" to 1/2" galvanized metal and not exceed the height of the fence.
- c. **Color:** If colored galvanized metal is used it must match wrought iron color (green or black).

**38. SOLAR PANELS, COLLECTORS, AND HEAT EXCHANGERS –** A solar installation permit cannot be denied as long as the following requirements are met.

- a. **Flush Mounted on Roof, Minimize visual impact:** Solar panels, collectors and heat exchangers must be flush mounted to the roof to minimize visual impact from streets, neighboring lots, and the community to the best extent possible.
- b. **Colors:** All exterior plumbing lines shall be painted to match the color of adjacent roof material and walls. Aluminum trim, if used, shall be anodized or otherwise color-treated to blend into the surroundings as much as possible.
- c. **An illustrated brochure** of the proposed solar unit, which depicts the materials to be used, shall be provided.
- d. **Detailed Plans:** Plans showing location and number of collectors and elevations, height of units, attachment to roof structure, orientation of the panels, and location of exterior system components, shall be submitted with the Permit Application.
- e. **Ground-mounted:** Ground-mounted solar collectors must be within the setback lines and concealed from the street, golf course, common areas and neighboring property.
- f. **Codes and ordinances.** Installations shall meet applicable fire, safety and building codes and ordinances. A permit from the Town of Marana is required.
- g. **Installation:** Solar Panels and Collectors shall be installed as outlined in the ALC Application and Permit without deviation. The Association, Board, and ALC are not liable to property Owners for roof damage or effects on roof warranties. The installer shall be a licensed solar contractor.

**39. SOLAR TUBE SKYLIGHTS:**

- a. **Solar Tubes are Permissible:** These provide natural daylight for rooms.
- b. **Only solar-powered Internal Lights:** They shall not have internal lights that can

be switched on/off. Solar tubes with internal lights, solar powered, that provide low wattage “night light” are permissible providing they do not project skyward.

- c. **Color:** Solar tubes and skylights shall have colored or painted roof flashing to closely match the adjacent roof color. All glazing shall be solar bronze or clear with no white glazing allowed.
- d. **Owner bears all responsibility:** The Association, Board, and ALC are not liable to property Owners for roof damage or for effects on roof warranties.

**40. SOUND SPEAKERS:** External televisions, stereos, or any sound emitting devices must not be audible so as to disturb neighbor’s peace and quiet. Sound speakers are limited to the rear of the house.

**41. SPAS / HOT TUBS**

- a. **Permits:** Any permits required by the Town of Marana must be available for ALC review prior to installation.
- b. **Plan Drawing:** For all Spas/Hot Tub applications, a site plan, drawn to scale and completely dimensioned, must be submitted showing the location of all spas/hot tubs, screening walls, equipment, and related hard scape, setback lines, house location and property lines. The distance to neighboring property lines from spas/hot tubs is also required (maximize the distance as much as possible), minimum distance is 10 ft.
- c. **Visual Screening and Noise abatement:** All Spas/hot tubs must be screened so that they are not visible from neighboring property and shall be located so as to reduce noise to adjoining properties. The screening shall be concrete block walls, with stucco painted to match the home, enclosing the pump and any other equipment for the spa/hot tub, and no higher than the equipment to be screened.
- d. **Neighbor Notification:** A courtesy notification of intent to install a SPA/Hot Tub shall be given to adjacent neighbors.
- e. **Changing the Water:** For all spas/hot tubs the water flowing from spa equipment, when changing the water, must be directed so that it does not flow onto neighboring property and must be in compliance with Pima County guidelines (dechlorinated or de-brominated before release from the property).
- f. **Maintenance:** Spas/hot tubs must be maintained per the manufacturer’s recommendations.
- g. **Types** of permissible installations:
  - i. **Portable Spas / Hot Tubs**
    1. May be installed on the Owner’s patio slab, in the yard on a concrete pad or a manufacturer’s kit for a spa pad.
    2. May not exceed 3’6” (42 inches) in height above original developer’s grade level and must have locking covers.
    3. Any sides visible from neighboring property or the golf course must be concealed by a wall covered with ALC approved stone or stucco or ALC approved shrubbery. Such walls shall be no higher than the highest point of the spa (maximum height 3’6”)
    4. Every attempt must be made to minimize noise transmission to adjacent Lots.
    5. Sides of spas must be stucco and painted to match the body or trim of the house, be covered in a stone veneer, or left with the original manufacturer’s finish as long as it is earth tone in color and not stained wood.

- ii. **Existing partial in-ground portable spas** may be replaced at the Owner's risk but is not recommended by the ALC. They must be located at the same location as the old portable spa and meet the above requirements without the concrete pad or manufacturer's kit for a pad.
- iii. **Permanent spas/hot tubs** may be installed in the resident's yard. They must meet Town of Marana and Pima County codes.

#### **42. STONE VENEER/STACKED STONE**

- a. **Color:** The color of the stone veneer/stacked stone shall be consistent with native desert colors of the area and must be approved by the ALC.
- b. **Paired Homes:** Stone veneer/stacked stone is allowed for one paired home without the other paired home using stone facing.
- c. **Front of House and Courtyard Accents:** Stone veneer/stacked stone is permitted for use as accents on the front of a house and on courtyard walls and as an option to painted stucco on the exterior and interior of courtyard walls, pillars, planters (inside or outside) and accessories included inside the courtyard.
- d. **Rear Yard or Rear Patio:**
  - i. Stacked stone/stone veneer is permitted for use in the rear yard or rear patio as an alternative to painted stucco on the sides of barbecues, seat walls, fireplaces, fire pits, spas, planters or raised patios only as approved by ALC as permanent structures.
  - ii. Height of stone veneer/stacked stone is limited to the height of the structure as specified in these Standards.
  - iii. Stone veneer/stacked stone may cover an entire rear wall or pillar that is under a rear covered patio.
- e. **Walls and Entry Accents –** Stone veneer/stacked stone is permitted:
  - i. On decorative pillar bases defining the garage entrance up to the bottom of the architectural ledge or up to fifty-six (56) inches above developer's driveway grade whichever is greater.
  - ii. To accent the covered entry in place of painted stucco up to the soffit or roofline of the covered area for pillars, walls, and accessories of the house structure.
  - iii. As an alternative for houses where the covered entry is significantly recessed or hidden and another room of the house is forward or in front of the garage, stacked stone/stone veneer is permitted up to the roofline on the front facade of that forward room. In that case, stone cannot be placed up to the roofline of the covered entry, although pillars can be accented.
  - iv. To accent the exterior wall of the house/garage facing the entry walkway or inside courtyard, stone veneer/stacked stone may be used up to four (4) feet from ground level.
  - v. On trash enclosures in place of painted stucco when in conjunction with other approved stone veneer/stacked stone accents.

#### **43. SWIMMING POOLS**

- a. **Above ground pools are prohibited.**
- b. **Permits:** Swimming pools require Town of Marana and/or Pima County permits, and copies must be available for ALC review prior to installation.
- c. **Materials/Colors:** Swimming pools shall be designed to visually connect to the residence through the use of similar materials and color schemes.
- d. **Shield from view:** Pools shall be visually screened or separated as much as possible from direct views from the street, common areas, golf course or

neighboring properties. Screening structures for pool pumps and other mechanical equipment shall be located to the rear or side yard of property and will be reviewed case by case. Screening structures may be constructed of CMU block walls, stucco and painted to match color of house or trim, or plantings may be used to screen pool pumps and other mechanical equipment.

- e. **Regulations:** Pools must be constructed and installed according to the Town of Marana and/or Pima County regulations. Any wall or fence required around the pool or spa must conform to the ALC Design Standards, the Town of Marana and/or Pima County regulations and may not exceed sixty (60) inches in height from original developer grade.
- f. **Water management:** Water flowing out from pool, spa or water features must be directed so that it does not run onto neighboring property, common areas or golf course.
- g. **Neighbor Notification:** A courtesy notification of intent to install a swimming pool shall be given to adjacent neighbors.

#### **44. TILES, EXTERIOR**

- a. **Tiles, General guidance:** Tiles in Sonoran Desert Inspired design or plain earthen tones may be used as accents on certain masonry structures as specified. Designs made from the tiles shall be harmonious in color, style, and pattern.
- b. **Tiles permitted and prohibited:**
  - i. In the front yard, tiles may be placed on the covered entryway up to the soffit, covered entry pillars, courtyard walls and pillars and trash/recycle container walls. Tile patterns on masonry structures in the front yard are limited to a total design area not to exceed one third (1/3) of the space of the wall or pillar.
  - ii. In the back yard, tile may be used on barbecues, kivas, chimeneas, seat walls and planters. Design size is not limited.
  - iii. Tiles on the house, around windows and doors or on return, common or property line walls are prohibited.

#### **45. TRASH AND RECYCLE CONTAINER WALLS & GATE:**

- a. **Containers Hidden from View:** Container(s) must not be visible from the street, golf course, common areas and/or neighboring property.
  - i. If trash container(s) are not kept in the garage, they must be kept behind a wall.
  - ii. Trash container(s) shall be removed from the curb as soon as possible after trash collection, but always be stored out of sight by 8 pm.
- b. **Wall Size Requirements:** An ALC Permit is required for Walls and Gates.
  - i. A trash/recycle container wall must measure a minimum of fifty-two (52) inches in height and not exceed sixty (60) inches from original developer patio grade, stucco and painted to match color of house, trim or faced with stone veneer or stacked stone when in conjunction with other approved stone veneer/stacked stone accents.
  - ii. When a trash can wall extends forward of the garage, the gate opening shall not exceed fifty (50) inches in width and the total extension forward of the corner of the garage shall not exceed seventy-two (72) inches.
  - iii. If the opening of the wall is facing the street, driveway, or neighbor's property, it must include a wrought iron gate with a metal screen painted the color of the house, trim, dark brown, dark rust, bronze, dark copper or

- iv. black, so that the trash can is not visible.
- iv. The height of the gate must be a minimum of fifty-two (52) inches from original developer patio grade.

