

THE DOBSON ASSOCIATION, INC.  
RESIDENTIAL ARCHITECTURAL  
GUIDELINES

**Approved By: Dobson Ranch Architectural Committee, June 14<sup>th</sup>, 2022**

# TABLE OF CONTENTS

1. INTRODUCTION AND AUTHORITY	4
SECTION 1.1 THE DOBSON RANCH ARCHITECTURAL COMMITTEE DRAC	4
SECTION 1.2 DOBSON RANCH ARCHITECTURAL COMMITTEE AUTHORITY	4
SECTION 1.3 ARCHITECTURAL ALTERATIONS AND IMPROVEMENTS	4
SECTION 1.3.1 BUILDING PERMITS	5
SECTION 1.4 VIOLATIONS & VIOLATION APPEAL PROCESS	6
SECTION 1.5 ARCHITECTURAL REVIEW PANNEL	6
SECTION 1.6 ARCHITECTURAL VARIANCES	6
SECTION 1.7 REVISIONS TO ARCHITECTURAL GUIDELINES	7
2. THE DOBSON RANCH ARCHITECTURAL COMMITTEE RULES AND REGUALTIONS	7
SECTION 2.1 ANTENNAS AND SATELLITE DISHES	7
SECTION 2.2 CLOTHES DRYING FACILITIES	8
SECTION 2.3 DOCKS	8
SECTION 2.4 EXTERIOR COLORS	8
SECTION 2.5 OUTSIDE LIGHTING	9
SECTION 2.5.1 HOLIDAY LIGHTS AND DECORATIONS	9
SECTION 2.6 SECURITY CAMERAS	9
SECTION 2.7 FENCES AND GATES	9
SECTION 2.7.1 PONY WALLS	10
SECTION 2.7.2 UNIFORM PAINTING	10
SECTION 2.8 LAKE FRONT WALLS AND FENCES	10
SECTION 2.9 FLAGPOLES AND FLAGS	11
SECTION 2.9.1 BANNERS	12
SECTION 2.10 SIGNS	12
SECTION 2.11 ACCESSORY STRUCTURES	13
SECTION 2.11.1 PERMANENT STRUCTURES	13
SECTION 2.11.2 SHEDS	13
SECTION 2.11.3 PLAY STRUCTURES	13
SECTION 2.12 TEMPOARY STRUCTURES	14
SECTION 2.12.1 PLAY EQUIPMENT	14
SECTION 2.12.2 SPORTS PROTECTION NETTING	14
SECTION 2.12.3 SUNSHADES, FABRIC SHADES, UMBRELLAS	14
SECTION 2.13 WINDOW AND AWNINGS	14
SECTION 2.14 CARE OF PROPERTIES	15
SECTION 2.15 RUBBISH AND DEBRIS	15
SECTION 2.16 VISIBLE YARD AREAS	15
SECTION 2.17 TREES	15
SECTION 2.18 GRASS/LANDSCAPING	16
SECTION 2.19 YARD AREAS PROHIBITED USES	16

SECTION 2.20	TRASH BIN STORAGE	17
SECTION 2.21	PORTABLE MOVING CONTAINERS AND DUMPSTERS	17
SECTION 2.22	PORTA POTTY/PORTABLE TOILET RENTAL	17
SECTION 2.23	ROOF STRUCTURES	17
	SECTION 2.23.1 ROOF MAINTENANCE	17
	SECTION 2.23.2 SOLAR ENERGY DEVICES AND MECHANICAL DEVICES	17
SECTION 2.24	MAILBOXES	18
	SECTION 2.24.1 FREE LITTLE LIBRARY'S	18
SECTION 2.25	GARAGES AND CARPORTS	18
SECTION 2.26	VEHICLES AND PARKING	19
	SECTION 2.26.1 VEHICLES	19
	SECTION 2.26.2 TEMPORARY PARKING	19
	SECTION 2.26.3 STORING OF VEHICLES	19
SECTION 2.27	WATERCRAFT	19
APPENDIX A.	DEFINITIONS	20
APPENDIX B.	ENFORCEMENT PROCESS	22
APPENDIX C-1.	SETBACKS	26
APPENDIX C-2.	ALLOWABLE HARDSCAPE	27
APPENDIX C-3.	WALL & FENCE HEIGHT	28
APPENDIX C-4.	PLAY STRUCTURES	29
APPENDIX C-5.	SHEDS	30
APPENDIX D.	DESERT ADAPTED LANDSCAPE PLANTS	31

**SECTION 1. INTRODUCTION AND AUTHORITY**

Under the authority of that certain document entitled Notice of Appointment of Successor Architectural Control Committee, recorded on August 4, 1998 as Document No. 98-0679411 in the records of the Maricopa County Recorder, and Association records indicating that 41 subdivisions voted to name the Successor, the aesthetic quality of each subdivision shall be maintained by an Architectural Control Committee, hereby referred to as the Dobson Ranch Architectural Committee (“DRAC”), formed as follows and exercising its control as herein provided:

**SECTION 1.1 THE DOBSON RANCH ARCHITECTURAL COMMITTEE (DRAC)**

The DRAC shall be composed of three (3) Owners, who shall include a member of the Board to serve as DRAC Chairman in conformance with A.R.S. §33-1817. The DRAC shall establish procedures and guidelines to interpret, clarify and implement the standards and controls for architectural review of, but not limited to, structural design, placement of buildings, landscaping, building materials, color schemes, color ranges and limits, exterior finishes, maintenance, and repair of property visible to Common Area or adjacent property.

**SECTION 1.2 DOBSON RANCH ARCHITECTURAL COMMITTEE AUTHORITY**

In the event of inconsistency between these Residential Architectural Guidelines and the Declaration or the declaration of an individual subdivision, the Declaration or the subdivision declaration shall control. If any of the provisions violate applicable law, the law shall govern. The waiver by the DRAC of any rule or regulation hereof shall not be construed as a waiver of any other rules or regulations. Failure to exercise or enforce any of the rules and regulations stipulated herein for any particular property or request shall not be a waiver of the right to enforce these rules and regulations for any subsequent property or request.

No member of the Board, member of DRAC, or any other committee of the Association, or any officer of the Association, the Executive Director, Community Manager, or Association Employee shall be personally liable to any Owner, or to any other party, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error, or negligence, provided that such person has, upon the basis of such information as may be possessed by them, acted in good faith, without willful or intentional misconduct.

**SECTION 1.3 ARCHITECTURAL ALTERATIONS AND IMPROVEMENTS**

To assist with the architectural review process, the DRAC has established a procedure for the preparation, submission, and determination of written applications for any alteration, improvement, maintenance, or repair regarding the aesthetic quality of the subdivision. To obtain DRAC approval, DRAC requires the submission of a completed architectural application (may be obtained at the office), one (1) complete set of plans (the Association retains) and specifications, including permits required by any governmental entity and a plot plan which will indicate the location of buildings,

fences, and any other structure to be installed, as well as the materials and colors to be used.

No building, fence, wall, patio, pool, driveway, landscape, hard-scape, residence, or other Structure that is visible from the streets, sidewalks, neighboring properties, or Common Areas shall be commenced, erected, maintained, painted, improved, altered, made, or done without the prior written approval of the DRAC.

The DRAC shall have the right to deny an Architectural Application Form which, as determined in its sole discretion, does not adhere to the governing documents, does not maintain a uniform aesthetic of the neighborhood, or is not suitable or desirable for aesthetic reasons. In making a decision to approve or deny any Architectural Application Form, the DRAC shall have the right to take into consideration the suitability of the proposed building or other Structure, the materials of which it is to be built, the site upon which it is proposed to erect from, and the harmony with the surroundings thereof. All subsequent additions, changes or alterations in any building, fence, ground mounted basketball hoop, wall or other Structure, must receive the prior written approval of the DRAC. No changes in or deviations from such plans and specifications once approved shall be made without written approval of the DRAC.

The DRAC recommends, as to any of the requirements above, that preliminary plans be submitted for DRAC review prior to the development of final working drawings or obtaining permits from the City of Mesa.

Once a project is approved by the DRAC, the project must be completed within the time frame included on the application or in accordance with any alternate timeline established in the written approval from the DRAC provided to the Owner, whichever is shorter.

### **SECTION 1.3.1 BUILDING PERMITS**

DRAC approval is separate from, and in addition to any permits or approvals required by the City of Mesa or any other governmental entity. It is advisable that the designer, architect and/or builder be cognizant of all City of Mesa building code, zoning, and permit requirements. DRAC's review is for aesthetic considerations only. Neither the approval of the plans nor the approval of the actual construction by the Association or DRAC shall constitute a representation or warranty that the plans or construction comply with applicable governmental requirements or applicable engineering, design, or safety standards. (ARS 33-1817-B-2-e) The Owner is responsible for verifying compliance with all applicable codes, ordinances, laws, and regulations. Permits must be provided to DRAC for all approved projects that require City of Mesa permits.

#### **SECTION 1.4      VIOALTIONS AND VIOLATION APPEAL PROCESS**

Any member who has received a Friendly Reminder or Violation Notice of Guidelines pertaining to community aesthetics, will be given an opportunity to bring the property into compliance by submitting an Architectural Application to be reviewed by the DRAC. The application must be received within 21 calendar days after the date of the First Violation Notice. If the application is denied by the DRAC, the member may appeal the denial, per the process listed in Section 1.5 of the Residential Architectural Guidelines. If resolution cannot be made, continued violations will be sent to the Board to pursue legal action.

