

**QUEEN CREEK STATION HOMEOWNERS ASSOCIATION
DESIGN GUIDELINES FOR LANDSCAPING**

Adopted April 1, 2015
Amended November 24, 2015

Architectural and landscape improvements are under the purview of the Design Review Committee, as specified in the CC&R's, page 6, Section 3.1 Approval Required. These Design Guidelines for Landscaping (hereafter referred to as Landscape Guidelines) are in addition to the CC&R's and the Design Guidelines for Architectural Improvements and are binding on all owners. The Design Review Committee may amend these Landscape Guidelines from time to time, as it deems appropriate. After the Declarant no longer owns any Lot or any part of the Additional Property, the Board of Directors must approve any repeal or amendment of these Design Guidelines for Landscaping. It is the responsibility of each owner to obtain and adhere to the requirements in the most recent Landscape Guidelines.

Initial Landscaping Installation

Homeowner will be responsible for installing all initial front yard landscaping after the close of escrow.

Timeline

Owners of Lots must submit front-yard landscaping plans within 30 days of close of escrow and owners with open view panel fencing in the rear yard must submit rear-yard landscaping plans within 30 days of close of escrow as well. Open view fence panels are defined as wrought iron fencing that goes to the ground or to the knee wall.

All front yard landscaping and rear yard landscaping if the lot has open view panel fencing must be completed within 120 days of close of escrow.

Please note that owners are eligible to receive reimbursement of the compliance deposit posted by Fulton Homes in the following amounts if they complete their landscaping in accordance with these guidelines.

\$1,500 for Reserve at Queen Creek Station
\$2,000 for Oasis at Queen Creek Station
\$2,500 for Peninsula at Queen Creek Station

Plans for future additions or changes to the front or rear yard landscaping must be submitted for review prior to installation or construction, which may not begin until/unless written approval is received by the homeowner. If any Owner installs or modifies any landscaping in violation of the Landscape Guidelines, the Association shall have all rights and remedies at law or in equity and as provided in the Declaration against the Owner to bring such landscaping into compliance with these Landscape Guidelines.

Failure to meet either the submittal deadline or the completion deadline will result in forfeiture of the compliance deposit and referral to the association's attorney for injunctive relief.

Submittal Requirements/Process

All landscape designs and improvements for front yards (and side yard of all corner Lots) must be approved by the Design Review Committee, prior to the beginning of construction or installation. Due to their visibility, Lots with open view fence panels in the rear yard must submit landscape designs and improvements for the rear yard. This includes the installation of all trees, shrubs, ground covers (including turf) and hardscape materials. Landscaping in a rear yard that is fully enclosed with a solid block wall does not need to be submitted. However, nothing from the Prohibited Plants and Trees List may be installed. Rear yard structures, such as swing sets, gazebos, and all other structures that are taller than the block portion of any fence must be reviewed and approved by the Design Review Committee prior to construction or installation. In all cases, such structures must be at least six (6) feet from any party wall and all installations must comply with Maricopa County drainage and grading requirements.

All landscape designs and improvements, including any future additions or changes to the original landscaping must be submitted to the Association, by mailing or hand-delivering to:

Queen Creek Station Homeowners Association
c/o Premier Community Management, Inc.
21805 S. Ellsworth Rd. #114
Queen Creek, AZ 85142
(480) 704-2900 – PHONE
(480) 704-2905 – FAX

What to submit

1. **Application Form** – One completed and signed copy of the submittal form. (Available at the management office).
2. **Plot Plan** - One copy of the plans and specifications for the landscaping. **Plans must be 11" x 17" and drawn to a scale of 1"=20' or 1"=10' or 1"=8'**. Plans must be in a (manual or AutoCAD) drafted form (original plots or photocopies are acceptable).