#### **46. TRELLISES:**

##### **a. Prohibited**

- i. Freestanding trellises, lattice panels and arbors.
- ii. Wood or wood composite material.

- b. **Secure attachment required:** Trellises may be used to support plant material in pots or containers. If not used in pots or containers, trellises must be securely attached to the house or wall or alternatively must be permanently cemented into the ground next to the house or wall.

##### **c. Restrictions:**

- i. Trellises may have curved or rounded tops but shall not extend above the eave or gutter line of the house and shall be parallel to the wall on which they are mounted.
- ii. Trellises shall not be placed near an exterior corner at the front of the house, or project beyond the corner.
- iii. Wrought iron or weathered metal patina trellises may need to be sealed. Follow the advice of the manufacturer.
- iv. Bracket Colors: House attachment brackets must be painted color of house, coordinating trim or wall.

#### **47. UMBRELLAS**

- a. **Materials:** Sun umbrellas do not require an ALC permit and are permitted in front courtyard and rear yard areas. Umbrella fabric shall be acrylic, polyester, or olefin.
- b. **Restrictions:** Thatch or mesh fabric is not permitted. Front courtyard umbrellas shall be earth tone or neutral colors, and not be bold or bright colors or designs.

#### **48. UTILITY BOXES/FIRE HYDRANTS**

- a. **General Access Requirement:** Control of vegetation around public utility boxes must allow observation, maintenance, and repair crews to access front panels and utility box doors. No structure or other obstacle may be installed blocking utility box access.
- b. **Hydrant Access Requirement:** Fire hydrants require an unobstructed distance of three feet radius around hydrant except as otherwise noted or approved.

#### **49. VIGAS**

- a. **Location:** Vigas may be added to the exterior elevation of the home above the double garage and third car/golf car doors only.
- b. **Materials:** Products used shall be manufactured from fiberglass or other non-wood products.
- c. **Colors:** Acceptable color must be brown or natural wood-looking color.
- d. **Sizes:** Eight (8) inch, ten (10) inch or twelve (12) inch diameter products can be installed with a length not to exceed eighteen (18) inches. Only one size may be used per home.
- e. **Number:** A maximum of five (5) may be installed above the double garage door with even spacing between each and an additional two (2) may be installed above the third car/golf car door, evenly spaced.
- f. **Restriction:** Vigas may not be installed above the golf car door only without installation above the double garage door.

**50. WALLS – See definitions of types of Block in Article VI.**

- a. **Height** of walls shall be measured from the original final finished grade elevation by developer, on the highest-grade side of the inside wall.
- b. **Split-face block requirement:** Any wall over two courses facing or visible to any street or golf course must have split-face block second course from the top course. If the split-face block is one sided, the split-face side must be visible to the street or golf course.
- c. **Exception to split-face requirement:** Side walls and rear walls between properties do not have to have the second course split-face block as long as the wall does not face or is visible to any street or golf course.
- d. **Highlands Block Requirement:** All visible CMU block must consist of standard Highland's block.
- e. **Split-face block must always be second from top.** If an existing CMU block wall with split-face block as the second course is being raised the split-face course must be raised to the second course from the top of the new wall.
- f. **No second common wall is allowed.** Construction of a second common wall, privacy wall or fence is not permitted next to any existing common wall, privacy wall or fence between two neighboring lots.
- g. **Types of Walls, Fences and their Requirements** (See Wall definitions in Article VI)
  - i. **Common walls in front yards:** These shall consist of standard Highland's block wall or wrought iron fencing, installed on side yard property lines. They shall not exceed sixty (60) inches in height from original developer final grade and shall not project past the front corners of the house.
  - ii. **Common walls in rear yards of paired homes:** These walls shall be constructed of CMU Highland's block and not exceed forty-eight (48) inches in height from original developer final grade.
  - iii. **Privacy walls**
    1. Restrictions:
      - a. May not exceed sixty (60) inches in height from the original developer grade.
      - b. May not be on property lines and cannot be placed on the top of the concrete pad at the top of rip-rap sloped grades.
      - c. Must be constructed of standard Highland's block.
      - d. Construction of a second privacy wall or fence will not be permitted.
      - e. The neighbor desiring the new wall is required to identify property lines before construction of a common or privacy wall between neighboring properties.
    2. Communications: ALC requires that any proposed changes or additions to privacy walls be shared with adjacent lot owners along with completion of the applicable section of the permit application.
    3. Step-down the last five blocks of side privacy walls to the rear of the property when they adjoin the golf course or natural desert washes.
  - iv. **Entry pillars or archways** may be added at/above a front entry point.
    1. The top of pillar or highest point of the archway may not exceed 10 feet in height. Archways may be constructed of concrete block, or metal or a mixture of concrete and metal.
    2. Concrete block must either be covered with stucco and painted the

- house or trim color or covered with stone veneer/stacked stone.
- 3. Metal components of archway must either have a rusted patina or painted to match the color of house, trim, dark brown, dark rust, bronze, dark copper or black.
- v. **Front courtyard walls**
  - 1. Height:
    - a. Shall not exceed forty-eight (48) inches from the original developer final grade, measured from inside courtyard.
    - b. Walls less than thirty-six (36) inches high, and those with openings facing the street are subject to same limitations as front yards without courtyards. Designs on courtyard wall openings must be consistent with native desert environment and submitted with ALC permit application.
  - 2. Construction: Front courtyards are to be constructed of CMU block, stucco, and painted to match the house color or trim or faced with stone veneer or stacked stone.
  - 3. Gates: Approved gates installed on a front courtyard shall not exceed sixty (60) inches in width and must be attached to the house, a stucco panel or a courtyard stucco wall.
  - 4. Niche: A niche facing outward and visible from the street may be added to the front courtyard wall. For longer courtyard or patio walls additional niches may be considered. Any item within the niche must be Sonoran Desert Inspired in character.
- vi. **Garden accent walls**
  - 1. Height: Shall not exceed thirty-six (36) inches from original developer grade.
  - 2. Construction: Walls must be constructed of CMU block stucco and painted to match house color or trim, pavers, brick or stacked stone.
  - 3. Width and Location: Front yard garden accent wall shall not be wider than the house (not including the garage) and shall be at least sixty (60) inches from the property line or street curb.
- vii. **Rear covered patio privacy walls**
  - 1. Location: May be built on exterior “sides” of rear covered patios on existing builder concrete slab. Privacy walls are permitted on the side rear covered patio only and not on rear of patio.
  - 2. Height: The height of the wall shall not exceed seventy-two (72) inches at the highest point to allow for a lighter, more open look.
  - 3. Construction: Shall be constructed of CMU block. Exterior wall finish may be stacked stone or stucco and painted to match house or trim color. The interior wall may utilize such materials as stacked stone, tile, niches, or glass block that will show on the outside.
  - 4. If a chimney type structure is to be included in the wall design (e.g., barbecue, waterfall or a fireplace), those can be incorporated to the height of the roof level but cannot use more than one-third ( $\frac{1}{3}$ ) of the remaining open space above the maximum wall height of seventy-two (72) inches.
- viii. **Retaining Wall:**
  - 1. Marana Permit Required: Any proposed retaining wall over four (4) feet in height requires a Town of Marana permit.
  - 2. Due to the complexities involved in building retaining walls, a detailed, separate drawing must be furnished to ALC showing site

location of the wall, detailed sections of the slope and wall for each condition, material, construction detail, drainage, etc. All drawings are to be fully dimensioned. Some walls may require structural engineering and the ALC may require a sealed drawing to show the completed engineering. The ALC will consider each request based upon its own merits and may require additional information.

- ix. **Return Wall:** Any return wall visible from the street shall be as specified for front courtyard or patio walls, stucco and painted to match color of house or trim.
- x. **Rear Property Line Walls:**
  - 1. **Construction and number of block courses:** Rear property line walls bordering the golf course and natural open areas shall be constructed so that fewer than three (3) block courses are exposed above the final finished patio grade by developer, as viewed from owner's patio, with a maximum of four (4) blocks exposed, as viewed from golf course or common areas. These walls shall be constructed of standard Highland's block.
  - 2. **Wrought-iron fencing allowed:** To preserve the integrity and harmonious theme of the golf course, no other materials or decorative items other than wrought iron fencing is to be added to walls bordering and visible to the golf course. Wrought iron fencing, painted Sherwin Williams Village Green #2237 or Sherwin Williams Kale Green #6460, may be placed on top of standard Highland's block to a total height not to exceed sixty (60) inches from original developer final grade, and may not project past the front corners of the house.
- xi. **Perimeter walls** built by the developer vary in height depending on their positions in community boundaries, do not require split face block and may exceed 60 inches in height. If an Owner wants to modify their perimeter wall, the ALC requires that the affected neighbor/s be consulted, and their signature included on the permit application.