#### **SECTION 1.5      ARCHITECTURAL REVIEW PANEL**

The DRAC shall appoint a five (5) member panel of Owners (“Architectural Review Panel”), any three (3) of which may be assigned by the Association to review an appeal of denial from the DRAC. In the event an Owner’s request to the DRAC is rejected, the Owner may request an appeal. Requests for appeal review must be received in writing within fifteen (15) calendar days after date of notice of DRAC denial. The appealing Owner may appear before the three members of the Architectural Review Panel and present facts and documents which will clarify the case and support their position. Staff may provide information and rebuttal to the Architectural Review Panel based on available records. The Architectural Review Panel will take all appeals under advisement and forward their recommendation, in writing, to the DRAC within five (5) business days after the appeal hearing. In addition, staff may forward a similar report to the DRAC for consideration. All decisions will be based on the facts, written guidelines, maintaining continuity of neighborhoods and precedent, either for or against. No position will be taken contrary to the deed restrictions. The DRAC will use good faith efforts to make its decision within twenty-one (21) business days of receiving the recommendation of the Architectural Review Panel and staff (if any). Positions taken and recommendations made by the Architectural Review Panel are advisory only and will be limited to assisting the DRAC in reaching a final decision. All DRAC decisions made after advisement by Architectural Review Panel are final.

#### **SECTION 1.6      ARCHITECTURAL VARIANCES**

The DRAC may authorize variances from compliance with any provision of these Residential Architectural Guidelines in circumstances where the design meets the intent of the provision at hand and where granting of the variance would enhance design, innovation and excellence, or when circumstances such as topography, natural obstructions, hardship, aesthetics or environmental considerations so require, and the DRAC determines in its sole discretion, that the objective of the particular requirement can still be achieved. No variance shall be effective unless in writing and signed by the DRAC or parties appointed by the DRAC. No variance may be contrary to the Association’s governing documents. For the purposes of this section, inability to obtain approval from any governmental agency, issuance of any permit, or terms of any financing shall not constitute a hardship.

## **SECTION 1.7 REVISIONS TO ARCHITECTURAL GUIDELINES**

Any revisions to the Residential Architectural Guidelines shall be determined by the DRAC. Guidelines will be reviewed annually. All proposed revision drafts shall be reviewed by legal counsel for advice and presented at a minimum of two (2) open workshops to receive member suggestions and comments. Any revisions to the Residential Architectural Guidelines will require the approval of the DRAC by a 2/3 vote.

## **2. THE DOBSON RANCH ARCHITECTURAL COMMITTEE RULES AND REGULATIONS**

### **SECTION 2.1 ANTENNAS AND SATELLITE DISHES**

Advance approval by the DRAC is not required for the installation of antennas and satellite dishes falling under applicable FCC regulations. Such devices are antennas or satellite dishes that are on (1) meter or less in diameter and are designed to receive direct broadcast satellite service, video programming services via broadband radio service, wireless signals, local television broadcast signals or to transmit fixed wireless signals via satellite, or wireless signals. Such antennas and satellite dishes shall be mounted, to the extent reasonably possible, to not be visible from neighboring Lots, common area, or the street and adhere to the following restrictions:

1. All exposed wires must be fastened down and painted to match the body of the house so long as doing so will not void the manufacturer's warranty, affect the signal, or unreasonably increase the cost of installation.
2. Antennas and satellite dishes are recommended to be placed on the rear or side of the main residential Structure, unless such installation would prevent acceptable quality signal, unreasonable delays, or unreasonable costs.
3. The DRAC reserves the right to request that an Owner install landscaping or other improvements ("screening") to help ensure an antenna or satellite dish is not visible from neighboring property. Such screening must be approved by the DRAC prior to installation and shall be installed within thirty (30) days of receiving the DRAC's approval. Screening must be maintained by the Owner in good condition at all times.
4. The installation of the antenna or satellite dish must comply with all applicable laws, regulations and codes. Installation must be pursuant to the manufacturer's instructions.
5. If any provision of these guidelines is ruled invalid, the remainder of these rules shall remain in full force and effect. If the FCC modifies its rules, the modified rules shall be incorporated into these rules as if fully set forth herein.
6. Antennas and satellite dishes must be removed if not in use. Upon written demand from the Association to the Owner, any existing or non-conforming antennas shall be promptly removed.

The placement and screening of antennas and satellite dishes not governed by Federal Communications Commission ("FCC") regulations is addressed by the provisions of the various subdivision declarations. If permitted in a particular subdivision, such antennas and satellite dishes generally must receive the prior written approval of DRAC and be ground mounted, with all wiring underground or visually integrated with and painted the color of the main residential Structure. Please consult your declaration for further guidance for any antenna not covered by the FCC regulations.

## **SECTION 2.2 CLOTHES DRYING FACILITIES**

If not prohibited under the declaration for your subdivision, any clothes drying facilities shall be placed and maintained exclusively within a fenced Rear Yard or otherwise concealed and shall not be visible from the ground level of neighboring property or from the street, sidewalk, or Common Area.

## **SECTION 2.3 DOCKS**

For each Lot which abuts a lake Common Area there is also created an easement for the purpose of construction of a dock over the Common Areas owned by the Association beyond the seawall, said dock to be cantilevered and to extend no more than six (6) feet onto said Common Area. The plans for said dock shall be submitted in advance of construction to the DRAC for prior approval. Docks are to be structurally sound and maintained in good repair. In addition, please consult the declaration for your subdivision to determine whether more restrictive provisions or additional restrictions may apply.

## **SECTION 2.4 EXTERIOR COLORS**

All plans and specifications must include the detail of the exterior colors, including all exterior surfaces and roofs. Exterior surfaces or colors must be generally compatible with the other Structures in the neighborhood. All colors for exterior surfaces must be taken from the Dobson Ranch Color Code ("DRCC"), which shall consist of a color palette range. This color range includes base and trim colors that are compatible with the architectural style, age, theme and other factors. The colors of a main residential Structure, base and trim, may not be extended to include the fence unless approval is expressly given by the DRAC. Approved colors by the DRAC are available at the La Casita Office and at [dobsonranchhoa.com](http://dobsonranchhoa.com). Any repainting, redecorating or other change of an exterior surface will require prior written approval of the DRAC. Any repainting of an existing non-conforming color must be approved by the DRAC. Exterior paint should be maintained and/or repainted when the existing paint has deteriorated to a point to present noticeable changes in appearance to the property.

Gutters shall match the color of home or fascia as close as possible.



## **SECTION 2.5 OUTSIDE LIGHTING**

The installation or modification of outside lighting requires the prior written approval of the DRAC. Spotlights, flashing lights, floodlights and other similar lighting may not be placed and used on any Lot in any way which would disturb or interfere with the enjoyment and privacy of an adjoining Lot(s) or Common Area. Care should be taken to avoid light trespassing into neighboring properties, per City of Mesa Code, and consider Dark Sky principles.

String lights are permitted in the Rear Yard only, so long as the following provisions are followed: String lights may be installed on the bottom of the lowest single-story eave of the home, permanent shade structures, pergolas, and gazebos. String lights may be attached to the perimeter wall but must be hung below the top of the wall and may not be along or attached to view fence. String lights need to be a warm white and between 2700-3000 Kelvins. String lights are only allowed in the backyard except for a front courtyard that is enclosed with a minimum of six (6')ft high wall. Decorative shapes, flashing, flickering, or blinking lights are strictly prohibited. String lights shall not be left on past 10:00PM unless they are actively being used and are not permitted to be used as security lighting. Any colors other than white lights are prohibited. String lights shall not be oriented in a vertical or angled orientation or around tress or poles.

### **SECTION 2.5.1 HOLIDAY LIGHTS AND DECORATIONS**

Federally recognized holiday decorations do not require approval if installed no earlier than thirty (30) days before a holiday and removed no later than twenty-one (21) days after a holiday. Holiday decorations must not use offensive language or employ light or sound in a manner that creates a nuisance for neighboring residents. The DRAC reserves the right to request modifications to holiday decorations that it determines violate these restrictions.

## **SECTION 2.6 SECURITY CAMERAS**

Security cameras, Ring doorbells, etc. must be mounted to the main residential Structure in a visually unobtrusive way and so that all cords and cables are inconspicuous.

## **SECTION 2.7 FENCES AND GATES**

Concrete block fences and walls, and any portion thereof, must be repaired or replaced with concrete block to match existing when they become worn, damaged, broken, discolored, weather-beaten, or otherwise unsightly. Fences and walls that are not concrete block must be replaced with concrete block when they become worn, damaged, broken, discolored, weather-beaten, or otherwise unsightly. Non-concrete block material for the repair or replacement of fences and walls will not be allowed. Any repair to or replacement of a portion of a wall or fence must be accomplished in such a manner so that the repaired or replaced portion is uniform in appearance with the surrounding portions of the wall or fence which are not repaired or replaced. Fences and walls must be painted to follow Section 2.7.2 of these Residential Architectural Guidelines. The DRAC may deny any improvements or

repairs which, in its opinion, are not suitable or desirable for aesthetic reasons. In making such a determination, the DRAC shall have the right to consider the nature of the repair or replacement, the materials used in the repair or replacement, the harmony with the surroundings that will result from the repair or replacement, and the effect of the repair or replacement on the appearance of the property from the adjacent or neighboring properties.