**THE FOLLOWING CRITERIA AND INFORMATION MUST BE ON THE PLAN
OR THE APPLICATION AND PLAN WILL BE DISAPPROVED AND RETURNED AS INCOMPLETE**

- The dimensions of the Lot, the existing dwelling in relation to the Lot, and the proposed improvements in relation to the existing dwelling and property lines (setbacks).
- Total landscapable area (in square feet) of front and side yard (exclusive of walkways, driveways, patios, and turf areas, etc.)
- Turf Area (in square feet) and type of turf (note if using artificial turf – sample and copy of 10 year warranty must be provided).
- All plants with species and size labeled.
- All Builder improvements/upgrades clearly indicated (entry gates, walls on a property lines, etc.)
- All trees with species and size labeled.
- All granite areas.
- All headers and borders with the material and colors labeled. **Note that no border materials are permitted on property lines except those that are installed by the builder at the time of construction.**
- Wall locations and elevations with construction details.
- Lot number and address clearly marked.
- All hardscape elements and lighting.
- State scale on plan.
- Designate North with a north arrow.
- Label and show outline of Residence.
- Show outline of all existing and proposed walkways, driveways, garden walls, and/or any other 'hardscape' features to be constructed, such as water features, fountains, benches, etc.
- Show fence returns (where the side yard perimeter fence connects to house).
- Show proposed location and type of each individual tree, shrub, or groundcover drawn to indicate approximate mature size.
- Include on the plan a plant schedule specifying botanical and common names, plant container size and total number of each kind of plant.
- State on plan size and color of decomposed granite.
- State on plan that automatic underground irrigation system will be installed

Design Review Committee meetings:

The Design Review Committee will review submittals during their regular meetings or at other times as they deem appropriate. The Committee will respond in writing no later than forty-five (45) days after submittal of the complete landscape design and any supporting information and specifications requested by the Committee.

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Front Yard Landscape Guidelines:

Landscaping is required for all residential front yards and street side yards visible from neighboring properties, streets, and common area.

Themes: The plant material for front yard and street side yard landscaping shall be consistent with the landscape theme established throughout the community. Therefore, predominantly desert landscape themes will be prohibited.

Trees: All front yards are required to have a minimum of one 24" box tree for every 1,500 square feet of landscapable area (excluding walkways, driveways, patios, etc). Homeowners may elect to install additional trees in their front yard provided they use a minimum 20' spacing between tree trunks and are not in conflict with any utilities. Please refer to the recommended tree list. ***Date Palms, Fan Palms and Queen Palms will not be allowed in front yards. Some palm varieties that are smaller in character are allowed. See the recommended tree list.***

Turf: The use of turf is encouraged. All turf areas are required to be 'sodded'. Sod must be a hybrid Bermuda grass from a local reputable turf farm. Turf may not abut any property line. Note that mowing different hybrid Bermuda grass requires different types of lawn mowers (rotary or reel).

A moisture barrier is required when turf is installed adjacent to driveways, walkways, and public sidewalks. Positive drainage must be maintained away from home, walkways, driveways, and over public sidewalks. Homeowners are advised that there are risks associated with inadequate or improper drainage and with expansive soils common to the area. Homeowners take the risk of damage to walkways, driveways, and sidewalks should water penetrate these areas.

All grass must be cut on a regular basis to a height no greater than 3 inches and must remain disease and weed free at all times. In addition, it is suggested that all grasses that are dormant in the winter months be overseeded with a winter grass utilizing a premium annual rye seed. Brick, stone or concrete headers must be used to delineate turf areas if the turf does not extend to another hardscape element such as a pathway driveway or wall.

Artificial turf will be considered for provided that the turf is of a natural appearance with a multi-color brown thatch blend and the proposed product carries a minimum 10 year warranty and is professionally installed. A sample of the product and a copy of the warranty must be submitted.

Plants: For all non-turf areas, a minimum of two shrubs or accent plants are required per 100 sf of landscapable area. Only 1-gallon and 5-gallon plants will be considered. Plants must be installed on both sides of driveway. An island of not less than 20% of the total front and side yard landscapable area (excluding walkways, driveways, patios, etc.) may be installed with plant material including a spreading or crawling ground cover base and contained by a minimum 4" encircling border. Please refer to the Recommended Plant List attached as Exhibit A. Desert plants (cactus, native desert trees and shrubs) will be limited to minor accent use and must be approved by the Design Review Committee.

A minimum of 40% of the front and side street yards (excluding walkways, driveways, patios, etc.) will be covered with live plant material (at maturity) or grass based on the above requirements for turf and or plants. In addition, any trees shrubs or annuals selected should enhance the aesthetic appeal of walls, planters, walks, etc. The Design Review Committee may require trees or plants of minimum numbers and sizes based in part upon individual lot size and location.