## **51. WATER FEATURES/FOUNTAINS**

- a. **Front lot, Location and Height:** Permanent water features/fountains in front yards must be located within private courtyards and shall not exceed forty-eight (48) inches in height from original developer patio slab.
- b. **Rear Lot Height:** Permanent water features/ fountains located in rear yards shall not exceed sixty (60) inches in height from original developer patio slab.
- c. **Pumps screened from view:** Pumps shall be visually screened from street, common areas, golf course views or neighboring properties and located to minimize noise transmission.
- d. **Paired Homes:** Water features may not be attached to a common wall of paired homes.
- e. **Electric Requirements and Permit:** The Town of Marana and/or Pima County may require a permit for a 110-volt electrical connection and a ground fault interrupter (GFI) outlet. All wiring shall be buried underground.
- f. **Drainage:** ALC recommends that water features incorporate a draining system. Water features may not drain into common area or neighboring lots. Many fountains recycle and do not require a separate drainage.
- g. **Vacation Maintenance:** When the Owner is away for more than a month, the feature/fountain must be kept drained or regularly maintained by a third party.

- h. **Portable Fountains:**
  - i. Must adhere to the above height and location requirements.
  - ii. ALC permit is not required for small, portable water features which are plugged into an approved GFI outlet.

## **52. WATER HARVESTING**

- a. **Enclosed:** All types must be fully enclosed except for the entrance of a filling down spout.
- b. **Types and Sizes Allowed Anywhere on Lot:** Water harvesting systems, rain barrels, or urns not exceeding 48" in height or a total of 75 gallons that are Sonoran Desert Inspired in nature may be used anywhere on the lot.
- c. **Other Types:** All other rain saving devices may not exceed 48" in height from the original developer grade and can be on side and rear yards only.
- d. **Restrictions:** It is required that the system not be visible from the street, golf course, common areas or neighboring properties by screening with plants or concrete block walls with stucco painted to match the color of the house. Any mechanical devices such as pumps, piping or controls shall also be concealed from view. All leaders and downspouts added to the home for the use of water harvesting, shall follow all Design Standards.

## **53. WEATHER REPORTING EQUIPMENT**

- a. **Drawing:** A drawing is required showing the placement and size of such equipment.
- b. **Restrictions:** Weather reporting equipment may not be placed on the roof or chimney of any residence without the review and approval of ALC.

## **54. WILDFLOWERS**

- a. All Arizona desert wildflowers are permitted to be planted within residence property.
- b. Annual wildflowers growing in front and side yards must be removed at the end of their growing season before they go to seed.
- c. Wildflowers must be on the Approved Plant List (Appendix D).
- d. Must be removed from all driveway and paver cracks.
- e. Do not use mixed packages of wildflower seeds
- f. Prompt removal of any dead plants or weeds.

## **55. WINDOWS: INCLUDING SLIDING AND PATIO DOORS**

- a. **Size:** new or replacement windows including sliding patio doors must be comparable with those found commonly in the community.
- b. **Trim, width and color:** The exterior window trim of new windows shall not exceed three and one-half (3½) inches in width. White, beige, taupe, dark grey, bronze, black, and dark brown window trim are acceptable. All windows, including transom windows, sliding doors and patio doors on any given home, must have the same window trim color.
- c. **Transom windows** above doors and windows may be removed and replaced with a solid stucco wall and painted to match house color.
- d. **Window Security Bars:** Metal or decorative window bars are prohibited.
- e. **Window Shutters, Roll-Down:**
  - i. All roll-down shutters must be the body color of house. This includes all parts of the shutters, frame, louvers, and mounting hardware, etc.
  - ii. Roll-down shutters are limited to the rear and sides of the house.
- f. **Glass replacement or tinting** do not require an ALC permit.

## ARTICLE VI – PROJECT-SPECIFIC WORD DEFINITIONS

**Art/Artifacts:** Man-made or natural decorative object placed on an Owner's lot.

**Block:**

**CMU Block:** Concrete blocks requiring stucco and paint to match house color or trim.

**Split Face Block:** Decorative ribbon of split face or fractured face, center scored, chocolate color, required as second course from top for any wall over two courses high.

**Standard Highlands Block:** Smooth tan color CMU blocks used throughout The Highlands for consistency.

**Certified Arborist:** Professional with over three years of documented and verified experience and has passed a written test from the International Society of Arboriculture.

**Common Area Volunteer:** A trained group of volunteer residents to work in the common area under the direction of the Association Landscape Supervisor

**Courtyard:** An area usually leading to an entrance, partially paved with a hard surface (e.g. flagstone or brick), surrounded by a CMU block wall not to exceed forty-eight (48) inches high attached to house and stucco and painted to match house or trim. A courtyard may include an optional gate.

**Exterior Stone Veneers (stacked stone):** Manufactured natural thin stone wall panels consist of authentic stone veneer, cast stone, cut stone, sawn stone or quarry chopped stone as permitted on permanent structures in lieu of stucco and paint to match house.

**Final Original Grade:** Elevation of ground surface to create a natural drainage or runoff into street as graded by original developer. It is acknowledged that there may be multiple grades on a single lot and grade will be evaluated on an individual basis.

**Flags - Ornamental:** Temporary flags or windsocks attached to a removable light-weight pole, fastened to a wall-mounted bracket.

**Flagpole:** Metal or fiberglass pole, one piece or telescoping, to be one-and-a-half (1 ½) to two (2) inch diameter and not to exceed fifteen (15) feet in height above the original developer final grade.

**Gables:** The triangular top section of garage and house.

**Hardscape:** Inanimate elements of landscaping such as stone walls, concrete or brick patios, water features, pathways or any home extension that is not part of animate, horticultural elements (plants).

**Niche:** A shallow recess, especially one in a wall to display a statue or other ornament.

**Neighbor-to-Neighbor Communications:**

- While recognizing that the ALC only approves or denies Permit Applications from the Owner, and the neighbor generally has no authority in the Permit process, any request for external modifications on/adjacent to property lines or for modification, additions or improvement to any common wall, privacy wall or fence shall be communicated to the neighboring owner(s) at issue.
- The Owner shall affirm that such communication has occurred on their Permit Application Checklist.
- The neighbor may make comments to the ALC. For a neighbor's comments to be considered on the project, they must be submitted to the ALC no later than 14 days after the ALC receives the Permit application.

**Private Patio:** A courtyard or terrace **not** viewable from street or common area.

**Side of house:** an area on either side of house extending from front footprint of building alongside to back corners of house where rear yard begins

### **Sonoran Desert-Inspired Design:**

**Design:** A style inspired by the natural shapes, colors, and textures of the arid landscapes of the Sonoran Desert, while incorporating Southwest cultural elements. The design can be traditional, rustic, modern Southwest, or a blend of these styles.

**Colors:** Sonoran Desert colors include sandstones, beiges, browns, terra cotta, cacti greens, ochre, ivory, and sun-bleached whites, while Indigenous cultures contribute vibrant colors such as deep reds, oranges, yellows, golds, and turquoise.

**Materials:** Cast iron, steel, copper, bronze, hammered metals, wrought iron, antique bronze, and black iron are commonly used to create outdoor light fixtures, gates, security doors, fences, and many artistic accents typical of Southwest desert communities.

**Outdoor Pots:** Outdoor pots are crafted from a variety of materials, including terracotta, clay, stone, wood, ceramic, concrete, and metal.

**Sunscreens:** Screen material attached to outside of window frame to reduce sun penetration.

### **Walls:**

**Common Wall:** A wall built on property line, separating two (2) properties.

**Community Perimeter Wall:** A structure that establishes the final community development boundaries as recorded with the Town of Marana. Maintenance and repair of such perimeter walls which face outside the community development and those portions of the Common Area walls facing the Common Areas, including the Golf Course Property will be the responsibility of the Highlands Association and/or Dove Mountain Master Association.

**Courtyard Wall:** A CMU block wall stucco and painted to match house or trim surrounding an area of ground or structure usually built in the front yard.

**Garden Accent Wall:** A landscape wall that provides structure and style to the yard, marks the boundaries of a garden, brings focus on a plant border, contains erosion on a slope, accentuates a patio or adds a focal point.

**Privacy Wall:** A wall between properties not on property line.

**Pool Wall:** A wall built around a pool for safety and privacy as required by code.

**Return Wall:** A short wall usually perpendicular to, and at the end of, a house, pillar or freestanding wall.

**Seat Wall:** A structure supporting a bench or seat constructed of concrete block, finished in stucco and painted color of house or trim or faced with stone veneer or stacked stone or tile.

**Trash and Recycle Container Wall:** A wall or walls usually placed on side yard to store trash and recycle containers out of sight.

**Water Feature:** A garden focal point with water tumbling over and around natural rock material or an architectural piece, pot, sculpture or an individually designed "centerpiece." Fountains are considered water features by definition in US architecture and landscape journals.

**Vigas:** Decorative logs emanating from the stucco to simulate a way logs supported the roof of SW American Indian and Spanish architecture.

**Visibility to Public:** Visible areas by the public, from the street, golf course, common area or neighboring properties.

### **Yards:**

**Front Yard:** Area extending across full width of lot from street lot line to front footprint of house and garage.

**Rear Yard:** Area extending across the width of lot between back footprint of building and rear lot line.

**Side Yard:** Area on either side of house extending from front footprint of building alongside to back corners of house where rear yard begins.

**Xeriscape:** Landscaping of native plants that require only minimal irrigation.

# Appendix A

## Architectural & Landscape Application

Lot No. \_\_\_\_\_ Paired Home \_\_\_ Yes \_\_\_ No Date Received \_\_\_\_\_

Owner's Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Property Address \_\_\_\_\_ E-mail \_\_\_\_\_

Explanation of Permit Request – continue on reverse side or added paper if necessary.