No fence or freestanding wall within or along the boundary of the required Side or Rear Yards shall exceed a height of six (6) feet, per City of Mesa Ordinance 11-30-4. In addition, please consult the declaration for your subdivision to determine whether more restrictive provisions or additional restrictions may apply for walls and fences on your Lot.

The following wall and fence materials are not permitted in accordance with the overall theme of Dobson Ranch: plastic, chain link or wire mesh, lattice, plywood, used wood, bamboo panel fencing, new wood slats mixed with existing aged wood and corrugated metal.

Gates must be maintained, repaired, or replaced when they are or become worn, damaged, broken, discolored, weather-beaten, or otherwise unsightly.

### **SECTION 2.7.1 PONY WALLS**

In compliance with City of Mesa Ordinance 11-30-4, Pony Walls in front yards shall not exceed a maximum height of three and half (3.5') feet. Construction of Pony Walls must use concrete block and shall have prior written approval of the DRAC. See appendix for drawings.

### **SECTION 2.7.2 UNIFORM PAINTING**

Uniform painting of the exterior surface of fencing and walls separating arterial streets, collector streets and thoroughfares from the Lots and Common Areas of the Association, or separating Lots from the Common Area, painted surface color shall be "Bungalow Beige SW7511".

Fencing and walls in between Lots may be painted to match color of house.

### **SECTION 2.8 LAKE FRONT WALLS AND FENCES**

Where a lake front property Owner desires a wall or fence parallel with the shoreline, view fences along the lake and golf course shall be masonry construction to a maximum of three (3) foot limit, with black wrought iron fencing to a maximum height of six (6) feet. Where fence meshing is desired to screen wrought iron sections, material must be approved by the DRAC, who will determine the aesthetic continuity on a case-by-case basis. Lake front property Owners should be aware that the shoreline is not the Lot property line which may, in fact, be set back from the water. Use of a surveyor is highly recommended before any wall or fence installation along the shoreline. The DRAC reserves

the right to demand that any wall or fence installed outside the Lot boundaries be removed and the area restored to its prior condition at the sole cost of the Owner. In addition, please consult the declaration for your subdivision to determine whether more restrictive provisions or additional restrictions may apply.

## **SECTION 2.9      FLAGPOLES AND FLAGS**

An Owner may install one (1) flagpole on the Lot with prior written approval of the DRAC. No flagpole may exceed the height of the rooftop of the Owner's main residential Structure. In lieu of a freestanding flagpole, one (1) wall-mounted flagpole may be installed on the front of main residential Structure. Flagpoles and flags are subject to the following restrictions:

1. Freestanding Flagpoles may be metal, steel, aluminum, or stained wood; any other material must be approved by the DRAC. Plastic and PVC piping may not be used as a flagpole.
2. Flagpoles in the front yard shall be no more than 7 feet away from the dwelling/face of the house.
3. Flagpoles located in the back yard shall be setback a minimum of 10 feet from the side and rear perimeter fences and/or walls.
4. A wall-mounted flagpole may not exceed six feet (6) in length, and the attaching bracket must be painted to match the wall on which the flagpole is attached.
5. Flags should not exceed three feet by five feet (3' x 5') in size.
6. Owners who install a flagpole and fly a flag must take reasonable steps to mitigate any noise created by the flag, flagpole, and all related equipment so as not to disturb their neighbors. Before or after installation, the DRAC may require the Owner to make any modifications or changes to the size and location of the flag, flagpole, and equipment that are deemed necessary, in the Association's judgment, to allow other Owners the peaceful and quiet enjoyment of their homes.
7. Flags that are required to be permitted by law may be flown on the Lot in accordance with the Federal Flag Code (P.L. 94-344); however, no more than two (2) flags may be flown at the same time.

## **SECTION 2.9.1 BANNERS**

Unless otherwise prohibited by an individual subdivision's declaration one (1) banner may be flown from a wall mounted flagpole, in lieu of the permitted flags, so long as such banners do not exceed the size of a permitted flag or have any offensive language or graphics. DRAC prior approval is not required.

See A.R.S 33-1808 Flag Display; Political Signs; Caution Signs; For Sale; Rent or Lease signs; Political activities; definition

## **SECTION 2.10 SIGNS**

Except for such Signs that may not be prohibited by law, Signs explicitly permitted on a Lot pursuant to the terms of the declaration of your subdivision, or real estate or political Signs in compliance with the provisions below, no Sign of any type shall be erected, placed, affixed or maintained on any Lot or any mailbox, utility pole, utility box, Signpost, or fence, or other Structure in the Common Area.

An Owner may display one Sign that the Lot is "For Sale," "For Lease" or "For Rent." Such Sign must be clean and in good condition and may be no larger than 18" by 24". Such Sign may have a single rider, which shall be no larger than 6" by 24". If an open house is scheduled, an Owner may display a single "Open House" Sign on their Lot. Signs should be placed on a Sign mounting post in in good condition. Except for sold or sale pending Signs, no attachments or decorative items may be attached to any permitted Sign or post, including, but not limited to, flyer's, tubes, balloons, banners or any other promotional material. No Sign may be illuminated.

Political Signs should be placed no earlier than seventy-one (71) days prior to the day of election and remain no later than fifteen (15) days after the election, with an aggregate total dimension of all political Signs on a Lot not to exceed 9 square feet or such greater amount as may be explicitly permitted under applicable law. For a sign for a candidate in a primary election who does not advance to the general election, the sign can remain no later than fifteen (15) days after the primary election.

No signs advertising a business may be placed on the Lot.

See A.R.S. 33-1808 Flag Display; Political Signs; Caution Signs; For Sale; Rent or lease signs; Political activities; definition

## **SECTION 2.11 ACCESSORY STRUCTURES**

### **SECTION 2.11.1 PERMANENT STRUCTURES**

Green houses, gazebos, pergolas above ground pools, animal pens, bird cages, visible gas tanks, or other Permanent Structures are not permitted in the Front Yards of any Lot. Unless more restrictive provisions exist in the declaration for your subdivision, these items are permitted in the Rear or Side Yards. All accessory Structures that are visible from outside the Lot must have prior written approval from the DRAC. On Lots facing Common Areas, Structures shall be minimum of twenty (20') ft from Common Area wall/fence. All such Structures will be held to the same level of appearance and maintenance as a main residential Structures and prohibited from being used as dwellings. Above ground pools require appropriate screening to shield from Common Areas. Permanent accessory structures shall not exceed ten (10) ft high and must be set back a minimum of six (6) ft from property lines.

### **SECTION 2.11.2 SHEDS**

Sheds need to be painted same as home or a neutral color. All sheds must receive prior written approval of the DRAC. Sheds in side Yards must be set back five (5') ft from the front wall/fence and may not exceed twelve (12') ft over a six (6') ft wall. Any shed in a Side Yard closer than six (6') ft to the main residential Structure cannot have permanent foundation, electrical or plumbing, per Mesa Zoning 11-30-17.

See Appendix for drawing

### **SECTION 2.11.3 PLAY STRUCTURES**

Canvas on top of Play Structures must be maintained at all times. The height of a Play Structure can be no more than twelve (12') ft in height and must be set back six (6') ft from every wall/fence. All Play Structures must receive prior written approval of the DRAC.

See Appendix for drawing

## **SECTION 2.12    TEMPORARY STRUCTURES**

### **SECTION 2.12.1    PLAY EQUIPMENT**

Height of Play Equipment such as swing sets, trampolines, basketball hoops etc.... may not exceed twelve (12') ft in height and must be six (6') ft away from Rear Yard wall. Trampolines must be properly secured and maintained. Basketball hoops cannot be mounted to the main residential Structure and must be maintained. All Play Equipment must receive prior written approval of the DRAC.

See Appendix for drawing

### **SECTION 2.12.2    SPORTS PROTECTION NETTING**

Specific screening / protection devices designed to help protect against damage due to sports balls may be allowed per the following guidelines. A framed, sturdy net may be installed. The frame should be a minimum of two (2) inches diameter or width. The frame shall extend across the top and bottom and both sides of the net. The frame shall not exceed twenty-four (24) inches higher than the peak of the roof. An upright support may be required every eight (8) to ten (10) feet depending upon the length of the screen. The net material shall be three-fourths ( $\frac{3}{4}$ ) inch vinyl coated golf net, black in color. The sports net shall be affixed with lacing on all four sides. The frame shall be painted the color compatible with the main residential Structure or adjacent wall. Any screening requires the prior written approval of the DRAC; shall be structurally sound and always maintained in good repair.

### **SECTION 2.12.3    SUNSHADES, FABRIC SHADES, UMBRELLAS**

Sunshades are not permitted in the Front Yard. Material, location, structure, and height shall be reviewed on a case-by-case basis and require prior written approval from the DRAC. All such Structures will be held to the same level of appearance, maintenance, and color scheme as main residential Structures. Fabric shades shall be replaced when visibly worn, ripped, or deteriorated. These types of Structures cannot be higher than eight (8') ft.

