

HIGLEY GROVES HOMEOWNERS ASSOCIATION

Landscape and Design Guidelines

Adopted October 2, 2003
Last amended October 19, 2017

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION ALL PLANS MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE ARCHITECTURAL COMMITTEE. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF THE PLANS (EXCEPT AS NOTED).

As required by the following paragraphs from the Association's CC&R's the following Landscape and Design Guidelines are published for the use of the Architectural Committee when evaluating members submittals for modifications to their property. They are also necessary to provide required written, uniform guidelines for all Association Members (Homeowners) to assist them in submitting applications for requesting changes to the exterior of their property.

CC&R's Section 3.4. Architectural Committee. The Board shall establish an Architectural Committee consisting of not less than three members to regulate the external design, appearance and use of the property and to perform such other functions and duties as may be imposed upon it by this Declaration, the Bylaws or the Board. The Board shall have the right to appoint and remove members of the Architectural Committee.

CC&R's Section 5.22. Architectural Control:

(A) No excavation or grading work shall be performed on any lot without the prior written approval of the Architectural Committee.

(B) No improvements shall be constructed or installed on any lot without the prior written approval of the Architectural Committee.

(C) No addition, alteration, repair, change or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, of any lot, or the improvements located thereon, shall be made or done without the prior written approval of the Architectural Committee.

(D) Any owner desiring approval of the Architectural Committee for the construction, installation, addition, alteration, repair, change or replacement of any

improvement which would alter the exterior appearance of the improvement, shall submit to the Architectural Committee a written request for approval specifying in detail the nature and extent of the construction, installation, addition, alteration, repair, change or replacement of any improvement which the owner desires to perform. Any owner requesting the approval of the Architectural Committee shall also submit to the Architectural Committee any additional information, plans and specifications which the Architectural Committee may request. In the event that the Architectural Committee fails to approve or disapprove an application for approval within 60 days after the application, together with all supporting information, plans and specifications requested by the Architectural Committee have been submitted to it, approval will not be required and this section will be deemed to have been complied with by the owner who had requested approval of such plans.

(E) The approval by the Architectural Committee of any construction, installation, addition, alteration, repair, change or other work pursuant to this section shall not be deemed a waiver of the Architectural Committee's right to withhold approval of any similar construction, installation, addition, alteration, repair, change or other work subsequently submitted for approval.

(F) Upon receipt of approval from the Architectural Committee for any construction, installation, addition, alteration, repair, change or other work, the owner who had requested such approval shall proceed to perform, construct or make the construction, installation, addition, alteration, repair, change or other work approved by the Architectural Committee as soon as practicable and shall diligently pursue such work so that it is completed as soon as reasonably practicable and within such time as may be prescribed by the Architectural Committee.

(G) The approval of the Architectural Committee required by this section shall be in addition to, and not in lieu of, any approvals, consents or permits required under the ordinances or rules and regulations of any county or municipality having jurisdiction over the project.

(H) The provisions of this section shall not apply to, and approval of the Architectural Committee shall not be required for, the construction, erection, installation, addition, alteration, repair, change or replacement of any Improvements made by, or on behalf of, the Declarant.

CC&R's ARTICLE VIII MAINTENANCE BY OWNER

Each owner shall maintain his residence and lot in good repair. The yards and landscaping on all improved lots shall be neatly and attractively maintained, and shall be cultivated and planted to the extent required to maintain an appearance in harmony with other improved lots in the property. During prolonged absence, an owner shall arrange for the continued care and upkeep of his lot. In the event a lot owner fails to maintain his lot and residence in good condition and repair or in the event an owner fails to landscape his lot as required by Section 5.13 of Article V, the Architectural Committee may have said lot and residence landscaped, cleaned and repaired and may charge lot owner for said work in accordance with the provisions of said Section. An owner shall not allow a condition to exist on his lot which will adversely affect any other lots and residences or other owners. Any repainting or redecorating of the exterior surfaces of a residence which alters the original appearance of the residence will require the prior approval of the Architectural Committee.

DESIGN GUIDELINES

Antennas The following guidelines are the preferred installation locations for the reception of Direct Broadcast Satellite, Multi-channel Multipoint Distribution Service, Internet access and Television Broadcast with antennas dishes that are less than one meter (39.37") in diameter.