Contractor's Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Approved Permits will be ready after the ALC Meeting. Would you prefer to:

Pick-up in Clubhouse \_\_\_\_\_ Have your permit mailed to your house \_\_\_\_\_

If your project involves **Walls, Fences or other Privacy Structures** adjacent to a lot line, or it will create smoke, noise, or other potential disturbances, please talk to the affected neighbor(s) and ask them to acknowledge your application by signing below. If the neighbor has comments or concerns, they should be emailed to [adminhoa@highlandsdm.com](mailto:adminhoa@highlandsdm.com).

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

**THE OWNER MUST PERSONALLY SIGN AND DATE THE APPLICATION.**

**Neighbor to Left of Lot (at street facing house)**

**Neighbor to Right of Lot (at street facing house)**

Owner Name/Lot No. \_\_\_\_\_

Owner Name/Lot No. \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Comments by Neighbor(s)  On this form below  E-mail \_\_\_\_\_

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**Legal Disclaimer:** Owner agrees to comply with all applicable Town, County and State laws/ordinances and to obtain all necessary permits. Approval by the ALC shall not be deemed a warranty or representation as to the quality of any construction, installation, alteration, repair, change, or other work, or that any such work conforms to any applicable building codes of other Federal, State or local law. Furthermore, the ALC and the Association expressly disclaim any and all liability associated with changing the grade or drainage on a Lot, the effect that any construction/installation may have on other Lots, and all other items outside of the ALC's review of the Association's governing documents.

**Please also complete the accompanying checklist, provide an explanation on any items not provided, and attach the checklist to this Application**



## EXTERIOR YARD ART

Exterior Yard Art must meet the requirements as defined in The Architectural Landscaping Design Standards. The following are selected examples of Acceptable and Unacceptable Exterior Yard Art.

### **ACCEPTABLE**

Buzzards  
Cactus Items  
Cairns  
Coyotes  
Frogs  
Horses  
Indian Artifacts  
Lizards  
Javelina  
Kiva Ladder  
Kokopelli (*traditional/unadorned*)  
Quail  
Road Runners  
Saguaro Ribs (*rear yard only,  
cleaned and unadorned*)  
Seasonal Lights and Decorations  
(*within time limitations*)  
Sun or Moon  
Tortoise  
Wall Triptychs  
Western Silhouettes

### **UNACCEPTABLE**

Bicycles  
Bowling Balls  
Cherubs  
Flamingos  
Gargoyles  
Gazing Balls  
Geese  
Lanterns  
Lighted Palm Tree  
Mobiles (non-reflective)  
Plastic Items  
Reflective Items in Trees, Shrubs or  
on House  
Rocking Chairs  
Skis  
Wind Chimes  
Windmills  
Yard Signs with "quaint sayings"

**APPENDIX C  
PROHIBITED PLANT MATERIALS AND TREE LIST**

<b>COMMON NAME</b>	<b>LATIN NAME</b>	<b>TYPE</b>
Acacia - Sweet	<i>Acacia farnesiana &amp; Acacia smallii</i>	Tree
Acacia - Whitethorn	<i>Acacia constricta</i>	Tree
Arizona Ash*	<i>Fraxinus spp</i>	Tree
Bermuda Grass	<i>Cynodon dactylon</i>	Plant/Shrub
Birch	<i>Betula spp</i>	Tree
Bottle Tree	<i>Brachychiton spp</i>	Tree
Brittlebush & Brittlebush Green	<i>Encelia farinosa</i>	Plant/Shrub
Bursage	<i>Ambrosia deltoidea</i>	Plant/Shrub
Cypress	<i>Cupressus</i>	Tree/Shrub
Chuparosa	<i>Justicia californica</i>	Plant/Shrub
Citrus Trees*	<i>All varieties</i>	Tree
Cottonwood	<i>Populus spp</i>	Tree
Creosote	<i>Larrea tridentata</i>	Plant/Shrub
Cypress	<i>Cupressus</i>	Tree
Desert Broom	<i>Baccharis sarothroides</i>	Tree
Desert Spoon	<i>Dasyllirion wheeleri</i>	Plant/Shrub
Eucalyptus (all varieties)	<i>Eucalyptus</i>	Plant/Shrub
False Cypress	<i>Chamaecyparis</i>	Tree/Shrub
Fountain Grass	<i>Pennisetum spp</i>	Plant/Shrub
Giant Reed	<i>Donax</i>	Plant/Shrub
Hopseed Bush	<i>Dodonaea viscosa</i>	Plant/Shrub
Juniper or Cedar (all varieties)	<i>Juniperus</i>	Tree/Shrub
Locust	<i>Gleditsia spp</i>	Tree
Magnolia	<i>Magnolia spp</i>	Tree/Shrub
Maple Arundo	<i>Acer spp</i>	Tree
Mexican Feather Grass	<i>Stipa tenuisima/Nassella tenuisima</i>	Plant/Shrub
Mexican Palo Verde	<i>Parkinsonia aculeata</i>	Tree
Mulberry	<i>Melia azedarach</i>	Plant/Shrub
Oleander*	<i>Nerium Oleander Thevetia spp</i>	Plant/Shrub
Olive*	<i>Olea Europaea</i>	Tree
Palms*	<i>Palmae spp</i>	Tree
Pampas Grass	<i>Cortaderia selloana</i>	Plant/Shrub
Pines	<i>Pinus</i>	Tree/Shrub
Pistache*	<i>Pistacia spp</i>	Tree
Silk Tree	<i>Grevillea spp</i>	Tree/Shrub
Stone Fruit Trees	<i>Prunus spp</i>	Tree
Sycamore	<i>Platanus spp</i>	Tree
Turpentine Bush	<i>Ericameria laricifolia</i>	Plant/Shrub
Willow	<i>Salix spp</i>	Tree

## APPENDIX D - APPROVED PLANT MATERIALS AND TREES LIST - NATIVE OR DESERT ADAPTED TREES

There is a requirement for a minimum of one tree in the front yard of a residence lot. The following tree list contains selections that are in compliance with the above requirement, these are marked with a **red** check mark (✓). The tree must measure 60 inches from the dirt line to the tallest branch without artificial support.

Approved Location			Common Name	Latin Name	Type	Size	Water Use	Litter	Thorns	Flowers	Pods	Color	Growth Rate	Allergenic
Front	Side	Rear Private Patio										Foliage		
x	x	x	Acacia - Cat Claw	Acacia greggi	Deciduous	20x15	Low	Min	No	Yellow	No	Gray/Green	Slow	No
x	x	x	Acacia - Mulga	Acacia aneura	Evergreen	20x12	Low	Min	No	Yellow	No	Gray	Slow	No
x	x	x	Acacia - Shoestring	Acacia stenophylla	Evergreen	30x20	Low-Med	Min	No	White	No	Blue/Green	Fast	No
x	x	x	Acacia - Weeping	Acacia pendula	Evergreen	25x15	Mod	Min	No	White	No	Dark Green	Fast	No
x	x	x	Acacia - Native Willow	Acacia salicina	Evergreen	30x30	Low	Min	No	White	No	Dark Green	Fast	No
		x	Anacaho Orchid	Bauhinia lunarioides	Deciduous	15x10	Mod	Min	No	White	Yes	Gray/Green	Slow	No
x	x	x	AZT Mesquite	Propopis seedless Hybrid		30x30	Low-Mod	Min	Yes	Yellow	Yes	Blue/Green	Slow	Yes
x	x	x	AZ Mesquite	Propopis velutina		30x20	Low-Mod	High	Yes	White	Yes	Green	Slow	Yes
x	x	x	Cascalote	Caesalpinia Cacaloca	Evergreen	20x20	Low-Mod	Min	Yes	Yellow	No	Green	Slow	No
x	x	x	Chaste Tree	Vitex agnus-castus		20x20	Low-Mod	Mod	No	Lavender	No	Green	Mod	No
x	x	x	Chitalpa Tree -pink dawn	Chitalpa tashkentensis	Deciduous	25x25	Low-Mod	Min	No	Pink	No	Green	Mod	No
	x	x	Citrus - dwarf only	Citrus spp	Evergreen	10x10	Mod	Min	Yes	Varies	No	Green	Mod	No
		x	Crape Myrtle	Lagerstromia indica	Deciduous	15X10	Low-Mod	High	No	Pink	No	Green	Mod	No
x	x	x	Cruifixion Thorn	Canotia holacantha	Deciduous	15x20	Low	Min	Yes	Yellow		Green	Slow	No
x	x	x	Desert Hackberry	Celtis Palloda		13x9	Low	Min	No	Varies	No	Green	Mod	No
x	x	x	Desert Willow	Chilopsis linearis		25x20	Mod	Min	No	Varies	No	Green	Mod	No
x	x	x	Feather Bush	Lysiloma thornberi		15x12	Low	Min	No	White	No	Green	Mod	No
		x	Fig	Ficus spp tree			Mod	Mod	No	White	No	Dark Green	Slow	No
x	x	x	Fruitless Olive	Olea europaea	Evergreen	25x25	Low-Mod	Min	No	White	No	Dark Green	Mod	No
x	x	x	Ironwood	Olneya tesota		30x30	Low	Min	Yes	Lavender	No	Green	Slow	No
x	x	x	Kidneywood	Eysenhardtia Polytachya		20x18	Low	Min	No	No	No	Dark Green	Mod	No
x	x	x	Little Leaf Ash	Fraxinus greggii	Evergreen	18x12	Low	Mod	No	No	No	Dark Green	Mod	No
		x	Mediterranean Palm Dwarf Only	Chamaerops humilis		10X10	Mod	Min	No	Fruit	Yes	Dark Green	Slow	No
x	x	x	Mexican Redbud	Cercis mexicana	Deciduous	10x15	Low	Mod	No		No	Green	Slow	No
x	x	x	Palo Blanco	Acacia willardiana	Evergreen	20x10	Low-Mod	Min	No	White	No	Green	Slow	No
x	x	x	Palo Brea	Cercidium praecox	Evergreen	20x20	Low	Min	No	Yellow	No	Light Green	Fast	No
x	x	x	Palo Verde - Blue	Cercidium floridum		34-30	Low-Mod	Mod	No	Yellow	No	Blue/Green	Fast	No
x	x	x	Palo Verde - Desert Museum	Cercidium Hybrid		25x30	Low	Min	No	Yellow	No	Green	Mod	No
	x	x	Palo Verde - Foothills	Cercidium microphyllum		20x20	Low	Mod	No	Yellow	No	YellowGreen	Slow	No
		x	Philodendron	Philodendron selloum	Evergreen	15x12	Mod	Min	No	No	No	Green	Mod	No
	x	x	Pomegranate	Punica granatur		10x6	Low	Mod	No	Orange	No	Green	Mod	No