## **SECTION 2.13    WINDOWS AND AWNINGS**

No metal or rigid plastic awnings of any nature whatsoever shall be installed on the outside of any Structure in the Association. Only awnings of canvas or other types of woven material along with any type of security screening that has been approved by the DRAC will be permitted. All broken windows must be repaired in a timely manner and shall not be covered with aluminum foil or other unsightly, torn or broken material. Window screen tints must be either bronze, black, or tan.

## **SECTION 2.14 CARE OF PROPERTIES**

Grass shall be maintained as to present a tidy appearance. Yards must be at all times kept in a neat, slightly and weed-free condition and shall be cultivated, watered and planted sufficiently to maintain an appearance not out of keeping with that of typical improved properties in the Association with plants and trees. Any Wildflowers need to be maintained, cut and pulled when not in bloom. Yards will generally be of two types: turf/grass (including artificial grass) or desert landscaping. Either type must show a scheme and design, evidence of maintenance and upkeep. The total Front and Side Yard landscaping shall not be comprised of over 50% cement and/or brickwork. In no case will baredirt or rock only be permitted. During prolonged absence, Owners shall arrange for the care of the Lot to keep the Lot in compliance with the requirements of this section. Precautions shall be taken by Owners to prevent debris, seed pods, fruit, and other plant materials from being deposited in the lakes, Common Areas or adjoining Lots.

## **SECTION 2.15 RUBBISH AND DEBRIS**

Rubbish and debris shall not be allowed to accumulate on any Lot, and the Owner shall be responsible for all clean-up and maintenance. Visible yard areas, including carports, shall not be used for storage.

## **SECTION 2.16 VISIBLE YARD AREAS**

Visible Yard Areas shall be landscaped. Landscaping may consist of grass, trees, plants, shrubs, decorative stone, artificial turf, or other materials approved by the DRAC. Exposed dirt is not an approved landscape material. Front Yards shall have and maintain a minimum of one (1) live tree (fifteen (15) gallon size or larger) trees must have a minimum mature height of ten (10) feet, two (2) live shrubs five (5) gallon size or larger) and must be permanently planted in the ground. Cacti is not considered a tree. Any installation or modification of landscaping (other than like-kind replacement of plant material) or hard-scape improvements must receive the prior written approval of the DRAC.

See Appendix for examples

## **SECTION 2.17 TREES**

No trees, shrubs, or planting of any kind on a Lot shall be allowed to overhang or otherwise to encroach upon any bicycle path, sidewalk, or any other pedestrian way or any other property in the Dobson Association, including another Lot, from ground level to a height of eight (8) feet or overhang or encroach upon any public right-of-way or street from ground level to a height of fourteen (14) feet. Dead tree stumps must either be cut below ground level or the stump be "ground" so as not to be visible from the street. Trees, shrubs, or plantings must be maintained with significant dead

foliage/limbs removed. All palm trees must be trimmed on a regular basis to remove any dead or brown fronds from palm trees. Trees and shrubs shall be trimmed eight (8) feet above the lakes. In addition, please consult the declaration for your subdivision to determine whether more restrictive provisions or additional restrictions may apply.

Any trees, bushes, or foliage that have thorns, spikes, or other dangerous points must be kept trimmed so that the points do not present a hazard to people using any adjoining area.

Any trees with fruits must be properly pruned and maintained to reduce unsightly and disorderly growth, and any fruit or fruit waste that has fallen must be disposed of.

## **SECTION 2.18 GRASS LANDSCAPING**

Winter Grass is not a requirement. Lawns not over seeded during the winter season are to be maintained (mowed, weeded, and edged).

Summer grass is to be maintained (green, mowed, weeded, and edged).

Artificial grass is to be maintained (cleaned, brushed, and replaced as necessary) to ensure an appearance that mimics real, live turf and needs to be installed in a professional manner.

## **SECTION 2.19 YARD AREAS PROHIBITED USES**

Visible Yard Areas shall only be used for landscaping and related hardscape. The prohibited uses of Visible Yard Areas include, but are not limited to, the erection or maintenance of metal tanks, storage sheds, placement, or storage of cords of wood or equipment of any nature, storage or parking of any vehicle or storage of trash containers. The DRAC may give written approval to permit an otherwise prohibited use of the Visible Yard Areas. In particular, additional parking may be added to a Lot upon first obtaining written approval of the DRAC, provided that such additional parking is contiguous to the existing driveway, is constructed of the same material as the existing driveway and is no wider than 10 feet beyond the garage width. In no event, however, shall parking or construction of a driveway be permitted within six (6) feet of a neighboring Structure or in the case of a corner Lot (except for the original driveway), within the triangular area formed by the street property lines and a line connecting them at the points sixty (60) feet from the intersection of the street lines or in the case of a rounded property corner from the intersection of the street property lines extended, unless a different requirement is explicitly described in the declaration for your particular subdivision. The intent of the DRAC is to prohibit the parking of vehicles in Side Yards, street side of corner Lots. Walkways adjacent to a driveway and of different material cannot be wider than five (5) feet and no vehicles of any kind can be parked on them.

See Appendix for drawing



## **SECTION 2.20 TRASH BIN STORAGE**

Trash containers shall not be visible in the front or side yards and must be stored fully closed. Trash containers may be screened with minimum 3-6inch high wall with prior written approval of the DRAC.

## **SECTION 2.21 PORTABLE MOVING CONTAINERS AND DUMPSTERS**

Portable moving containers and dumpsters (including bag / soft sided dumpsters) are permitted on a Lot as a temporary circumstance for up to fourteen (14) days, with prior notification to the Association of time frames, subject to request for additional extension. Dumpsters and containers shall not block any street or sidewalk.

## **SECTION 2.22 PORTA POTTY/PORTABLE TOILET RENTAL**

An Owner is permitted to have one (1) port-a-potty / portable toilet located in the Front Yard of the Lot for the purpose of supporting an approved construction project. The maximum size is to be single-standard occupancy. The porta potty/portable toilet must be cleaned at a minimum of one time per week and can remain for 90 days.

## **SECTION 2.23 ROOF STRUCTURES AND DEVICES**

### **SECTION 2.23.1 ROOF MAINTENANCE**

Each roof and portion there of that is visible from the streets, sidewalks or Common Areas shall be maintained, repaired, and always kept in good condition. Specifically, roofing material (including shingle, shake, tile, etc.) must be replaced or repaired when it is or becomes worn, damaged, torn, broken, discolored, weather-beaten or otherwise unsightly due to disrepair. The DRAC recognizes that these repairs and maintenance may be expensive in certain situations. Therefore, the DRAC may extend the period of time to make such repairs up to three (3) months after receiving notice from the Association. Painting of roof is not permitted.

### **SECTION 2.23.2 SOLAR ENERGY DEVICES AND MECHANICAL DEVICES**

Solar EnergyDevices subject to Section 33-1816 of the Arizona Revised Statutes must comply with the followingprovisions to the extent that they do not impair the functioning of the device or adversely affect its cost and efficiency: (i) The Solar Energy Device must be placed in the Rear Yard or on a portion off he roof facing away from the street; (ii) The Solar Energy Device must be installed flush

with roof and shielded from view to the maximum extent possible and all landscaping or Structures used to shield the device must be approved by the DRAC prior to installation; (iii) The Solar Energy Device must comply with all applicable city, county and state regulations and codes; and (iv) In order to protect against personal injury, Solar Energy Devices may not block or obstruct any driver's view of the street or intersection. No Solar Energy Device may encroach on the Common Area or the property of another Owner. Solar Energy Devices must be maintained in safe and operable condition at all times.

## **SECTION 2.24 MAILBOXES**

The location and design of all mailboxes requires DRAC approval prior to installation. USPS standards on mailbox specifications, placement, and positioning must be followed. Mailboxes and supporting posts are to be kept in good condition and adequately painted.

### **SECTION 2.24.1 LITTLE FREE LIBRARY'S**

Little Free Library's must have written approval of the DRAC prior to installing and shall comply with the standard set of requirements found in Section 11-30-4.A.3 of the Mesa Zoning Ordinance regarding decorative features when placed in front yards and street side yards. Each Library must be placed on private property of the Library Steward and no more than one Little Free Library may be placed on any individual lot or parcel. Little Free Library's shall not be placed within the public right-of-way which is a setback of 3.5 feet from the inside edge of the sidewalk (the side closest to the residence, away from the street). The device shall not interfere with the use of public sidewalks or emergency exits, the placement of the device may not impede vehicle-sight-visibility at street intersections or driveways. The device shall be weighted or otherwise anchored so as to remain stable and in-place in the event of high winds. The device shall provide a completely enclosed space for the books and materials, with a door or similar feature that is fully fastened when shut. The books and other contents will be required to remain within the enclosed device, and may not be stacked or otherwise placed outside of the enclosed device. The Library Steward is responsible for insuring the appropriateness of the books for a general audience and removing any inappropriate materials. The design of Little Free Library's should consider access for children and people with disabilities. Ensure that the area surrounding your Little Free Library consists of smooth and even surfaces for safe approach. The standard seat-to-floor height for a wheelchair is 18 – 20 inches and maximum reach should be no higher than 48 inches. Ensure your library is installed low enough for small children and someone in a wheelchair to see inside and reach the books. Boxes shall not exceed 30 inches wide x 30 inches tall x 18 inches deep. The overall height of the box and stand shall not exceed 5 feet. The Free Little Library box shall be designed to be consistent with the aesthetics of neighboring homes. The Library Steward agrees to look after, repair, and maintain their box.