1. A location in the back yard of the lot where the antenna will not be seen by a six foot person standing on the lot's adjacent sidewalk.
2. On the roof or fascia, but below the top of the roof line.
3. A location in the back yard of the lot where the antenna can be mounted on a pole or mast and will not be seen by a six foot person standing on the lot's adjacent sidewalk.
4. On the roof or fascia and extended above the roofline with the use of a mast or pole. If a mast or pole is used the length shall be less than 12 feet. For safety reasons if the mast or pole extends 12 feet or greater a permit from the Town of Gilbert shall be required. If a mast or pole 12 feet or greater is use the homeowner shall submit installation plans and a copy of the Gilbert permit to the Architectural Committee for approval.
5. For all installations, the back yard shall be considered that part of the lot starting from the non-street side of the street facing block wall.

Awnings All awnings must be approved by the Architectural Committee. Awnings over all windows shall be canvas or similar material. Aluminum awnings or similar material are prohibited, not to include the support frame. Color of awnings shall be the same as the color of the body trim or roof of the home or a neutral color and shall be installed on the side or rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used,

along with the color and design of the proposed awning is required. Owner is responsible for maintenance and repair of awnings. Property Manager and Architectural Committee retains the right to determine when an awning must be repaired and or replaced due to weathering, fading, tearing, ripping, etc.

Basketball Goals (amended 2007)

All permanent and portable basketball goals must be submitted for Architectural Committee for approval.

1. Only pole mounted backboard and goals are acceptable. Poles must be set in the ground permanently. Backboards shall not be attached to the house, garage or roof.
2. Basketball poles located in the front or rear yards must be black in color or painted to match the color of the body of the exterior of the home.
3. Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. Clear Plexiglas backboards are acceptable without painting.
4. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitute grounds for fines and/or removal.
5. Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
6. Courts may not be painted or permanently outlined on the driveway or other concrete surfaces.
7. Lighting for night use of the equipment is prohibited.
8. Permanent basketball goals located in the rear yard must comply with all above applicable guidelines.
9. Portable basketball goals are approved for front yard use when in an upright position on homeowners'. At all other times, portable basketball goals must be stored from street view when not in use. Portable basketball goals may not be left blocking sidewalks or left in the street when not in use. At all times portable basketball must comply with all above applicable guidelines.

Chimneys Chimneys shall be constructed of the same material and texture as the home. Exposed flues are prohibited.

Decorative Items, Water Features, Statuary, Etc Decorative items and items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Architectural Committee, except on lots with view fencing or if they exceed the height of the surrounding wall(s) or fence(s). The committee reserves the right to limit the size and quantity of statuary in rear yards with view fencing.

Front yard item(s) must be submitted to the Architectural Committee for approval. The Architectural Committee reserves the right to require removal of decorative items in front yards based on size, quantity, color, location and any other criteria that the Board may determine. The committee reserves the right to limit the size and quantity of statuary in the front yard.

Swings with awnings are commonly called “yard swings”. Yard swings are designed to be used in an open yard setting. Yard swings are limited to use in the back yards only.

Seasonal Decorative Flags Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags must be removed within 30 days after the date of the holiday. Flags must be maintained in good condition at all times. Torn, ripped, faded, etc., constitute grounds for fines and removal. Flags may not be offensive to neighbors or the Association. The Board of Directors shall make this determination.

Driveway Extensions Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood. The maximum driveway width (existing AND addition) shall not exceed a total of 40 percent of the lot width as measured at the front yard setback. If the driveway extension ends within one foot or less of the property line, it shall require the written input of the adjacent neighbor closest to the edge of the proposed extension. Such input should include the homeowner's printed name, lot number, date, signature, and clear statement of what they are acknowledging. Painted paved surfaces are prohibited.

The driveway extension to double gates shall not be used as primary parking. In addition the driveway extension is to be used for overflow parking and NOT for overnight parking.

Fences & Walls Plans to raise the height of a party wall must be submitted for approval with written permission from the adjacent neighbor(s). Plans for new fences or walls must be submitted to the Architectural Committee prior to construction. Walls must be of stucco and painted to match the existing dwelling or wall in texture and color.