		x	Purple Leaf Plum	Prunus ceraifera	Deciduous	30x30	Low-Mod	High	No	White	No	Purple	Mod	No
x	x	x	Red Push Pistache	Pistache x 'Red Push'	Deciduous	40x40	Mod	Mod	No	No	No	Green/Red	mod	No
x	x	x	Sand Paper Oak	Quercus pungens	Evergreen	12x12	Low	Mod	No	White	Corns	Dark Green	Slow	No
x	x	x	Texas Ebony	Pithecellobium flexicaule	Evergreen	25x20	Low-Mod	Min	Yes	Crème	No	Dark Green	Mod	No
X	X	x	Texas Live Oak	Quercus fusiformis	Evergreen	20x20	Mod	Min	No	Greenish	Corns	Green	Slow	No
x	x	x	Texas Mountain Laurel	Sophora secundiflora	Evergreen	15x10	Low-Mod	Min	No	Lavender	No	Green	Slow	No
		x	Yew Pine/Japanese Yew	Podocarpus maxrophyllus	Evergreen	20x6	Low/Mod	Min	No	No	No	Dark Green	Mod	No

**Alternative planting requirements for unusal lot circumstances**

To provide a front yard focal point in absence of a tree.

The below plants shall be a height of 5' or higher at time of planting

Approved Location			Common Name	Latin Name	Type	Size	Water Use	Litter	Thorns	Flowers	Pods	Color	Growth Rate	Allergenic
Front	Side	Rear Private Patio												
X	X	X	Saguaro	Carnegiea Gigantea	Cactus	60x20	Low	Min	Yes	White	Fruit	Green	Slow	Yes
x	x	x	Ocotillo	Fouquieria splendens	Cactus	6x12	Low	Min	Yes	Red	No	Green	Fast	No
x	x	x	Yucca Brevifolia	Yucca brevifolia	Evergreen	25x10	Mod	Min	No	White	No	Green	Fast	No
x	x	x	Soap Tree Yucca	Yucca elata	Evergreen	5x12	Mod	Min	No	White	No	Light Green	Mod	No
x	x	x	Senita (totem pole cactus)	Pachycereus schottii	Cactus	12x15	Low	Min	Yes	Pink	No	Green	Mod	Yes
x	x	x	Organ pipe cactus	Stenocereus thurberi	Cactus	5x10	Low	Min		White	No	Green	Mod	Yes
x	x	x	Weeping Bottle Brush	Callistemon viminalis	Evergreen	5x7	Mod	Min	No	Red	No	Green	Mod	No

**EXCEPTIONS included in Appendix D.**

\* Arizona Ash trees are prohibited with the exception of Little Leaf Ash and Mastic.

\* Citrus trees are prohibited, but dwarf citrus trees may be planted in the side and private/rear yards.

\* Oleanders (Nerium Oleander and Thevetia spp) are prohibited with the exception of dwarf.

\* Olive trees (Olea europea) are prohibited with the exception of Fruitless.

\* Palms are prohibited with the exception of Mediterranean Palm (dwarf only).

\* Pistache trees are prohibited with the exception of Red Push Pistache.

**APPENDIX D. CONTINUED**  
**APPROVED PLANT MATERIALS**

The following plant materials are believed to be compatible with the native desert and are approved for use in designated areas within The Highlands at Dove Mountain site. Any species not contained herein, may not be planted within the streetscape or residence property. All species of cacti and succulents are acceptable for use within the project, as are any species not listed below which are indigenous to the site and the area.

All Arizona desert wildflowers are permitted to be planted within residence property. Annual wildflowers growing in front and side yards must be removed at the end of their growing season.

**AGAVE, CACTUS, SUCCULENTS and GRASSES**

APPROVED LOCATIONS			COMMON NAME	LATIN NAME	TYPE
Front	Side	Rear or Private Patio			
✓	✓	✓	Agave (many varieties)	<i>Agave spp</i>	Succulent
✓	✓	✓	Aloe (many varieties)	<i>Aloe spp</i>	Succulent
✓	✓	✓	Baby Sun Rose	<i>Aptenia cordifolia</i>	Succulent
✓	✓	✓	Bulbine	<i>Bulbine frutescens</i>	Succulent
✓	✓	✓	Cactus, all	<i>Cactaceae spp</i>	Cactus
✓	✓	✓	Candelilla	<i>Euphorbia antes y philitica</i>	Succulent
✓	✓	✓	Dasyliirion (many varieties)	<i>Dasyliirion spp</i>	Grass/Succulent
✓	✓	✓	Deer Grass	<i>Muhlenbergia rigens</i>	Grass
✓	✓	✓	Hesperaloe (many varieties)	<i>Hesperaloe spp</i>	Grass/Succulent
		✓	Mondo Grass	<i>Ophiopogon japonicus</i>	Ground Cover
✓	✓	✓	Moroccan mound	<i>Euphorbia resinifera</i>	Succulent
✓	✓	✓	Nolina (many varieties)	<i>Nolina spp</i>	Grass/Succulent
✓	✓	✓	Ocotillo	<i>Fouquieria splendens</i>	Cactus
✓	✓	✓	Regal Mist - Capillaris	<i>Muhlenbergia capillaris</i>	Grass/Flowering
✓	✓	✓	Slipper flower	<i>Pedilanthus incarnata</i>	Succulent
✓	✓	✓	Succulents, all	Drought resistant plants with leaves/stems of water storing tissue	Succulent
✓	✓	✓	Yucca (many varieties)	<i>Yucca spp</i>	Yucca

**APPENDIX D. CONTINUED**  
**APPROVED PLANT MATERIALS**

**SHRUBS, PERENNIALS, GROUND COVER, TROPICAL and FLOWERING PLANTS**

APPROVED LOCATIONS			COMMON NAME	LATIN NAME	TYPE
Front	Side	Rear or Private Patio			
✓	✓	✓	Ajo Lily (bulb)	<i>Hesperocallis undulate</i>	Flowering Plant
✓	✓	✓	Alamos Tree	<i>Guayacan Guaiacum coulteri</i>	Shrub/Tree
✓	✓	✓	Angelita Daisy (perennial)	<i>Hymenoxys acaulis</i>	Perennial
✓	✓	✓	Arizona Poppy	<i>Kallstroemia grandiflora</i>	Flowering Annual
✓	✓	✓	Arizona Rosewood	<i>Vauquelinia californica</i>	Shrub
	✓	✓	Asparagus Fern	<i>Asparagus densiflorus</i>	Fern
		✓	Asparagus Thorny Creeper	<i>Asparagus falcatus</i>	Shrub/Hedge
✓	✓	✓	Bahia	<i>Bahia absinthifolia</i>	Perennial/Flowering
✓	✓	✓	Baja Fairy Duster	<i>Calliandra californica</i>	Shrub
	✓	✓	Barberry	<i>Trifoliolata</i>	Shrub
		✓	Bear's Breeches/Oyster Plant	<i>Acanthus mollis (35"-59" ht.)</i>	Border/Flowering
✓	✓	✓	Bee Brush	<i>Aloysia gratissima</i>	Flowering Shrub
✓	✓	✓	Blackfoot Daisy	<i>Melampodium leucanthum</i>	Border/Flowering