## **SECTION 2.25 GARAGES AND CARPORTS**

Any garages or carports must comply with the restrictions contained in the declaration for your particular subdivision. No carport or garage may be enclosed or converted into livable area. Carports may be converted into garages only with prior approval from the DRAC.

## **SECTION 2.26 VEHICLES AND PARKING**

### **SECTION 2.26.1 VEHICLES**

No mobile homes, travel trailer, tent trailer, trailer, recreational vehicle, motorhome, detached camper, boat, boat trailer, box truck, semi-truck / tractor-trailer, ATV, off-road vehicle or race car shall be parked on any driveway, carport, Front Yards or portions of Side Yards visible from the sidewalk, street, or common area. Such vehicle or equipment when parked in a Rear or Side Yard may not exceed the height of the fence, and may not be visible from the sidewalk, street or common area. Please refer to your subdivision's CCRs for further clarification.

### **SECTION 2.26.2 TEMPORARY PARKING**

The DRAC does not intend to enforce the parking restrictions for mobile homes, motor homes, boats, recreational vehicles, trailers, campers, or other similar vehicles that are parked on any residential Lot for periods not to exceed forty-eight (48) hours within any period of seven (7) consecutive days for the purposes of loading, unloading, and cleaning such vehicles. The Association must be notified in writing of the necessity and time frame of all temporary non-compliant vehicle parking before hand. Such vehicles may not be occupied by guests or any persons and should be parked as to not create an obstruction, restrict crosswalks or ramps, or obstruct visibility from street intersections or driveways. This provisional grace period is a courtesy, revocable if misused.

### **SECTION 2.26.3 STORING OF VEHICLES**

No vehicle of any type which is abandoned and inoperable shall be stored or kept on any Lot within this subdivision in such a manner as to be seen from any other Lot or from any streets or alleyways within any subdivision. Vehicles which are unlicensed, lack a current registration or are otherwise unsafe for road use shall not be parked or stored to be seen from the street, Common Area or neighboring Lots. Please refer to your subdivisions CCRs for further clarification.

## **SECTION 2.27 WATERCRAFT**

All watercraft used on the lakes shall be registered with the Dobson Ranch Recreation Department. Please see Common Area Guidelines for watercraft Guidelines.

## **APPENDIX A. DEFINITIONS**

“Architectural Review Panel” means a panel of members, appointed by DRAC, which will review an appeal of a denial by DRAC and may make advisory recommendations to DRAC.

“Blight or Disrepair”: All improved landscaped yards visible from the adjacent rights of way so as not to exhibit deterioration, disrepair or blight constituting more than 20 contiguous square feet, or more than 10 percent of the area.

“Board” refers to The Dobson Association, Inc. Board of Directors. “DRAC” mean Dobson Ranch Architectural Committee.

“Member” shall mean and refer to those persons entitled to membership as provided in the Declaration (also referred to as “homeowner”).

“Neat, Attractive, & Sightly” mean habitually clean, orderly, and harmonious, as determined by the DRAC in its sole and absolute discretion.

“Inoperable Vehicle” includes, but is not limited to, a vehicle physically incapable of its intended operations, as evidenced by being partially or wholly dismantled, deflated or removed tires, mechanical failure or mechanical disassembly, lack of valid license plate affixed to the vehicle, or the presence of an expired license plate affixed to the vehicle.

“Patio Cover” means a structure providing shade for an outdoor patio area, supported by posts, and firmly attached to a house wall or similar support.

“Play Structure”-small house for children to play in.

“Play Equipment”- a structure that is designed for children to play on that may include slides, swings, climbing equipment, trampolines, and basketball hoops.

“Roll-down Blind” or “Shade Screen” means an open mesh or adjustable slat device that provides protection from the sun.

“Sign” means a lettered board or other display, used to identify, provide direction, or advertise.

“Solar Energy Device” means, as defined in A.R.S. 44-1761, a system or series of mechanisms that is designed primarily to provide heating, to provide cooling, to produce electrical power, to produce mechanical power, to provide solar daylighting or to provide any combination of the foregoing by means of collecting and transferring solar generated energy into such uses either by active or passive means. Such systems may also have the capability of storing such energy for future utilization. Passive systems shall clearly be designed as a solar energy device such as a Trombe wall and not merely a part of a normal structure such as a window. “Solar Energy Device” includes a distributed energy generation system.

“Structure” means anything which is built or constructed, or any piece of work artificially built up or composed of parts, including, but not limited to, houses, buildings, fences, towers, overhead transmission lines and mechanical equipment.

“Structurally Sound” means the Structure has the ability to withstand normal forces; is in good condition; solid and strong; free of defects.

“Tree” means a woody perennial plant, generally having an elongated main stem, and few branches on its lower part coniferous or deciduous. Cacti are not considered trees.

“Visible Yard Area” means a Yard area that can be seen from the public street, the ground floor of neighboring Lots, or the Common Areas.

See Appendix for drawings

“Wall” means a masonry barrier intended to prevent intrusion or to mark a boundary or shield outdoor furniture.

“Yard” An open space on a Lot or parcel of land that begins at an exterior boundary of the main residential Structure and extends to the perimeter of the Lot. Yards may be described as front, side or rear based on the definitions found below and shall not include courtyards or other open space found principally towards the Lot interior. See Appendix for drawings

“Yard, Front” A Yard extending across the full width of the Lot or parcel of land between the most forward plane of the main residential Structure and continuing along the front face of any wall or fence that runs from the side of the main residential Structure to the property lines at each side of the Lot and extending to the street curb or edge of pavement. On single residence corner Lots, the Front Yard shall be the narrower frontage of the Lot or the frontage with the primary entrance.

See Appendix for drawings

“Yard, Side” A Yard extending from the front plane of the main residential Structure to the rear plane of the main residential Structure, and then extending away from the main residential Structure to the street curb or edge of pavement. For corner Lots, all land between the front plane of the main residential Structure to the rear plane of the main residential Structure, and then extending from the portion of the main residential Structure closest to the street to the street curb or edge of pavement shall be considered a Side Yard.

See Appendix for drawings

“Yard, Rear” A Yard extending across the full width of the Lot or parcel of land between the most rear plane of the main residential Structure and the rear property line. See Appendix for drawings

Any other defined terms used herein and not defined above shall have the meaning provided in the Dobson Ranch Common Area Declaration of Covenants, Conditions and Restrictions (the “Declaration”).

## **APPENDIX B. ENFORCEMENT PROCESS**

### **THE DOBSON ASSOCIATION, INC. ENFORCEMENT PROCESS**

When a violation is observed by Code Compliance, the Association intends to follow the process set forth herein, but reserves the right, in its sole and absolute discretion, to vary from this process due to the unique circumstances of individual situations.

1. Friendly Reminder Letter: Upon verification of the existence of a violation, a written Friendly Reminder Letter may be mailed to the Owner providing the specific information regarding the violation and request that corrective action be taken within a specific timeframe or that the violation not re-occur.
  
2. Violation Notices: If the Association decides to skip the Friendly Reminder Letter, the Owner fails to remedy the violation within the timeframe set forth on the Friendly Reminder Letter, or of the violation is initially cured but then occurs again within a period of ninety (90) days from the initial violation addressed in the Friendly Reminder Letter, a written Violation Notice shall be mailed to the Owner. The first Violation Notice shall include:
  - a) The description of the violation.
  - b) The approximate time and place the violation was observed.
  - c) A date for correction of the violation.
  - d) If applicable, the possibility of fines per the fine schedule adopted by the Board.
  - e) A statement advising the Owner of the opportunity to be heard with respect to the violation and the time frame (at least ten (10) days after service of the Violation Notice) to contact the Association, in writing, to exercise the opportunity to request the hearing.
  - f) A statement advising the Owner of how the Owner may contest the violation.
  - g) A statement advising the Owner that the Owner has the right to petition for an administrative hearing on the outstanding violation to the Department of Real Estate.
  
3. Subsequent and/or Continuing Violation Notices: If the violation still exists after the time frame for compliance in the prior notice, or re-occurs within ninety (90) days of the Prior notice, subsequent violation notices can be sent in accordance with the policy, and/or additional fines can be imposed in accordance with the fine schedule adopted by the Board.

If the violation is a re-occurrence, the notice shall contain information required to be provided with the first notice.

### **HEARING AND FINES**

1. Hearing and Waiver of Right to be Heard: If requested within the timeframe prescribed in the Violation Notice from the Association to the Owner, a hearing will be granted by the Board and a reasonable effort will be made to schedule the hearing at a time convenient to both the Board and the Owner.

Any of the following shall constitute a waiver of the Owner's right to the hearing:

- a) The Owner does not contact the Association to request a hearing in the timeframe prescribed in the Violation Notice to the Owner.
- b) The Owner does not respond to the Association's reasonable attempts to schedule a hearing.
- c) After a hearing is scheduled, the Owner does not attend the hearing or provide at least forty-eight (48) hours' notice of their inability to attend the hearing.