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Granite: The only color of landscape rock that will be permitted in each front yard is ¾" Apache Brown. Lava rock and/or cinder rock and wood chips are prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Planting underliner is prohibited. River rock is prohibited.

- Apache Brown is available at *Kalamazoo Materials (480-349-0632), AZ Rock Depot (480-696-5799), MDI (480-888-0487), or All Rock Supply (480-288-2184)
 - * Note: Fulton vendor currently installing the project.
- All Kalamazoo distributed retailers can be located at <http://www.kalamazoomaterials.com/retailers>

A single river run will be considered provided it is lined with granite rip rap of a color that complements the granite used throughout the front yard and no less than 3" in size. In addition, no river run may extend closer to the front sidewalk than 3 feet. River runs must be included on landscape plans and must be installed "at grade" so that water is dispersed over and not under any hardscape (sidewalk, walkway, driveway, etc.).

Irrigation: All landscaping on both sides of the driveway is to be irrigated by means of an automatic underground irrigation system. A drip system for trees and plants is encouraged for water conservation. Pop-up sprinkler heads are encouraged for use in the turf areas. Valves are to be installed underground and covered with a valve box.

Mounding: Mounding and other proposed grade changes will be closely scrutinized by the Design Review Committee to assure mounding appears natural. Mounds should be a maximum of 24" in height and have natural looking shapes. Berms must not divert drainage in any way.

Boulders: The use of accent boulders is encouraged. No more than 5 boulders will be permitted. The boulders shall all be surface select in color, no less than 3 ft. in diameter and be a minimum of 250 pounds in weight. All boulders are to be buried 1/3 in the ground. Please refer to the following chart to determine the appropriate number of boulders:

Square Feet of Landscapable Area	Number of Boulders
100 – 500	Not to exceed 3
501 – 1,000	Not to exceed 5
1,001 – 2,500	Not to exceed 8
2,501 and above	Not to exceed 12

Border material: The community encourages the sharing of common granite between neighbors and therefore, the use of border material along property lines is prohibited. Brick, concrete and flagstone borders are approved border materials for containing sod and granite areas and must be of a natural color. Borders may not be painted.. Metal or plastic edging is prohibited.

Hardscape: Paver sidewalks, flagstone stepping stones or concrete walkways as well as paver driveways can be used in proportion to the overall landscape of the front yard provided they do not become the dominant feature of the front yard landscaping. The combined area of all concrete and/or paved surfaces in the front yard shall not exceed 55 percent of the total area of the front yard, including the existing driveway and walkway. This percentage of hardscape may be granted **only if** the additional hardscape is a material other than concrete (pavers, flagstone, etc.) **and** vertical elements are used (mounding, boulders, stairs, etc.) Driveway extensions may extend to the sidewalk but shall not exceed 1/3 of the width of the distance from the driveway to the side lot line. There must be plants and or trees on both sides of the driveway. Please consult the Design Guidelines for Architectural Improvements for further information on what must be submitted.

Lighting: Landscape accent lighting is encouraged. Lighting shall be shielded such that the light shines primarily on the Lot and should be shielded with plants or walls when possible. Colored lights are prohibited.

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please consult the Design Guidelines for Architectural Improvements for additional requirements regarding Lighting. ****Holiday lighting must be removed by February 1****

Decorative Walls: Masonry planter and decorative walls must be no taller than 30" in height. Any wall not made from stone or brick shall be painted and stuccoed to match the house. Any stone or brick used in decorative walls should match the stone or brick being used in the community.

Artifacts: Artifacts/Statuary/Yard Ornaments: Wagons, wagon wheels, barrels, wishing wells, statuary, etc., are not permitted in front of any home. Please refer to Design Guidelines for Architectural Improvements for additional information. Wood trellises are not permitted; metal trellises are permitted with prior approval and must match any outdoor metal decorations such as gates.

Water Features: All front yard water features will need the approval of the Design Review Committee before installation. Details are to include pond depth, materials including color, heights and widths and plumbing specifications. Please consult the Design Guidelines for Architectural Improvements for additional requirements regarding Water Features.