APPROVED LOCATIONS			COMMON NAME	LATIN NAME	TYPE
Front	Side	Rear or Private Patio			
✓	✓	✓	Bladderpod/Burrofat	<i>Cleome isomeris</i>	Perennial
✓	✓	✓	Blue Bird Emu	<i>Eremophila hydrophana</i>	Shrub
✓	✓	✓	Blue Dicks (bulb)	<i>Dichelostemma pulchellum</i>	Perennial/Flowering
✓	✓	✓	Bottlebrush "Little John" dwarf	<i>Callistemon citrinus</i>	Shrub
	✓	✓	Bottlebrush (Weeping)	<i>Callistemon viminalis</i>	Shrub
✓	✓	✓	Bush Morning Glory	<i>Convolvus cneorum</i>	Flowering Shrub
✓	✓	✓	California Bird of Paradise	<i>Caesalphina californica</i>	Shrub/Tree
✓	✓	✓	California Buckwheat	<i>Eriogonum fasciculatum</i>	Shrub
		✓	Camellia (Rose of Winter)	<i>Camellia japonica</i>	Shrub
✓	✓	✓	Cape Daisy, Trailing African Daisy	<i>Osteospermum fruticosum</i>	Ground Cover/Perennial
	✓	✓	Cape Honeysuckle	<i>Tecomaria capensis</i>	Flowering Plant
✓	✓	✓	Cassia and Senna (many varieties)	<i>Cassia spp, Senna spp</i>	Shrub
✓	✓	✓	Chihuahuan Orchid Shrub	<i>Bauhinia lunarioides</i>	Shrub
✓	✓	✓	Chocolate flower	<i>Berlandiera lyrata</i>	Perennial
✓	✓	✓	Conehead thyme	<i>Coridothymus capitatus</i>	Shrub/Perennial
✓	✓	✓	Coral Fountain Bush	<i>Russelia equisetiformis</i>	Shrub/Perennial
		✓	Cotoneaster	<i>Cotoneaster spp</i>	Ground Cover
	✓	✓	Coyote Bush "Pigeon Point"	<i>Baccharis pilularis</i>	Shrub/Perennial
✓	✓	✓	Dalea	<i>Dalea spp</i>	Shrub
✓	✓	✓	Damianita	<i>Chrysactinia mexicana</i>	Shrub
✓	✓	✓	Deervetch	<i>Acmispon rigidus</i>	Shrub/Perennial
✓	✓	✓	Desert Bluebell	<i>Phacelia campanularia</i>	Flowering Plant

APPROVED LOCATIONS			COMMON NAME	LATIN NAME	TYPE
Front	Side	Rear or Private Patio			
✓	✓	✓	Desert Coreopsis	<i>Coreopsis biglovii</i>	Flowering Plant
✓	✓	✓	Desert Hackberry	<i>Celtis pallida</i>	Shrub
✓	✓	✓	Desert Honeysuckle	<i>Aniscanthus thurberi</i>	Shrub/Perennial
✓	✓	✓	Desert Lavender	<i>Hyptis emoryi</i>	Shrub/Perennial
✓	✓	✓	Desert Marigold	<i>Baileya multiradiata</i>	Perennial
✓	✓	✓	Desert Milkweed	<i>Asclepias subulata</i>	Perennial
✓	✓	✓	Desert Phlox	<i>Phlox tenuifolia</i>	Flowering Plant
✓	✓	✓	Desert Tea, SW native	<i>Ephedra spp (trifurca, nevadensis, viridis)</i>	Shrub
✓	✓	✓	Desert Tobacco	<i>Nicotiana trigonophylla</i>	Perennial/Flowering
✓	✓	✓	Desert Zinnia	<i>Zinnia acerosa</i>	Perennial/Flowering
✓	✓	✓	Dichondra Silver Falls	<i>Dichondra argentea</i>	Perennial/Flowering
✓	✓	✓	Dicliptera	<i>Dicliptera resupinata</i>	Flowering Plant
✓	✓	✓	Dogwood, Dyssochia	<i>Dyssodia acerosa</i>	Shrub/Perennial
✓	✓	✓	Dusty Miller/Silver Plant	<i>Senecio cineraria</i>	Perennial/Flowering
		✓	Euonymus	<i>Euonymus spp</i>	Shrub
✓	✓	✓	Firecracker Bush	<i>Hamelia patens</i>	Shrub
✓	✓	✓	Firespike	<i>Odontonema tubaeforme</i>	Flowering Plant
✓	✓	✓	Firewheel/Blanketflower	<i>Gaillardia, spp</i>	Perennial/Flowering
		✓	Gardenia, flowering (many varieties)	<i>Gardenia jasminoides</i>	Shrub
✓	✓	✓	Gaura	<i>Gaura lindheimeri</i>	Perennial
✓	✓	✓	Gazania (many varieties)	<i>Gazania spp</i>	Ground Cover/Perennial
✓	✓	✓	Germander	<i>Teucrium chamaedrys</i>	Shrub
✓	✓	✓	Globe Mallow/Desert Mallow (herb)	<i>Sphaeralcea ambigua</i>	Shrub
		✓	Glossy Abelia	<i>Abelia grandiflora</i>	Shrub
✓	✓	✓	Golden Eye (flowering)	<i>Viguiera deltoidea</i>	Shrub
✓	✓	✓	Gopher Plant	<i>Euphorbia rigida</i>	Shrub/Perennial
✓	✓	✓	Gregg's Mistflower, Boneset or Gregg's Eupatorium	<i>Eupatorium greggi or conoclinium</i>	Shrub
✓	✓	✓	Ground Cover Acacia	<i>Acacia redolens</i>	Shrub
✓	✓	✓	Ground Morning Glory	<i>Convolvulus mauritanicus</i>	Shrub/Perennial
✓	✓	✓	Heavenly Bamboo	<i>Nandina domestica</i>	Shrub
		✓	Hibiscus	<i>Hibiscus</i>	Shrub
		✓	Holly (deciduous)	<i>Ilex spp</i>	Shrub
✓	✓	✓	Hummingbird Trumpet	<i>Zauschneria californica</i>	Shrub
	✓	✓	Ice Plant	<i>Malephora spp</i>	Ground Cover/Perennial
		✓	Indian Hawthorn	<i>Rhaphiolepis indica</i>	Shrub
✓	✓	✓	Jerusalem Sage	<i>Phlomis fruticosa</i>	Flowering Shrub
✓	✓	✓	Japanese Boxwood	<i>Buxus japonica</i>	Shrub
✓	✓	✓	Jobba/Goat Nut	<i>Simmondsia chinensis</i>	Shrub
✓	✓	✓	Lantana	<i>Lantana spp</i>	Shrub
✓	✓	✓	Lavender	<i>Lavendula, spp</i>	Flowering Plant
		✓	Lemon Bottlebrush	<i>Callistemon citrinus</i>	Shrub
		✓	Lily Turf	<i>Liriope muscari</i>	Ground Cover

APPROVED LOCATIONS			COMMON NAME	LATIN NAME	TYPE
Front	Side	Rear or Private Patio			
✓	✓	✓	Limberbush	<i>Jatropha cardiophylla</i>	Shrub
✓	✓	✓	Little Leaf Cordia (shrub)	<i>Cordia parvifolia</i>	Shrub
		✓	Loquat/Japanese Plum	<i>Eriobotrya</i>	Trees
✓	✓	✓	Lupine	<i>Lupinus, spp</i>	Flowering Plant
✓	✓	✓	Mangle Dulce	<i>Maytenus pbyllanthoides</i>	Shrub
✓	✓	✓	Mariposa Lily (bulb)	<i>Calochortus kennedyi</i>	Flowering Plant
	✓	✓	Mexican Bird of Paradise	<i>Caesalpinia mexicana</i>	Shrub
✓	✓	✓	Mexican Hat	<i>Ratibida columnaris</i>	Flowering Plant
✓	✓	✓	Mexican Honeysuckle	<i>Justicia spicigera</i>	Shrub/Perennial
✓	✓	✓	Mexican Oregano	<i>Poliomintha maderensis</i>	Shrub
✓	✓	✓	Moraea/Ft. Night Lilly/Iris Butterfly	<i>Dietes</i>	Perennial
✓	✓	✓	Mount Lemmon Marigold	<i>Tagetes lemmonii</i>	Shrub
✓	✓	✓	Myoporum, Trailing	<i>Myoporum parvifolium</i>	Ground Cover
	✓	✓	Myrtle (evergreen)	<i>Myrtus communis</i>	Shrub
✓	✓	✓	Natal Plum	<i>Carissa macrocarpa</i>	Shrub
	✓	✓	Oleander (dwarf only)	<i>Nerium oleander (petite)</i>	Shrub
✓	✓	✓	Oregon Grape	<i>Mahonia aquifolium</i>	Shrub
✓	✓	✓	Owl's Clover	<i>Castilleja exserta</i>	Flowering Plant
✓	✓	✓	Paperflower (perennial)	<i>Psilostrophe cooperi</i>	Shrub
✓	✓	✓	Penstemon	<i>Penstemon spp</i>	Perennial/Flowering
		✓	Philodendron	<i>Philodendron selloum</i>	Shrub/Tree
✓	✓	✓	Photinia	<i>Photinia spp</i>	Shrub
	✓	✓	Pineapple Guava (edible fruit)	<i>Feijoa sellowiana</i>	Shrub
✓	✓	✓	Pineneedle Milkweed	<i>Asclepias linaria</i>	Perennial
✓	✓	✓	Pink Fairy Duster	<i>Calliandra eriophylla</i>	Shrub
		✓	Pittosporum - Japanese Mockorange	<i>Pittosporum spp (tobira)</i>	Shrub
✓	✓	✓	Prairie Zinnia	<i>Zinnia grandiflora</i>	Perennial
		✓	Privet	<i>Ligustrum</i>	Shrub
	✓	✓	Pyracantha	<i>Pyracantha spp</i>	Shrub
✓	✓	✓	Purple Heart/Wandering Jew	<i>Tradescantia pallida</i>	Ground Cover
✓	✓	✓	Rain Lily (bulb)	<i>Zephyranthes candida</i>	Flowering Plant
	✓	✓	Red Bird of Paradise	<i>Caesalpinia pulcherrima</i>	Shrub
✓	✓	✓	Red Justicia	<i>Justicia candicans</i>	Shrub/Perennial
	✓	✓	Rock Cinquefoil/Wild Strawberry	<i>Potentilla spp</i>	Perennial
		✓	Rose (perennial)	<i>Rosa</i>	Rose
✓	✓	✓	Rosemary	<i>Rosmarinus officinalis</i>	Shrub
✓	✓	✓	Royal Cape Plumbago/Leadwort	<i>Plumbago auriculata</i>	Shrub/Flowering
✓	✓	✓	Ruellia (many varieties)	<i>Ruellia spp</i>	Shrub
✓	✓	✓	Russian Sage	<i>Perovskia atriplicifolia</i>	Perennial/Flowering
	✓	✓	Sago Palm	<i>Cycas revoluta</i>	Cycad
✓	✓	✓	Saltbush (many varieties)	<i>Atriplex spp</i>	Shrub/Perennial
✓	✓	✓	Saltillo Primrose, Clumping	<i>Oenothera stubbei</i>	PeArennial/Flowering
✓	✓	✓	Salvia	<i>Salvia spp</i>	Shrub
✓	✓	✓	Sandpaper Bush	<i>Mortonia scabrella</i>	Shrub/Perennial

