

BELLASERA
LANDSCAPE AND ARCHITECTURAL
DESIGN GUIDELINES

Second Amended and Restated March 17, 2021

TABLE OF CONTENTS

I. INTRODUCTION AND PHILOSOPHY

A.	Introduction	1
B.	Landscaping	2
C.	Contouring and Site drainage	2
D.	Native Plant Preservation	3
E.	Landscape Zones	3
F.	Irrigation	4
G.	Exterior Lighting	5
H.	Walls and Fences	5
I.	Swimming pools and Spas	5
J.	Colors	6

II. APPLICATION AND APPROVAL REQUIRMENTS

A.	General	7
B.	Committee Structure	8
C.	Submittal Procedures	8
D.	Review Procedures	12
E.	Implementation of Approved Plans	13
F.	Appeal of "Not Approved" and "Approved as Noted" Decisions	14
G.	Building Permits	14
H.	Fees	14

I.	Enforcement	14
III. DESIGN GUIDELINES		
A.	Architectural Character Modification to Additions to and Maintenance of Existing Homes and Casita's	18
B.	Exterior Surface Materials	20
C.	Landscaping Requirements and Guidelines	20
D.	Site Contouring	24
E.	Walls & Fences	24
F.	Ancillary Equipment Pools, AC, Solar	26
G.	Trash & Recycling Containers	27
H.	Signage	27
I.	Holiday Decorations	27
J.	Lighting	27
K.	Prohibited Structures	28
L.	Flagpoles/Brackets	29
M.	Accessory Buildings	29
N.	Pools	30
O.	Barbecues, Firepits and Fireplaces	30
P.	Irrigation	30
Q.	Patios and Courtyards	30
R.	Architectural Screening, Shade Devices	30
S.	Security & Screen Doors	32
T.	Rain Gutters	32
U.	Gates	32
V.	Ramadas and Gazebos	33
W.	Drainage	33
X.	Antennas and Satellite Dishes	33

IV. NONLIABILITY FOR APPROVAL OF PLANS	34
V. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES	34
VI. DEFINITIONS	35

APPENDICES

APPENDIX A-1: Bellasera Modification Application	37
APPENDIX A-2: Modification Committee Response to Application	40
APPENDIX A-3: Certificate of Compliance	40
APPENDIX B: Approved Plant List	42
APPENDIX B-1: Prohibited Plant List	49
APPENDIX C-1: Minimum Landscape Standards	50
APPENDIX C-2: Landscape Design Criteria	51
APPENDIX C-3: Landscape Criteria Worksheet	52
APPENDIX C-4: Plant Legend	54
APPENDIX C-5: Blank Worksheet	56

I. INTRODUCTION AND PHILOSOPHY

The intent of the Bellasera Landscape and Architectural Design Guidelines ("Design Guidelines") is to preserve the desert environment and architectural character of the high Sonoran Desert, to protect the aesthetics and environment within the community, and to respect the vistas and views of the mountain setting without discouraging the individual ideas that will enrich the community. A discussion of the philosophy underlying the Design Guidelines follows below.

The Design Guidelines provide an overall framework and comprehensive set of standards and procedures to allow the residential community to develop and progress in an orderly and cohesive manner. They establish criteria for design, style, size, location and mode of architecture, design and mode of landscaping, site improvements, colors, materials and the construction and modification of improvements. They also establish a process for judicious review of proposed new developments and changes within the community.

These Design Guidelines have been prepared and adopted by the Modifications Committee pursuant to the CC&Rs for Bellasera Community Association ("Bellasera"). They may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the CC&Rs and in these Design Guidelines.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines or the CC&Rs, the local government standards shall prevail. To the extent that any local government standard is less restrictive than these Design Guidelines or the CC&Rs, the CC&Rs and Design Guidelines, (in that order) shall prevail.

A. INTRODUCTION

The high Sonoran desert landscape characteristic of Bellasera is unique to a small segment of the West. The Sonoran Desert covers three distinct areas: the Sonoran Desert of Mexico, the Baja and the Arizona Sonoran Desert. These three small deserts contain many uncommon plant species. Because our landscape is so extraordinary, we feel that the promotion of sound principles for preservation is especially important.