Non-Uniformity: Different Lots may have different landscape design criteria. The Design Review Committee shall not be required to approve any landscaping design simply because another similar or exact design has previously been approved. The Design Review Committee may in extenuating circumstances grant variances from the restrictions set forth in these Landscape Guidelines if the Design Review Committee determines that a restriction would create an unreasonable burden on an Owner and when the modified restriction permitted under a variance would not have a substantial adverse effect on other owners or the project and is consistent with the high standards intended within the project.

Special Considerations:

Tree Placement: Caution must be used when placing trees near the dwelling, sidewalks and neighboring property lines to allow adequate space for their growth. Various resources are available which will provide information on the size of a tree at maturity. Maricopa County may also supply publications to new owners.

Water: Here are concerns, which you must keep in mind:

- The water source for plants and shrubbery should not be placed close to or directed toward the foundation of the home. This could create problems with the foundation and could invite termites. It is recommended that plants and shrubs and any water source be placed a minimum of 24 inches from the stem wall. Dirt should not be placed against the foundation of the home for installation of planters for the same reason.
- Planters should not be installed where dirt is placed against the builder-installed perimeter fence wall or boundary wall. These walls are not retaining walls and cannot support dirt placed against them or handle the additional moisture that would be absorbed by the fence without causing damage to the fence. A retaining wall would have to be constructed in front of the perimeter wall or boundary wall and sealed to ensure the boundary wall or perimeter wall is properly protected. Bear in mind that these fences are boundary walls with your neighbors, and you may incur liability if you do something on your property, which causes damage to the shared fence wall. Consult page 30, Section 8.6, of the CC&R's for further information.
- As owner you are responsible to ensure that proposed improvements do not interfere with the established drainage patterns and do not direct drainage toward the foundation of the home. You are responsible to make sure your contractor allows for expansion and contraction between additions and existing structures or surfaces. It is also your responsibility to confine runoff from your irrigation system to your own lot.

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These Design Guidelines for Landscaping may be amended by the Design Review Committee from time to time by a majority vote of the Design Review Committee. After the Declarant no longer owns any Lot or any part of the Additional Property, the Board of Directors must approve any repeal or amendment of these Design Guidelines for Landscaping.

**RECOMMENDED PLANT LIST
EXHIBIT A**

Botanical Name

Common Name

Trees:

Acacia farnesiana (smalli)	Sweet Acacia
Acacia anura	Mulga Acacia
Caesalpinia mexicana	Mexican Bird of Paradise (train to small tree)
Cercidium praecox	Palo Brea
Ficus Microcarpa Nitida	Compact Indian Laurel
Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Fraxinus	Ash varieties
'Swan Hill' Fruitless Olive	Fruitless Olive / Pollenless Olive
Lysiloma thornberi	Feather Tree (train to small tree)
Washingtonia Robusta (allowed in back yards only)	Mexican Fan Palms (allowed in back yards only)
Nerium Oleander	Oleander Tree
Pinus Eldarica	Eldarica Pine
Pinus canariensis	Canary Island Pine
Pistacia chinensis	Chinese Pistache
Pithecellobium Flexicaule	Texas Ebony
Plantanus Wrightii	Arizona Sycamore
Pyrus Kawakamii	Evergreen Pear
All Prosopis Species	Thornless Chilean Mesquite
Queen Palms (allowed in back yards only)	Queen Palms (allowed in back yards only)
Quercus virginiana 'Heritage'	Heritage Live Oak
Schinus terebinthifolius	Brazilian Pepper
Sophora Secundiflora	Texas Mountain Laurel
Thevitia Peruviana	Yellow Oleander (train to small tree)
Ulmus Parviflora	Evergreen Elm
Saguaro Gigantea	Saguaro Cactus – Minimum 6' tall
Cercidium Hybrid	Desert Museum Palo Verde
Pistache Hybrid "Red Push"	Red Push Pistache
Pistache Lentiscus	Mastic Pistache

Shrubs:

Asparagus densiflorus 'Sprengeri'	Sprenger Asparagus
Bougainvillea Bush	Bougainvillea Bush
Carissa	Natal Plum varieties
Caesalpinia pulcherrima	Red Bird Of Paradise
Calliandra Californica	Red Baja Fairy Duster
Callistemon viminalis 'little john'	"Little John" Bottle Brush
Cassia	Cassia varieties
Eremophila maculata valentine	Valentine Bush
Hibiscus rosa-sinensis	Hibiscus