Front Porch Swings All front porch swings must be submitted to the Architectural Committee due to the large variety and quality available in the marketplace. Submittals must include a picture or brochure of the swing to give the Architectural Committee members a visual representation of the installation.

Front porch swings that are under a porch ceiling in a protected area cannot have awnings over the swing. Swings are preferred that are a neutral or earth tone color. Swings that are a bright “decorator” color may not be approved by the Committee.

Gates Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design and color as the originally installed single gates. Shrubs, trees and plant material should be installed and maintained between the house and the double gates when possible.

Gazebos The gazebo must be either a natural wood finish or painted the same color as the home and the roof shall meet the same requirements as patio covers.

Minimum setbacks from side and rear wall shall be three feet. Owners must maintain their gazebo’s condition and any which are not adequately maintained in the sole opinion of the Architectural Committee or Board of Directors must be brought back to their original condition within 15 days of notification or removed from the property.

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Gutters & Downspouts Gutters and downspouts will be considered for approval if the finish matches the color of the home. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition.

HVAC Heating, air conditioning or evaporative cooling units shall be ground mounted and located within the perimeter of the rear yard. For homeowners with view fencing, units must be screened or concealed from view of residential neighboring property or public property.

Wall units may be installed to provide heating/cooling to the garage area provided the installation is located in the rear yard and is concealed from view of neighboring residential property or public property.

Machinery & Equipment No machinery, fixtures, or equipment of any type, including, but not limited to, heating, cooling, air conditioning, refrigeration equipment, and clotheslines, may be placed on any lot or parcel without screening or concealment from view of non-residential neighboring property or public property. Oil pans, carpet, boards or any other object

used to collect oil spills from driveways must be removed when not in use so as to not be visible. Machinery and equipment used in a hobby (i.e. woodworking, candle making, etc,) can be located and operated in the garage.

Mailboxes

Mailboxes originally installed by the developers of Higley Groves are owned and maintained by the lot owners. Mailbox pedestals that contain two mailboxes are the shared responsibility between both lot owners. Cost for shared mailbox pedestals shall be equally divided between both lot owners. Individual mailboxes shall be the responsibility of the owner of that box.

In the event that the mailbox or pedestal requires replacement only the originally installed make, model and color are acceptable. Such replacement shall be in a timely manner.

Contact the property management company for information for replacement of mailbox components.

Paint Colors

The Architectural Committee must approve colors prior to painting, unless the same colors that were originally applied by the developer are used. All applications for approval shall include paint samples of the colors to be used. The following requirements apply:

1. The colors cannot be the same as the neighbor to either side of the homeowner submitting the application.
2. Garage doors must be painted to match either the main base color of the home or the pop-out color of the home. Trim colors shall not dominate the exterior appearance and shall be of the same color range of the main base color of the home.
3. The front door may be painted the pop-out color or trim color. A natural wood stain, black door, or approved red colored door is acceptable, but all door colors must be submitted to the Architectural Committee for approval.

Patio Covers

Roofing materials should be the same as were installed by the builder on the original roof of the home. Color of supports and material is to be the color of the body or trim of the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers which are not solid covers, i.e., lattice covers, must follow the same specifications as above, and that the color of the supports and the material should be the same as the original color of the home.

Pergolas

Pergolas must either be a natural wood finish, painted a neutral color (Beige, White or Brown) or painted the same colors as the home. Owners must keep their pergolas well maintained and any which are not well maintained, must be brought back to their original condition within 30 days of notification or removed from property.

Pergolas must be free standing and may not be attached to any party wall.

Playground Equipment

1. Canvas covers shall be of a "neutral" color, off white, beige or light brown if canvas is greater than 64 sq. ft. (8' x 8'). Canvas may be any color if less than 64 sq. ft.
2. Setbacks from side and rear wall shall be five feet.
3. Height restriction of eight feet at its' highest point. This height is not to include canvas cover structure.

Pools, Spas & Hot Tubs Pools and Spa equipment or structures that are not visible to neighbors or the public do not require approval of the Architectural Committee.

Perimeter walls on lots bordering common areas and shared Homeowners Association walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be completed in a timely manner and include repairing the wall to be the same as the texture and color of the remaining wall.