APPROVED LOCATIONS			COMMON NAME	LATIN NAME	TYPE
Front	Side	Rear or Private Patio			
✓	✓	✓	Santolina/Lavender Cotton (flowering)	<i>Santolina spp</i>	Ground Cover/Perennial
		✓	Silverberry	<i>Elaeagnus commutata</i>	Shrub
		✓	Spirea (deciduous)	<i>Spiraea spp</i>	Shrub
	✓	✓	Spotted Emu Bush	<i>Eremophila maculata</i>	Shrub
✓	✓	✓	Square Bud Primrose	<i>Calylophus berlandieri</i>	Flowering Plant
	✓	✓	Sugar Bush/Sugar Sumac	<i>Rhus ovata</i>	Shrub
✓	✓	✓	Sundrops	<i>Calylophus hartwegii</i>	Flowering Plant
✓	✓	✓	Sweetbush	<i>Bebbia juncea</i>	Shrub
✓	✓	✓	Texas Buckthorn/Gray thorn	<i>Zizyphus obtusifolia</i>	Shrub
✓	✓	✓	Texas Olive	<i>Cordia boissere</i>	Shrub
	✓	✓	Texas Ranger (all)	<i>Leucophyllum spp</i>	Shrub/Flowering
✓	✓	✓	Thornbush	<i>Lycium exsertum</i>	Shrub/Flowering
	✓	✓	Torch Glow Bougainvillea	<i>Bougainvillea torch glow</i>	Shrub/Flowering
✓	✓	✓	Trixis	<i>Trixis californica</i>	Shrub/Perennial
	✓	✓	Trumpet Bush/Yellow Bells/ Esperanza	<i>Tecoma stans</i>	Shrub
✓	✓	✓	Tufted evening primrose (groundcover)	<i>Oenothera caespitosa</i>	Ground Cover/Perennial
✓	✓	✓	Twisted Myrtle	<i>Myrtus communis boetica</i>	Shrub
		✓	Umbrella Plant/Papyrus	<i>Cyperus alternifolius</i>	Sedge family
✓	✓	✓	Valentine Emu Bush	<i>Eremophila maculate valentine</i>	Shrub
✓	✓	✓	Verbena	<i>Verbena spp</i>	Ground Cover
		✓	Viburnum	<i>Viburnum spp</i>	Shrub
		✓	Vinca/Periwinkle (perennial)	<i>Vinca spp</i>	Ground Cover
✓	✓	✓	White Plumbago (shrub)	<i>Plumbago scandens</i>	Shrub/Flowering
✓	✓	✓	Winter Blaze Emu	<i>Eremophila carnosa</i>	Shrub
✓	✓	✓	Wolfberry/Freemonts	<i>Lycium fremontii</i>	Shrub/Flowering
✓	✓	✓	Woolly butterfly bush	<i>Buddleia marrubifolia</i>	Shrub
✓	✓	✓	Wright's Beebrush	<i>Aloysia wrightii</i>	Flowering Plant
✓	✓	✓	Yellow Bush Daisy	<i>Euryops pectinatus</i>	Flowering Plant

**APPENDIX D. CONTINUED**

**APPROVED PLANT MATERIALS**

**VINES and CLIMBING PLANTS**

APPROVED LOCATIONS			COMMON NAME	LATIN NAME	TYPE
Front	Side	Rear or Private Patio			
	✓	✓	Bougainvillea/Ornamental Vine	<i>Bougainvillea spp</i>	Vine
	✓	✓	Bush Ivy	<i>Fatshedera lizei</i>	Vine
	✓	✓	Carolina Jasmine	<i>Gelsemium sempervirens</i>	Vine
	✓	✓	Cat's Claw Vine	<i>Macfadyena unguis-cati</i>	Vine
	✓	✓	Honeysuckle	<i>Lonicera spp</i>	Vine
	✓	✓	Ivy	<i>Hedera spp</i>	Vine
	✓	✓	Jasmine	<i>Jasminum spp</i>	Vine
✓	✓	✓	Lady Banks' Rose/Tombstone Rose	<i>Rosa banksiae</i>	Rose/Climbing
	✓	✓	Morning Glory	<i>Ipomoea</i>	Vine
✓	✓	✓	Passion Vine	<i>Passiflora incarnata</i>	Vine
✓	✓	✓	Queen's Wreath – Coral Vine	<i>Antigonon leptopus</i>	Vine
✓	✓	✓	Snail Vine	<i>Phaseolus caracalla</i>	Vine
✓	✓	✓	Star Jasmine	<i>Trachelospermum jasminoides</i>	Vine
	✓	✓	Tangerine Beauty/Crossvine	<i>Bignonia capreolata</i>	Vine
✓	✓	✓	Western Virgin's Bower	<i>Clematis ligustifolia</i>	Vine
✓	✓	✓	Yellow Orchid (vine)	<i>Mascagnia macroptera</i>	Vine

## APPENDIX E

### CRITERIA FOR HOUSE REPAINTING

The climate in Southern Arizona is especially hard on painted, stucco exteriors. Exterior paint is a layer of protection against pests and water damage. Do not wait until the paint is peeling or chipping or the baseline repairs to prepare the surface for painting will cost a lot more. The Highlands Association will periodically inspect homes to determine whether they require repainting, based on the following criteria:

INDICATIONS THAT A HOME NEEDS REPAINTING
1. Rusty streaks are visible below garage lights or from exposed chicken wire in the stucco.
2. Peeling paint is evident, especially along the cement foundation of the home.
3. The paint is faded so badly that it is difficult to determine the original color. This is especially common with the Wetlands and Avenue Tan color combination.
4. Touching or rubbing the paint causes chalking to come off, primarily on the south and southwest sides which take the brunt of the sun's rays.
5. Evidence of paint touch ups with the wrong color, or with new paint that does not match the original's fading.
6. Cracked or chipped paint, exposing the grey base stucco coat.
7. Paint streaking caused by water run-off from the eaves.

**APPENDIX F**

**EXTERIOR PAINT APPLICATION**

**❖ NO CHANGE IN COLOR**

**INFORMATION REQUIRED FOR ASSOCIATION RECORDS**

**A PERMIT WILL NOT BE ISSUED**

Lot No. \_\_\_\_\_

Date Received \_\_\_\_\_

Owner's Name \_\_\_\_\_ Phone No. \_\_\_\_\_

Property Address \_\_\_\_\_ Email \_\_\_\_\_

BODY COLOR: \_\_\_\_\_ PAINT# \_\_\_\_\_

COORDINATING  
TRIM COLOR: \_\_\_\_\_ PAINT# \_\_\_\_\_

ACCENT  
TRIM COLOR: \_\_\_\_\_ PAINT# \_\_\_\_\_

Contractor: \_\_\_\_\_ Estimated Date  
Work to be Done: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Legal Disclaimer:** *Owner agrees to comply with all applicable Town, County and State laws/ordinances and to obtain all necessary permits. Approval by the ALC shall not be deemed a warranty or representation as to the quality of any construction, installation, alteration, repair, change, or other work, or that any such work conforms to any applicable building codes of other Federal, State or local law. Furthermore, the ALC and the Association expressly disclaim any and all liability associated with changing the grade or drainage on a Lot, the effect that any construction/installation may have on other Lots, and all other items outside of the ALC's review of the Association's governing documents.*

# APPENDIX G

## ❖ CHANGE OF PAINT COLOR

### EXTERIOR PAINT PERMIT APPLICATION

Received \_\_\_\_\_

**See Appendix H for allowed colors of BODY, TRIM, ACCENT and FRONT DOOR**

For all color changes, a Permit is required. Your new Body color cannot be the same as your neighbors on either side.

Lot. No. \_\_\_\_\_ Check Box if **No** Color Change

Homeowner's Name \_\_\_\_\_ Phone No. \_\_\_\_\_

Property Address \_\_\_\_\_ Email \_\_\_\_\_

BODY COLOR \_\_\_\_\_ PAINT NUMBER \_\_\_\_\_

TRIM COLOR \_\_\_\_\_ PAINT NUMBER \_\_\_\_\_

ACCENT COLOR \_\_\_\_\_ PAINT NUMBER \_\_\_\_\_

FRONT DOOR COLOR \_\_\_\_\_ PAINT NUMBER \_\_\_\_\_

GARAGE DOOR COLOR \_\_\_\_\_ PAINT NUMBER \_\_\_\_\_

If Permit is required, would you prefer to  pick up in Clubhouse Lobby, or  have mailed to you.