A fine may be imposed after the hearing or after the Owner waives the right to be heard. If an Owner waives the right to be heard, the Board will determine fines based on the information it has. Any fine imposed may be applied retroactively to the initial date of the violation.

2. Notice and Amount of Fines: The Owner will be given written notice of the amount of any fines imposed by the Board and the due date for payment of such fines, which shall be at least ten (10) days after notice of the fine is delivered to the Owner. The Board intends to impose fines generally in accordance with the adopted fine schedule for violations listed on the schedule; however, the Board reserves the right to vary from this schedule based on the nature and severity of the offense and the number and history of violations by the Owner. The amount of the fines imposed by the Board shall range from \$15.00 to a maximum of \$1,000.00 per calendar day.
3. Fines for Continuing and Recurring Violations: Once it has been determined by the Association that the violation is a continuing violation, the Board may impose reasonable continuing fines (such as daily, weekly or monthly fines) while the violation continues, and such continuing fines shall accrue until the Owner notifies the Association that the violation has ceased and the Association confirms that it has ceased. If any violation recurs within ninety (90) days from a past violation, it will be considered a continuation of that past violation.

## **REFERRAL TO LEGAL COUNSEL AND OTHER REMEDIES**

At any time during the enforcement process, the DRAC may recommend to the Board involvement by legal counsel. The Board, if it determines that referral to legal counsel is in the best interest of the Association, may refer the violation to legal counsel for action seeking injunctive relief against the Owner to correct or otherwise abate the violation, or to pursue any other legal or equitable remedy that may be available to the Association.

## **RESIDENT COMPLAINT PROCEDURE**

Any resident may make a formal complaint regarding violations of the governing documents. The complaint must be in writing and must include the date and time along with a detailed description of the violation including the people involved. The complaint should be mailed, faxed, or e-mailed to:

The Dobson Association, Inc.  
c/o Code Compliance  
2719 S. Reyes  
Mesa, AZ 85202  
Phone: 480-831-8314

Please note that the information provided is not confidential and, if requested by the violating Owner, will be provided to them as required by law.



## FINES SCHEDULE ADOPTED BY THE BOARD OF DIRECTORS

First Violation: \$75.00

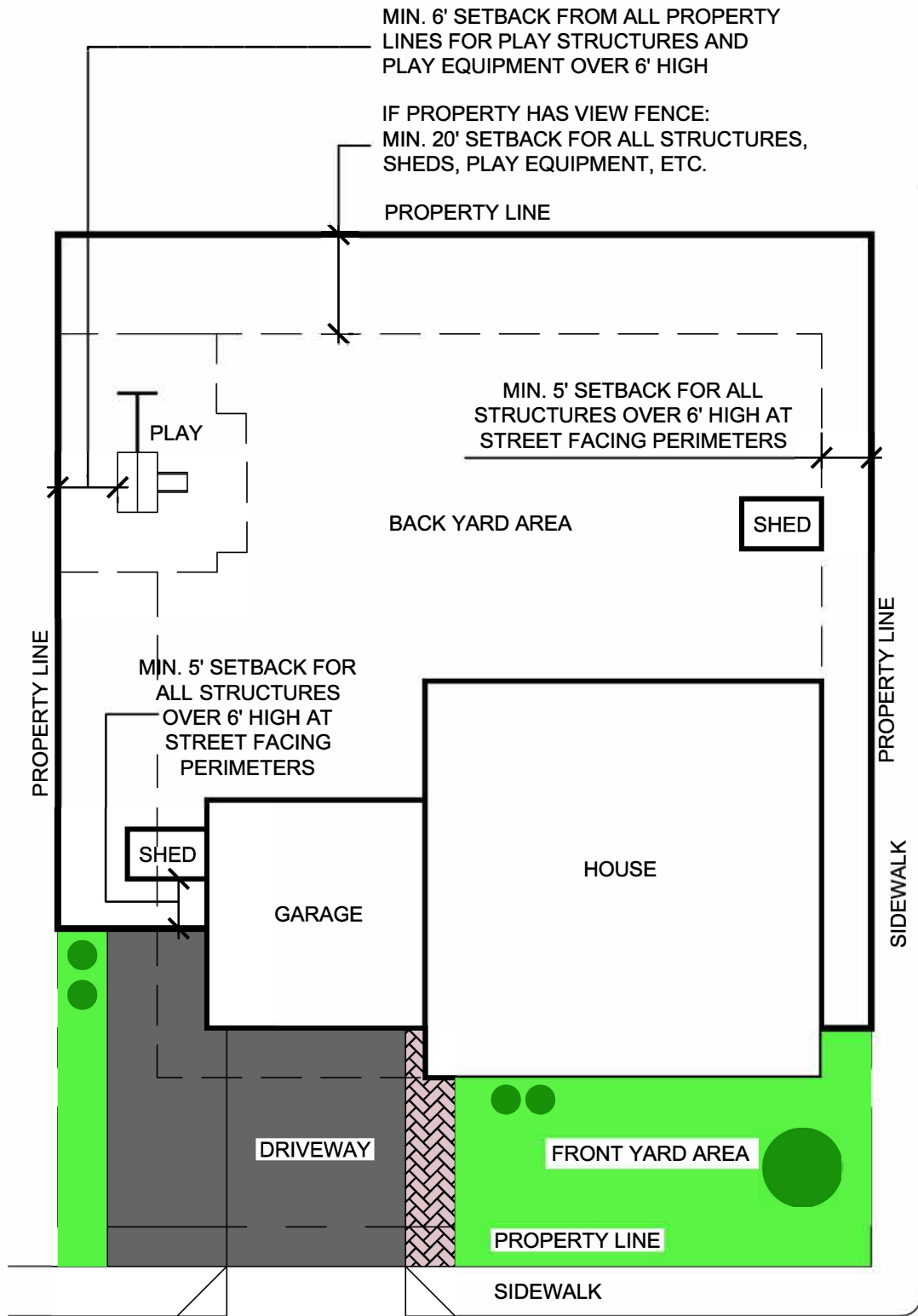
Second Violation: \$125.00

### HABITUAL OFFENDER FINES:

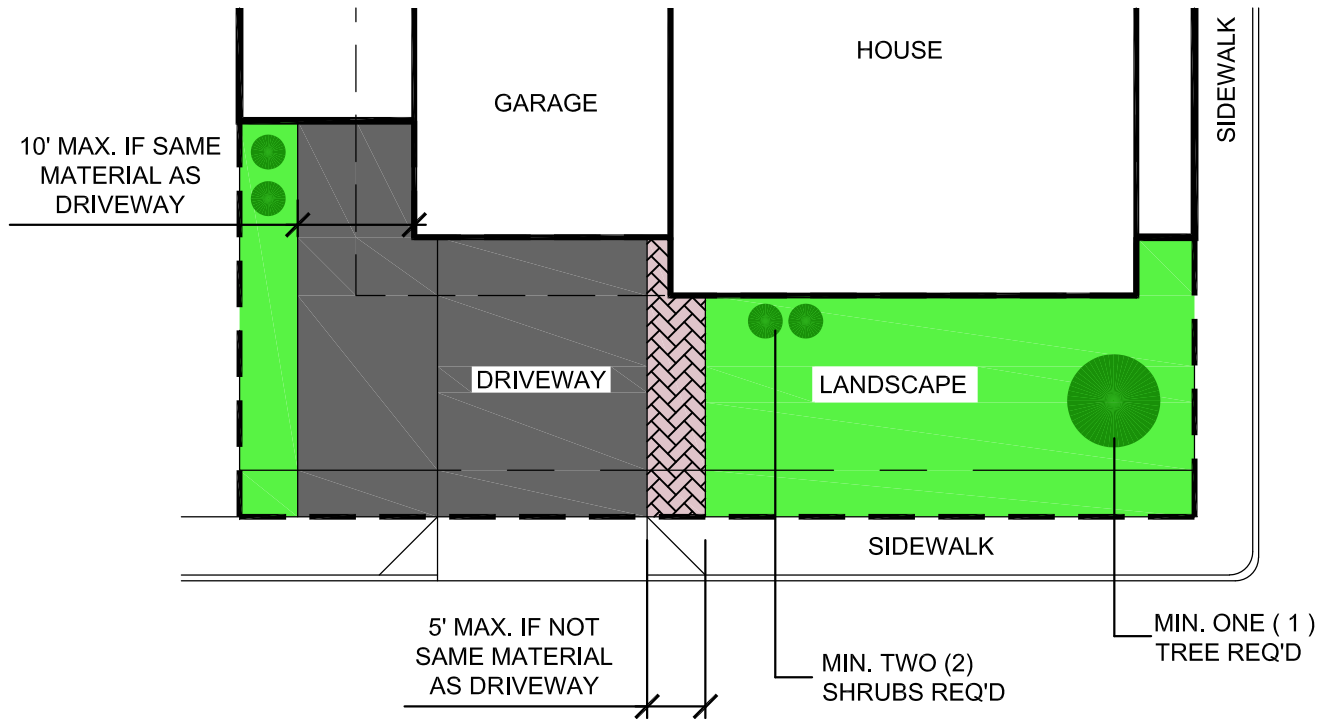
If more than three violation notices have been sent regarding the same issue, from the specific categories of 2.20, 2.25.1, 2.25.3, within the previous 12 months, habitual offender fines can be assessed. Notice will be given that a property falls into the habitual fining category with fines assessed as follows:

2.20 Visible Trash Containers	\$20.00 per day
2.25.1 Vehicles	\$20.00 per day
2.25.3 Storing of Vehicles	\$20.00 per day

# APPENDIX C-1 SETBACKS



# APPENDIX C-2 ALLOWABLE HARDSCAPE



## NOTES:

1. HARDSCAPE (CONCRETE, ASPHALT, PAVERS, ETC.) SHALL NOT EXCEED 50% OF THE TOTAL FRONT YARD AREA

### EXAMPLE:

TOTAL FRONT YARD AREA: 1,800 SQ. FT.