All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plans for approval by the Architectural Committee. Pools or spas with a roof over them must meet the same requirements as Patio Covers.

Pools may not be backwashed into drainage ditches, or common areas. If a diatomaceous earth filtering system is used, all backwashed water is to be retained on the owner's lot or into the Town of Gilbert sewer system through the sewer pipe clean out on the owner's property, NOT into the street. All pool installations must comply with the current Town regulations.

Pool Fencing (View Lots) Approval of the Architectural Committee shall be required prior to installation of pool fencing for lots with view fencing. Pool fencing shall be similar in design and color of the viewing fence or earth tone in color and meet all City, State and Federal regulations. Pool fencing shall be kept in good condition. The Association retains the right to determine

when pool fencing must be repaired and or replaced due to general deterioration and appearance.

Roof & Roof Structures Asphalt shingles are expressly prohibited. Roof colors shall not produce glare, such as white, light colored aluminum or a reflective surface. All vent pipe stacks, gutters, flues and any other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted the same color as the roof, trim or body of the house.

Any structure that exceeds the fence line and has a roof shall be submitted to the Architectural Committee for approval. Roofs requiring approval shall not be approved unless they are the same type and color used on the roof of the home.

Sanitation No garbage or trash may be placed on any lot or parcel except in covered containers meeting the City specifications, and must be stored out of sight. Rubbish, debris, and garbage shall not be allowed to accumulate. Garbage containers shall not be placed for collection at the curb line before 6:00 p.m. the day preceding regular collection and shall be removed from the curb by 6:00 a.m. of the day after collection. These receptacles shall be stored and kept, between collection days, in such a manner that they are not visible from the street.

Bulk Trash Bulk trash shall be out on the curb immediately before the collection week, and not sooner. Placing bulk trash on the turf areas in front of homes is prohibited in order to avoid turf damage.

Screen Doors/Security Doors Need to be submitted for approval prior to installation. They need to be painted the same color as the exterior color of the body or trim of the home. Black is a permitted front door color. Silver-colored aluminum screen doors are prohibited. Ornamental screen/security doors require approval from the Architectural Committee prior to installation.

Signs Only the following signs can be displayed on homeowner lot.

1. One temporary "For Sale" or "For Rent" sign with a maximum face area of five square feet.
2. Signs supporting an individual running for any local, state or federal office or proposition during an election period. These signs may be displayed 45 days before the election and shall be removed within 7 days after the date of the scheduled election.
3. Such signs as may be required by law.
4. One residential identification sign with a maximum face area of 80 square inch.

5. Signs approved by the Architectural Committee such as yard sales directions. These signs shall be removed once the sale is finished.
6. Temporary signs (i.e. Yard Sale) may be installed on homeowner's property but only for the duration of the sale.

Signs must be free standing and not attached to Association or City Property (i.e. lamp post, street signs, fence, etc) this is a violation of the Town of Gilbert and Association rules.

All signs shall conform and comply with City ordinances. Signs advertising landscaping or pool contractors, etc. must be removed with 48 hours of completion of work.

Security Signs Security signs must be located a maximum distance of two feet from the front of the home. Security signs must not exceed 12 inches by 12 inches and must be maintained in good condition at all times.

Solar Panels Solar energy collecting unit or panels shall require the written approval of the Architectural Committee prior to being placed, installed, constructed or maintained upon any lot. Panels can have a surface area of eight feet by six feet (8' X 6') and must be an integrated part of the roof design, mounted directly to the roof plane. Solar units must not break the roof ridgeline. Any solar panels and/or equipment exceeding a surface area of eight feet by six feet (8' X 6') must be ground mounted and shall not be visible above the fence line.

Storage Sheds and Accessory Buildings Storage sheds and accessory buildings are generally permitted and need not be submitted for approval, provided the structure meets the following requirements:

1. Storage sheds and accessory buildings shall not exceed seven feet (7') in height at highest point and 120 square feet.
2. Storage sheds and accessory buildings must be painted either the color of the house, the color of the surrounding wall, beige, or tan. All other colors must be submitted to the Architectural Committee for approval.
3. Storage sheds and accessory buildings must meet the following setback requirements:
 - Must be at least five feet (5') behind the "street facing wall" between homes;
4. Storage sheds and accessory buildings are not permitted on lots with view fencing without the approval of the Architectural Committee. Such approval will not be granted unless the shed or accessory building is properly screened from view with approved plant materials.