Contractor \_\_\_\_\_ Phone No. \_\_\_\_\_ Est Dates for Work \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Date Submitted \_\_\_\_\_

Neighbor to Left of Lot when facing house

Neighbor to Right of Lot when facing house

Lot No. \_\_\_\_\_

Lot No. \_\_\_\_\_

BODY COLOR/Paint No. \_\_\_\_\_ BODY COLOR/Paint No. \_\_\_\_\_

**Legal Disclaimer:** Owner agrees to comply with all applicable Town, County and State laws/ordinances and to obtain all necessary permits. Approval by the ALC shall not be deemed a warranty or representation as to the quality of any construction, installation, alteration, repair, change, or other work, or that any such work conforms to any applicable building codes of other Federal, State or local law. Furthermore, the ALC and the Association expressly disclaim any and all liability associated with changing the grade or drainage on a Lot, the effect that any construction/installation may have on other Lots, and all other items outside of the ALC's review of the Association's governing documents.

## APPENDIX H

### EXTERIOR HOUSE PAINT COLORS LIST SHERWIN-WILLIAMS COMPANY PAINTS AND NUMBERS

- You may choose a body paint color and a coordinating trim color from the 15 numbered choices below. Either of the two colors in each row may be used for Body or for Trim.
- A color from one of the 15 rows may not be matched with a color from a different row, except for use as a second trim.
- Universal colors may be used as Body or Trim with any paint color below except for \*Irish Cream, which may be used as trim color only.
- A second accent trim color for garage doors and stucco surfaces may be selected from anywhere on this list.
- Please note that body paint colors may not be the same as the houses on either side of you.

#### USE PAINT PERMIT APPLICATION TO SUBMIT HOUSE PAINT COLOR CHANGES TO ALC

**UNIVERSAL COLORS**  
Softer Tan SW 6141 – Pediment SW 7634 – Fresco Cream SW 7719 – Nomadic Desert SW 6107  
\* Irish Cream SW 7537

1.	Armadillo	SW 9160	Temperate Taupe	SW 6037
2.	Down Home	SW 6081	Sandbar	SW 7547
3.	Colonial Revival Stone	SW 2827	Renwick Beige	SW 2805
4.	Palisade	SW 7635	Pediment	SW 7634
5.	Tin Lizzie	SW 9163	Gray Matters	SW 7066
6.	Elephant Ear	SW 9168	Mindful Gray	SW 7016
7.	Mountain Road	SW7743	Escape Gray	SW 6185
8.	Spalding Gray	SW 6074	Smokey Beige	SW 9087
9.	Foothills	SW 7514	Loggia	SW 7506
10.	Threshold Taupe	SW 7501	Shitake	SW 9173
11.	Portabello	SW 6102	Latte	SW 6108
12.	Hopsack	SW 6109	Nomadic Desert	SW 6107
13.	Oak Creek	SW 7718	Ligonier Tan	SW 7717
14.	Cavern Clay	SW 7701	Ligonier Tan	SW 7717
15.	Renwick Rose Beige	SW 2804	Fresco Cream	SW 7719

## Appendix H (continued) APPROVED FRONT DOOR COLORS

Suggested front door color samples are available in the Association office. Front door color changes require ALC approval. Recommended color palettes for front door and/or security doors are listed below:

After the Rain SW 9047	Link Gray SW 6200
Blueprint BEHR S470-5	Manor House SW 7505
Cabana Blue BEHR HDC-AC-23A	Mega Blue BEHR P520-6
Caicos Turquoise BEHR MQ4-21	Mink SW 6004
Canyon Clay SW 6054	Peppercorn SW 7674
Carnelian SW 7580	Rookwood Red SW 2802
Chateau Brown SW 7510	Roycroft Copper Red SW 2839
Crabby Apple SW 7592	Rustic Red SW 7593
Distance SW 6243	Sage SW 2860
Dinnerware F & B 9820	San Antonio Rose Benjamin Moore #27
Expressive Plum SW 6271	Sawdust SW 6158
Fiery Brown SW 6055	Sierra Redwood SW 7598
Fire Cracker BEHR PPU2-16	Spicy Hue SW 6342
Gentle Aquamarine SW 9046	Stolen Kiss SW 7586
Geneva Blue ProVia.com	Studio Blue Green SW 004
High Tea SW 6159	Tea Chest SW 6103
Homburg Gray SW 7622	Tempe Star SW 6229
Hot Jazz DEA 107	Tiki Hut SW 7509
Intense Teal SW 6943	Thermal Spring SW 6761
Kona Brown Rust-Oleum	Vallis Red ProVia.com

# APPENDIX I – Rear Patio Awning Checklist

## Resident information

---

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
*Lot Number Resident Name*

## Awning specifications

Location of awning:       Rear of patio                       Side of patio  
     Installed above patio opening       Installed on top of columns

- Does the awning extend past house corners?                       Yes       No  
 Does the awning measure 10' or less beyond house wall/patio rear/side?       Yes       No  
 Does the awning extend over lot line?                       Yes       No  
 Does the awning cover a grill, fire pit, smoker or propane heater?       Yes       No  
 Is the clearance from patio surface 6.5' or greater?                       Yes       No  
 Awning valance below end bar measures 6" or less?                       Yes       No  
 Does the awning have enclosures or side panels?                       Yes       No  
 Does the awning have poles (legs) to provide support?                       Yes       No

Awning operates:                       Manually                       Mechanically

Housing metal has non-corrosive factory coating that does not require painting:       Yes       No

## Awning fabric

- Made of Sunbrella type fabric or equivalent material?                       Yes       No  
 Is the fabric covered by a ten year warranty (or longer)?                       Yes       No  
 Is the awning a solid color, with no deep scallops or fringe?                       Yes       No  
 Is the fabric color a close match to the house color?                       Yes       No  
 Do you have documentation regarding the awning's flammability?                       Yes       No

Does the awning have a wind sensor?                       Yes       No

Samples provided with your application:                       Fabric       Metal

## Adjacent neighbors

\_\_\_\_\_  
*Lot Number Resident Name*                      *Comments (use back side for notes)*

\_\_\_\_\_  
*Lot Number Resident Name*                      *Comments (use back side for notes)*

Manufacturer	Vendor	Installer

\_\_\_\_\_  
*Owner signature*                      *Date*

ALC Approval Date: \_\_\_\_\_ Follow up required:  Yes       No

## APPENDIX J PROJECTS THAT DO NOT REQUIRE AN ALC PERMIT

The following improvements and maintenance processes will **not** require ALC Permit submittal and approval, if all ALC Design Standards are met. This list provides examples but must **not** be taken as a comprehensive list.

- Addition of same type and color of ground cover rock
- Art/Artifacts: 2 stand-alone pieces or 2 themed groupings
- Bug/light zappers (limit 2 in rear yard)
- Cooling systems, outdoor
- Garage door replacement (original color)
- Garage door vents and ventilation fans
- Glass replacement or tinting
- Rain gutters and downspouts
- Mailbox/red flag replacement (mailbox to match original black)
- Micro misting system
- Ornamental flags
- Political signs (within time periods allowed)
- Portable BBQ, chimeneas and fire pits – gas fired
- Removal of severely damaged tree
- Realtor for sale signs
- Resident For Sale or For Rent signs
- Repainting of front door (original color)
- Repainting of wrought iron fencing and gates (original color)
- Replacement of same type approved plants/trees
- Satellite Dishes and Antennas
- Security cameras
- Sonoran Desert Inspired Art, 2 stand-alone pieces **or** 2 themed groupings, **or** 1 each.
- Sun Umbrellas
- Water Features if small, portable and in a GFI outlet
- Water pipe insulation – black, gray, beige, or silver
- Window glass replacement

## **APPENDIX K**

### **PROHIBITED STRUCTURES, ITEMS AND PRACTICES**

The following are examples and is not intended as a complete list.

- Above-ground swimming pools
- Air Conditioner Window Units
- Animal houses, shelters, outdoor pens, kennels, runs, or electronic perimeter fencing
- Art on Garage Doors
- Birdseed blocks
- Blanket/towels for pipe insulation
- Charcoal, natural wood or pressed logs for burning
- Clothes lines, clothes poles, or other drying devices
- Detached garage
- Dumping construction materials on street without tarp
- Fixed frame or permanently extended awnings or ramadas
- Free-standing trellises, privacy structures, casitas, gazebos
- Garage entry ramp
- Gates on community perimeter fences.
- Golf ball barriers
- Inflatable spas
- Kithaus
- Metal or decorative window bars
- Play structures or trampolines
- Roll-down/Retractable screens on Garage Doors.
- Roof Ventilation Turbines (whirly birds)
- Shade or sun sails
- Storage buildings, sheds, or tents
- Trellises/Arbors, free-standing
- Water feature attached to common wall of paired home

## Appendix L

### Five Principles for Responsible Outdoor Lighting

The illustrations are Town of Marana responsible lighting demonstrations.

#### 1. Does the light serve a clear and necessary purpose?



#### 2. Does the light fall only where it is needed?



#### 3. Is the amount of light appropriate for the intended task?



#### 4. Is the light connected to active controls?



#### 5. Is the light source warm in color?



# INDEX

Index will guide you to the primary page where your items of interest are discussed.

**Caution**, page numbers are for the major mentions of each topic. Several of the topics appear elsewhere in the Design Standards.

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