### HARDSCAPE:

DRIVEWAY / CONCRETE: 800 SQ. FT.

FRONT YARD PAVERS: 100 SQ. FT.

LANDSCAPE (PLANT OR ROCK): 900 SQ. FT.

HARDSCAPE COVERAGE = 50% = MAXIMUM ALLOWED

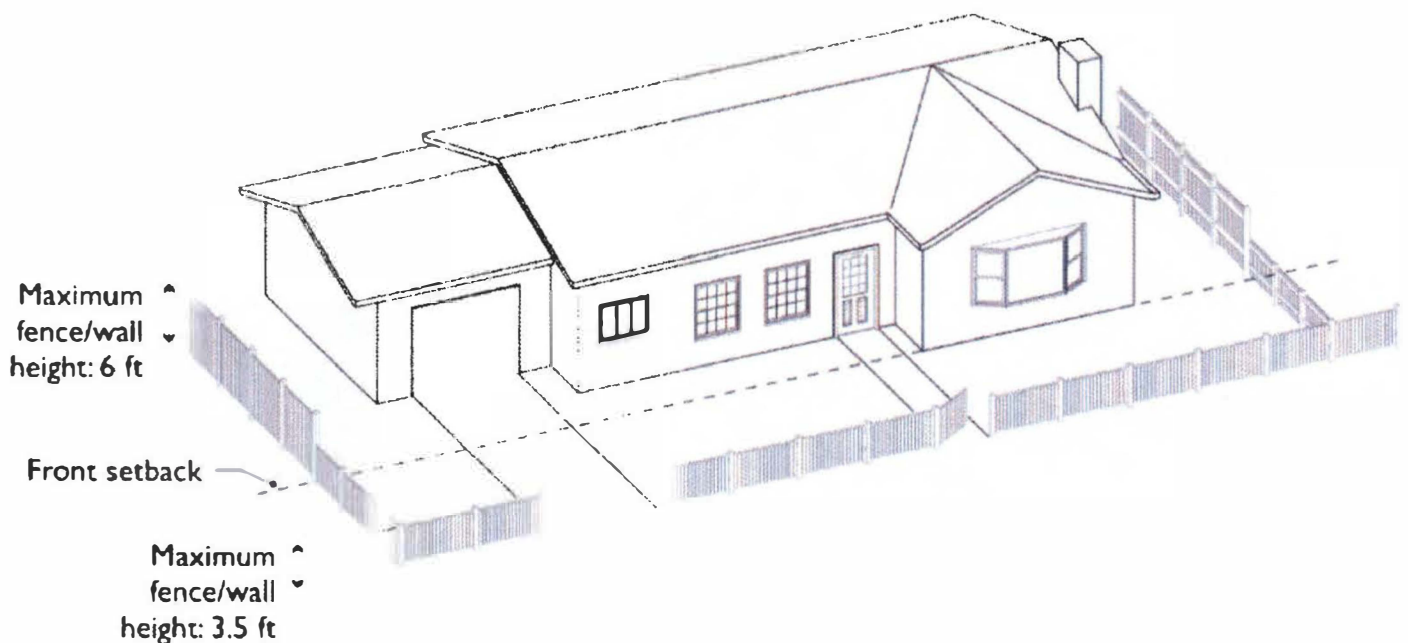
# APPENDIX C-3 WALL & FENCE HEIGHT



EXAMPLE: VIEW FENCE

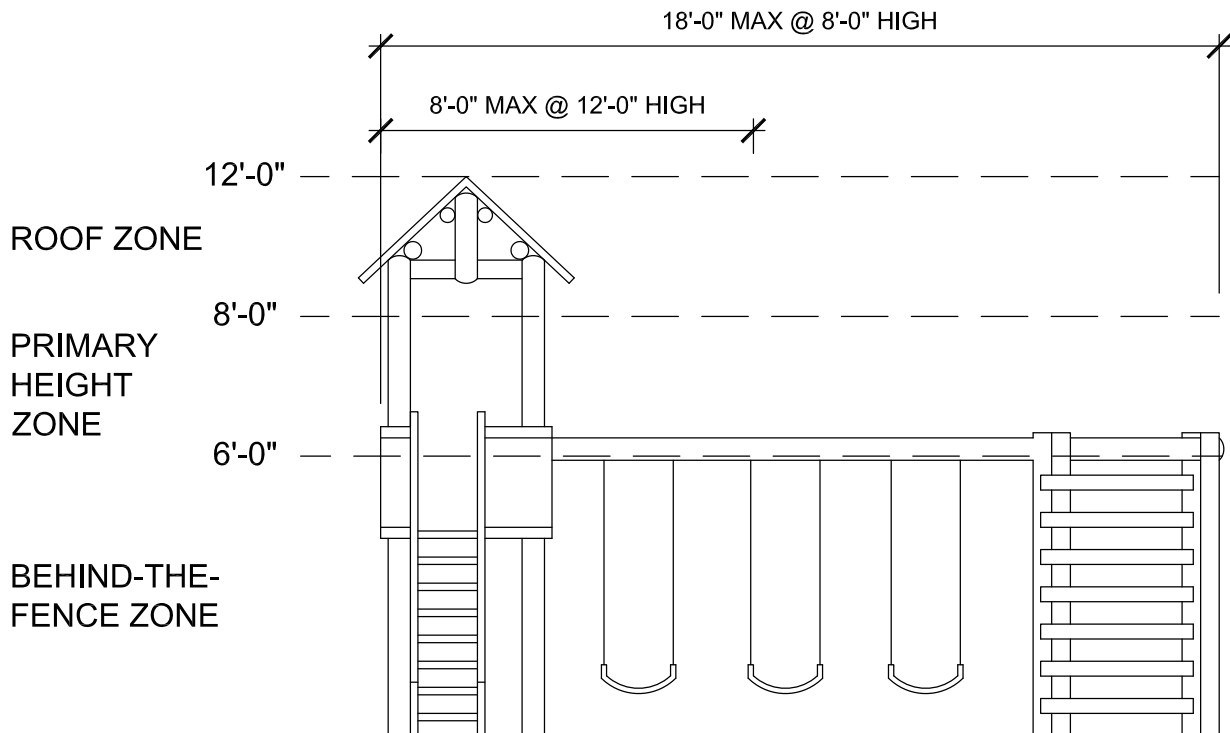
## NOTES:

1. Perimeter walls/fences shall be maximum of 6'-0" high, measured from highest adjacent natural grade. These walls shall be masonry construction. Refer to Guidelines for color and/or additional requirements.
2. Front yard decorative walls shall be maximum of 3'-6" high. Material selection shall be consistent with Dobson Ranch aesthetics and will be determined by DRAC on a case-by-case basis.
3. View Fences along lake and golf course shall be masonry construction to maximum of 2'-0" with black wrought iron fencing to a maximum of 6'-0" high.