5. Storage sheds and accessory buildings must be maintained in the same manner as the house and be kept in good repair. Storage sheds and accessory buildings that are not maintained must be removed from the property or repaired within thirty (30) days of such notice from the Association's Property Manager.
6. If a storage shed or accessory building causes any drainage problems on any lot, or causes any damage to any Party wall, the structure must be removed (regardless of prior Architectural Committee approval), unless all drainage problems or other damage is cured within thirty (30) days.
7. A "shed submittal" form may be filed with the Association for any sheds visible from neighboring property so the Homeowner may have a record of compliance.

Trampolines Trampolines in backyards that are not visible to neighbors or the public do not require Architectural Committee approval.

Trampolines with safety nets that are visible to neighbors or the public need to be submitted to the Architectural Committee for approval and must meet the following requirements:

1. They shall be installed with the "bed of the trampoline" at ground level.
2. Minimum setbacks from the side and rear wall shall be five feet.
3. Height restriction of seven feet for safety net supporting structure.
4. Safety net supporting structure shall be a "neutral" color or off white, blue, black, beige or light brown or painted to a color that matches the home.

Windows/Sun Screens Permanent draperies or suitable window treatments shall be installed on all front facing windows within 30 days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to decorate openings must be compatible, with respect to materials and color, with the style and color of the home and must be submitted to the Architectural Committee for approval.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames. All sunscreens must be submitted for approval.

LANDSCAPE GUIDELINES

Owners in Higley Groves must install and maintain the landscape installation and irrigation improvements in accordance with Higley Groves CC&Rs, the following guidelines and the design guidelines that are adopted and amended from time to time on the lot, the exterior wall of the unit or any wall separating the side or back yard of the lot from the front yard or neighboring yards. Back yards which are visible from common areas shall also adhere to the standards.

FOR XERISCAPE GUIDELINES SEE XERISCAPE POLICY.

OWNER SHALL MAINTAIN THE LOT IN A WEED-FREE CONDITION.

Plans for landscaping must be submitted for approval and shall meet the following guidelines.

Fine Grading and Mounding Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the City grading and drainage plan. Every effort should be made to make mounding appear natural.

Front yard Landscaping Front yard landscaping must have four (4) five-gallon shrubs, three (3) one-gallon organic ground cover and underground irrigation to the plant material.

Rear Yard Landscaping (Lots With View fencing) must also adhere to the same standard.

Hardscape Any hardscape items proposed for front yard installation must be approved by the Architectural Committee. Only hardscape items that will be visible from neighboring property in the rear yard will require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

Lighting Lighting, other than low voltage landscape lights, must be approved by the Architectural Committee. The following outlines the minimum standards for lighting:

1. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Lights, which create glare visible from other lots, are prohibited.
2. Light fixtures shall not exceed an illumination intensity of more than one-foot candlepower as measured from the closest lot line. (This

information can be obtained from the light manufacturer, factoring in the height of the light and the distance to the lot line)

3. Outside, ground lights should be screened whenever possible with walls, plant materials or internal shielding.

Prohibited Plant Material The following vegetation types and varieties are expressly prohibited:

1. Olive trees (*Olea europaea*) other than the "Swan Hill" variety.
2. Oleanders (*Nerium oleander*) other than the dwarf variety, and Thevetia. (*Thevetia* species). The height for the dwarf oleanders must be maintained at four feet or less.
3. Fountain grass (*Pennisetum setaceum*) or Pampas grass (*Cortaderia selloana*).
4. Mexican Palo Verde (*Parkinsonia aculeata*).
5. All varieties of mulberry trees.
6. Typical desert plants i.e. cactus are permissible within the confines of the rear yard only unless desert landscaping is installed in the front yard.
7. Citrus trees are permissible within the confines of the rear yard only.

Rock Ground Cover If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright colors and not to exceed $\frac{3}{4}$ " diameter. Artificially colored rock(s) or granite is prohibited. All rock areas shall be treated with a pre-emergent weed control at regular intervals to retard weed growth. Planting underliner is discouraged.