The Design Guidelines have been written specifically for Bellasera in an effort to impart to the Owners, the philosophy and vision that formed the community and to promote responsible landscape design practices. We hope to provide you with an arena for increasing your awareness of desert life and your appreciation of the unrivaled beauty which this desert setting has to offer. It is only through appreciation that we can expect to maintain the high quality of development standards that Bellasera has initiated and to ensure that the development will mature into a dynamic, environmentally sensitive, residential community.

The desert appears a harsh environment at first glance. Plant and animal species have learned to adapt to extreme environmental conditions. Despite the adversity, the desert is an extremely fragile environment and man's impact can be severe. We must examine the natural systems of the desert and create new development practices that respond to this delicate environment.

B. LANDSCAPING

The term "landscaping" is somewhat misleading in that it implies the placement of plants in the ground. However, plant placement is only one component of a good landscape. Other components to consider are: contouring and site drainage, irrigation, lighting, exterior structures, walls, surface treatments (both hardscape and softscape), and recreational elements such as pools and spas. Combined, these components produce a complete outdoor living environment that is not only aesthetically pleasing but functional.

Once one gains an understanding of the various components involved in creating a livable exterior environment you can take the necessary steps to enact your vision. The first step to planning your landscape is to prepare a thorough analysis of existing conditions around your home. Analyze your lifestyle and develop an inventory of activities and elements to include in your landscape. For example, do you like to entertain outdoors or have friends over to barbecue? Do you enjoy quiet evenings around an outdoor fireplace gazing at the stars? As you develop your inventory; consider the importance of location. For example, you want a pool that is visible from the kitchen to keep an eye on the kids; or you want an herb garden in close proximity to the kitchen. Other items to consider are: the view from inside your home, the environment and your surroundings, and your budget. A good landscape design can modify your indoor environment by providing shade on hot walls or screening undesirable views. When thinking about a budget, consider the importance of the outdoors. Does your lifestyle revolve around the outdoors? Do you enjoy spending your leisure time outside? People often are reluctant to consider the exterior as a priority even though many of us spend the majority of our time there. Consider investing in a good master plan and phase your landscape project.

C. CONTOURING AND SITE DRAINAGE

Contouring is the artistic shaping of the land for the purpose of creating and enhancing drainage patterns, providing interest in the landscape, creating opportunities for water harvesting and creating micro-environments for planting. Contouring is one of the elements of landscape design often overlooked or overdone. When complete, contouring should produce pleasing, natural forms that take shape gradually, lending the landscape a more naturalized appearance. Abrupt mounds, small bumps or sharp forms do not appear natural. The depressions between mounds are opportune places for plants that respond to increased water such as desert trees or

riparian plants. Retain mounds for cacti and shrubs that cannot tolerate excess moisture.

D. NATIVE PLANT PRESERVATION

The native plants of the Sonoran Desert are unique; so unique that the State of Arizona and the City of Scottsdale have initiated ordinances to help preserve the environment. Protected plant species require permits for relocation, transporting and selling. During the planning and construction of Bellasera, extensive effort was made to minimize disturbance to mature, trees and saguaros and to relocate those that were in the way of construction. These plants were stored in a nursery throughout construction and then replanted into the landscape. The Design Guidelines will ensure that future development within Bellasera harmonizes and blends with, rather than dominates, the natural environment.

We share this information in hopes that the future Owners in Bellasera will develop a respect for the desert environment and will maintain the high standards of preservation previously established. We also hope that, rather than viewing the Design Guidelines and the approved and prohibited plant lists and requirements as a constraint, you will view them as an opportunity to protect and preserve this unique desert experience.

E. LANDSCAPE ZONES

Several landscape zones and corresponding plant palettes were established for the community during the planning stages. The landscape was divided into three zones: natural areas, transition areas and high-use areas.

Natural areas are synonymous with the unimproved, natural, or revegetated common areas found throughout the community. They include the perimeter landscape buffers, retention basins and natural washes where the existing desert plants are undisturbed or have been reestablished.

The native palette (for natural areas) contains lush desert vegetation including Palo Verde, both Blue and Foothills variety, Acacia, Canotia, Mesquite and Ironwood. Various cacti native to the Sonoran Desert are also plentiful, providing a magnificent plant palette with which to work. The diversity in the native plant palette and its ability to adapt to extreme environmental conditions makes the native plant materials a logical choice.

The native palette can be complemented with a seed mix to aid in reestablishing smaller grasses, shrubs, and wildflowers. Although the plants within this palette are suitable for all areas, its use is required within restored natural areas.