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**RECOMMENDED PLANT LIST
EXHIBIT A (CONTINUED)**

Ilex Stokes
Leucophyllum
Nandina Domestica
Nerium oleander 'Petite Pink'
Pittosporum tobira 'Wheelers Dwarf'
Raphiolepis Indica
Ruellia
Tecoma Stans
Tecomaria Capensis
Photinia fraseri
Eremophila
Muhlenbergia Rigens
Muhlenbergia Capillaris
Xylosma Congestom

Yaupon Holly
Texas Sage varieties
Heavenly Bamboo
Petite Pink Oleander
Dwarf Tobira
Indian Hawthorn
Ruellia varieties
Arizona Yellow Bells
Cape Honeysuckle
Photinia
Assorted Emu varieties
Deer Grass
Regal Mist
Xylosma

Botanical Name

Common Name

Ground Cover:

Lantana
Natal Plum
Convolvulus Cneorum
Euphorbia biglanddulsula
Gazania rigens 'Sun Gold'
Hymenoxys acaulis
Myoporum parvifolium
Pyracantha coccinea 'Lowboy'
Rosmarinus officinalis 'Huntington Blue'
Ruellia brittoniana "Katie"
Setcreasea pallida 'Purple Heart'
All Verbena Varieties
Wedelia trilobata

Lantana SPREADING varieties
Natal Plum LOW GROWING varieties
Bush Morning Glory
Euphorbia Rigida
Trailing 'Sun Gold' Gazania
Angelita Daisy
Myoporum
Dwarf Pyracantha
Rosemary
Dwarf Ruellia Katie
'Purple Heart'
Verbena
Yellow Dot

Accents:

Aloe barbadensis
Asparagus densiflorus 'Myers'
Cereus Peruvianus
Chamaerops humilis
Cycas revoluta
Dasylirion wheeleri
Euphorbia Biglanddulsula
Hesperaloe Parviflora
Muhlenbergia C. 'Regal Mist'
Muhlenbergia L. 'Autumn Glow'
Muhlenbergia Rigida 'Nashville'
Phoenix roebelenii

Aloe Vera
Foxtail Fern
Peruvian Tree Cactus
Mediterranean Fan Palm
Sago Palm
Desert Spoon
Euphorbia Ridgida
Red Yucca
'Regal Mist' Deer Grass
'Autum Glow' Deer Grass
'Nashville' Deer Grass
Pygmy Date Palm

Vines:

Bougainvilleas b. 'La Joila'
Gelsemium sempervirens
Rosa bank slae 'Lutea'
Passiflora alatocaerulea

Bush Bougainvillea
Carolina Jasmine
Lady Bank Rose
Purple Passion Vine

EXHIBIT A (CONTINUED)

PROHIBITED PLANT AND TREE LIST

Botanical / Scientific Name

Brachychiton populneus
Citrus (Not allowed in front)
Cortaderia Selloana
Eucalyptus (all varieties)
Groxillea robusta
Melia Azedarch
Mexican Fan Palm (Not Allowed In Front Yard)
Mulberry Trees
Olea Europaea
Parkinsonia Aculeata
Pennesethus Setacaum
Pinus halapensis
Queen Palms (Not Allowed In Front Yard)
Date Palms (Not Allowed in Front Yard)
Fan Palms (Only Dwarf Varieties Permitted in Front Yard)
Rhus lancea
Dahlbergia Sissoo

Common Name

Australian Bottle Tree
Citrus (Not allowed in front)
Pampas Grass
Eucalyptus (all varieties)
Silk Oak
Chinoberry
Mexican Fan Palm (Not Allowed In Front Yard)
Mulberry Trees
Olive Trees (Swan Hill allowed)
Mexican Palo Verde
Fountain Grass (Purple variety allowed)
Aleppo Pine
Queen Palms (Not Allowed In Front Yard)
Date Palms (Not Allowed in Front Yard)
Fan Palms (Only Dwarf Varieties Permitted in Front Yard)
African Sumac
Sissoo (Rosewood)