River rock shall be two to six inches in diameter. Not more than ten percent of the front yard landscape may be river rock.

Turf All turf shall be kept green. During the winter months of November thru January homeowners shall over-seed with winter rye grass to maintain a green lawn. Painting of lawns green or any shade of green is prohibited.

The minimum area to be covered by turf is not less than 50% of the non-driveway area of the front yard.

Turf shall be kept weed free, trimmed and in a neat looking condition at all times, including periods when turf can be in a dormant condition.

Artificial Turf Artificial turf may be used as a turf replacement, in place of sodded Bermuda grass, provided the area to be covered is not less than 50% of the non-driveway area of the front yard and the following conditions are met:

1. Must be approved by the Design Review Committee and installed by a professional licensed to install artificial turf (contract must be provided with application)
2. Must be maintained to be free from weathering, fading, tearing, ripping, buckling, and any other condition that would detract from the appearance of the turf
3. Lot owner is responsible to maintain the condition of the turf
4. Quality must be the best industry standards with no crumb rubber.

Minimum specs are

- a. Fiber mass min – 10800 denier
- b. Face weight min – 50 oz/sq-yd
- c. Double layer backing – Primary min – 7 oz/sq-yd, Secondary min 9 oz/sq yd
- d. Total weight min – 68.7 oz/sq-yd
- e. Tuft bind min – 6 lbs
- f. Grab tear MD min – 200 lbs
- g. Grab tear CMD min – 200 lbs
- h. Two-tone colors to match Rye and Bermuda grass
- i. Pile height 1 ½ -1 7/8 max
- j. 4 points visibility (installed facing front)
- k. 4x4 drain holes

HIGLEY GROVES HOMEOWNERS ASSOCIATION XERISCAPE POLICY

Plans to convert areas that are Visible from Neighboring Property to xeriscape landscaping must be submitted to the Architectural Committee for approval and shall, at a minimum meet the following guidelines in addition to those requirements set forth in the Higley Groves Homeowners Association Landscape and Design Guidelines:

Fine Grading and Mounding:

Plans submitted for the conversion to xeriscape must include at least two (2) decorative mound areas. Due to the difficulty and importance of maintaining the individual lot drainage pattern and creating natural appearing mounding, all applications to convert landscaping to xeriscape must include a report from a registered landscape architect or design professional illustrating compliance with municipal and city grading and drainage plans. Mounding and other proposed grade changes will be closely scrutinized.

Boulders:

Xeriscape plan must include three (3) boulders at least 18 inches in diameter. Artificial boulders will not be approved.

Plant minimum requirements:

- 1 minimum 15 gallon or larger approved tree
- 4 five gallon shrubs
- 3 one gallon ground cover

Border:

A hardscape border must be installed around the artificial turf area and at both property lines.

Artificial turf:

Artificial turf may be used as a turf replacement, in place of sodded Bermuda grass, provided the area to be covered is not less than 50% of the non-driveway area of the front yard and the following conditions are met:

1. Must be approved by the Design Review Committee and installed by a professional licensed to install artificial turf (contract must be provided with application)
2. Must be maintained to be free from weathering, fading, tearing, ripping, buckling, and any other condition that would detract from the appearance of the turf
3. Lot owner is responsible to maintain the condition of the turf
4. Quality must be the best industry standards with no crumb rubber.

Minimum specs are

- a. Fiber mass min – 10800 denier
- b. Face weight min – 50 oz/sq-yd
- c. Double layer backing – Primary min – 7 oz/sq-yd, Secondary min 9 oz/sq yd
- d. Total weight min – 68.7 oz/sq-yd
- e. Tuft bind min – 6 lbs
- f. Grab tear MD min – 200 lbs
- g. Grab tear CMD min – 200 lbs
- h. Two-tone colors to match Rye and Bermuda grass
- i. Pile height 1 ½ -1 7/8 max
- j. 4 points visibility (installed facing front)
- k. 4x4 drain holes

Granite Coverage:

No more than 50% of the non-driveway area of the front yard may be earth tone granite with plants that meet the minimum plant criteria. Granite size shall not exceed ¾”.