REFERENCE: CITY OF MESA ZONING CODE FIGURE 11-30-4-A

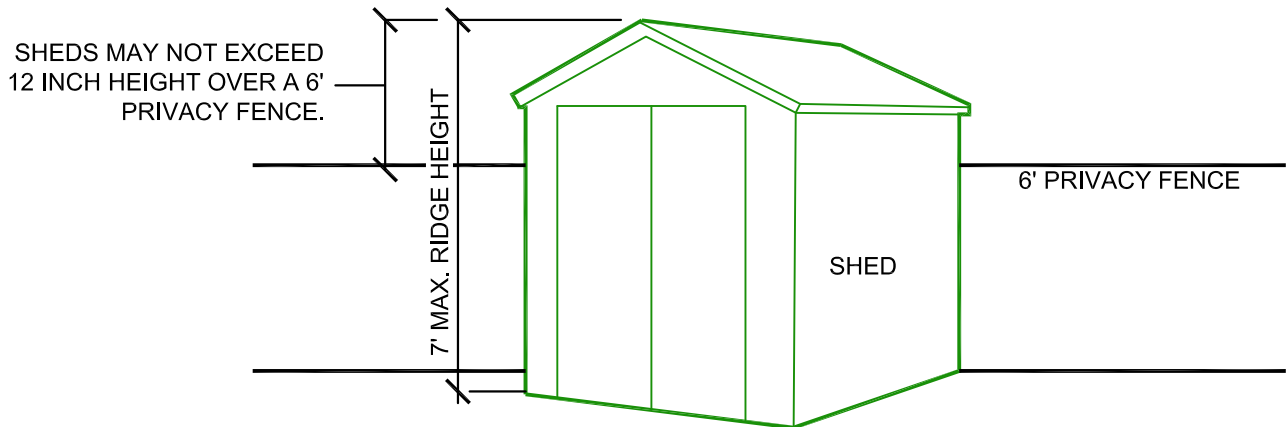
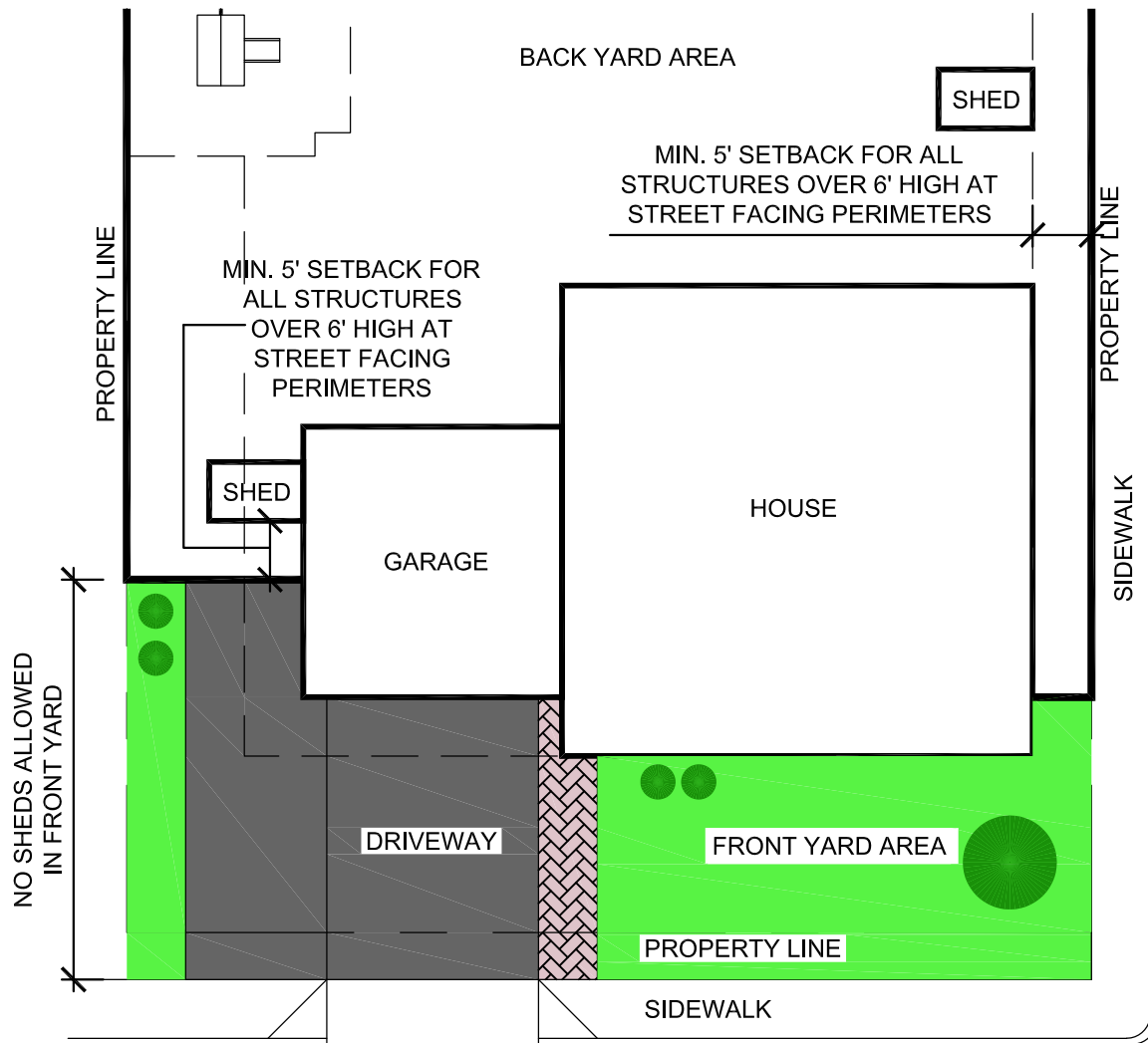
# APPENDIX C-4 PLAY STRUCTURES



## NOTES:

1. DRAWING IS SCHEMATIC AND NOT MEANT TO REPRESENT SPECIFIC PLAY STRUCTURE EQUIPMENT
2. ALL EQUIPMENT AND STRUCTURES SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS
3. PROVIDE 6' CLEAR "SAFETY ZONE" ON ALL SIDES OF PLAY EQUIPMENT

# APPENDIX C-5 SHEDS



## **APPENDIX D. DESERT ADAPTED LANDSCAPE PLANTS**

Plants should be selected that respect soil conditions and water use as well as contribute to the overall appearance of the community. Individual yards have unique characteristics, such as the amount of sunlight they receive, soil nutrients, water application rates and frequencies and so forth. Plants should be grouped together based on their water requirements. Please see Arizona Municipal Water Users Association (AMWUA) for additional information, images, and extended plant lists.

Below is common desert adapted plants available in local nurseries, many with different varieties and colors:

### **Trees Under 20' Tall**



*\*Desert Willow*



*\*Palo Brea*

Anacoco Orchid Tree  
Arizona Rosewood  
Brazilwood  
Casalote  
Chaste Tree  
**Desert Willow\***  
Hop Bush  
Foothills Palo Verde  
Guajillo Acacia

Kidneywood  
Leather-Leaf Acacia  
Little-Leaf Ash  
Mastic Tree  
Mulga Acacia  
Palo Blanco  
**Palo Brea\***  
Sweet Acacia  
Tenaza

## Trees Over 20' Tall



**\*Chinese Pistache**

Abyssinian Acacia  
Blue Palo Verde  
Bottlebrush  
Chilean Mesquite  
**Chinese Pistache\***  
Date Palm  
Desert Ironwood  
Desert Willow  
Fruitless Olive



**\*Honey Mesquite**

**Honey Mesquite\***  
Kidneywood  
Red-Cap Gum  
Rosewood  
Screwbean Mesquite  
Shoestring Acacia  
Texas Ebony  
Velvet Mesquite  
Willow Acacia

## Shrubs



**\*Arizona Yellow Bells**

Arborvitae  
Arizona Rosewood  
**Arizona Yellow Bells\***  
Bee Bush



**\*Cape Honeysuckle**

**Cape Honeysuckle\***  
Cassia  
Chuparosa  
Creosote Bush



Blue Muhly Grass  
Bottlebrush  
Bouganvillia  
Brittlebrush  
Desert Bird of  
Paradise  
Desert Broom  
Desert Lavender  
Desert Milkweed  
Dwarf Myrtle  
Emu Bush  
Fairy Duster  
Fountain Grass  
Globe Mallow  
Heavenly Bamboo

Hibiscus  
Hop Bush Jasmine  
Japanese Boxwood  
Japanese Privet JoJoba  
Juniper  
Lantana  
Little-Leaf Cordia  
Mexican Heather  
Mexican Bird of Paradise  
Natal Plum  
Oleander  
Plumbago  
Plumeria  
Red Yucca  
Rosemary  
Ruellia  
Sage  
Turpentine Bush  
Twisted Myrtle

***Groundcovers:***



***\*Pink Ice Plant***

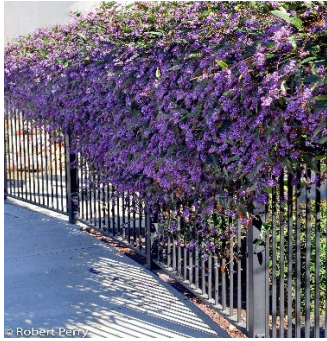
Angelita Daisy  
Blue Fescue  
Bush Morning Glory  
Elephant's Foot  
**Pink Ice Plant\***  
Mexican Primrose



***\*Zinnia***

Myoporum  
Purple Heart  
Rosemary  
Verbena  
Wedelia  
**Zinnia\***

## Vines



© Robert Perry  
**\*Lilac Vine**

Bouganvillea  
Cat's Claw  
Creeping Fig  
Hall's Honeysuckle  
Lady Bank's Rose  
**Lilac Vine\***



**\*Queen's Wreath**

Primrose Jasmine  
Pyracantha  
**Queen's Wreath\***  
Snail Vine  
Star Jasmine  
Yellow Morning Glory

## ***Cactus and Accent Plants:***



**\*Claretcup Hedgehog Cactus**

Agave  
Century Plant  
Cholla  
**Claretcup Hedgehog Cactus\***  
Deer Grass  
Desert Spoon  
Fishhook Cactus  
Golden Barrel  
Night-Blooming Cereus  
Organ Pipe Cactus  
Pincushion Cactus  
Red Yucca  
Saguaro  
Tree Aloe



**\*Desert Marigold**

Aloe  
Chain Fruit Cholla  
Christmas Cactus  
**Desert Marigold\***  
Engelmann's Hedgehog Cactus  
Gazania  
Hedgehog Cactus  
Old Man Cactus  
Penstemon  
Prickly Pear Cactus  
Sago Palm  
Senita Cactus  
Soap tree Yucca