Enhanced landscape areas occur between the natural areas and the more intensely landscaped high-use areas or stand alone at key areas in the project. For example, the landscape around a community center would be developed as an enhanced area.

Enhanced areas include adapted native plants as well as other Desert species. These areas provide a transition between the native plant materials of the natural areas and the approved non-native plant materials permitted within the high-use areas. The plants listed on the enhanced palette-level 1 include other Sonoran Desert plant materials not commonly found on this site and may be used in transition areas.

The high-use areas include residential yards and public open spaces. These areas may contain the largest variety of plant species including native plants and non-indigenous, drought-tolerant, arid region materials. The plants listed on the enhanced palette-level 2 may be used in high-use areas.

The Approved Plant List, listed in Appendix B, has two additional landscape zone designations on the Legend: E-3 and E-4. E-3 plants include more ornamental plant species which may require greater water usage or may not be as compatible in form or color with the native vegetation. E-3 plants may be used with Enclosed Yards only.

E-4 plants include many other ornamental species which may have higher water requirements, including seasonal annuals, perennials or lush, shade-loving foliage which is not compatible visually or physically (water needs) with the arid region plant materials. E-4 plants may only be used within Containers or Pots.

F. IRRIGATION

While the native and arid region plant materials you will be using in your landscape require minimal water, the specific requirements vary from plant to plant and location to location. The designer should be able to recommend an initial or basic watering schedule. Consider watering schedules a guide. Adjust schedules to compensate for climate changes, soil characteristics, location, and exposure. Watch your plants for signs of stress and adjust water accordingly. More plants die from over watering than under watering.

Owners may not irrigate the areas beyond residential walls. The native vegetation does not require additional water and irrigating these areas can lead to disease and death of the native plants, particularly cacti, and aid in the spread of undesirable plant species or weeds. The Association may from time to time install temporary irrigation systems if needed to establish new vegetation areas. Native plants need regular water during the establishment period. Transplanted desert trees may require irrigation for several years before developing a large enough root system to survive sustained periods of drought. Other small plant materials establish in a year or less.

G. EXTERIOR LIGHTING

Exterior lighting within desert communities such as Bellasera is a sensitive issue. To achieve an appropriate balance, lighting should be adequate for residents while preserving the dramatic nighttime sky. Within the community, lighting consists primarily of landscape lighting. Street illumination occurs only at intersections or to illuminate signage. We encourage you to consult your landscape architect or a lighting designer for current lighting techniques and equipment.

Minimize lighting within residential yards. Lighting has the power of being a very strong design element, as well as an element that can provide direction. It is intended to add another level of beauty and integrity to the landscape. State of the art lighting equipment utilizes glare shields and low wattage bulbs that conceal the source of the light and eliminate glare. Emphasize downlighting as opposed to uplighting. Downlighting has less impact on the night sky as light is cast downward rather than spilling into the nighttime sky. In general, landscape lighting or low-level path lighting should serve as the primary form of exterior lighting.

Avoid excessive spill lights on buildings, garage doors, driveways, etc. Allow the landscape lights to create the effect and provide indirect ambient light for visibility.

H. WALLS AND FENCES

The vision for walls within Bellasera embraces the philosophy of "minimum visual impact." Walls may be used where needed for screening, providing privacy, enclosing pools, and spas and for retaining.

The three types of wall construction selected for the community cover a variety of needs. Solid block masonry walls with stucco should be used for screening where residences abut other residences or back up to a public right of way. Open wrought iron fencing or a combination of a masonry knee wall with stucco and wrought iron fencing is suitable for yards that abut open space or washes.

Wall design may require the services of a structural engineer and/or civil engineer.

I. SWIMMING POOLS AND SPAS

Consideration should be given in designing pool and spa areas to provide privacy for the Owner and neighbors.

J. COLORS

Colors should be deep, muted tones chose to blend with the natural colors of the desert vegetation and mountains as seen from a distance. Exterior colors should be limited to a Light Reflectivity Value (LRV) of 40 or less.

Colors vary greatly when exposed to sunlight during different times of day. Although colors may look acceptable in the shade, they can be highly reflective in sunlight. Choose exterior colors in natural light, rather than indoors under artificial lighting, as shades selected under artificial lighting do not represent their true color value.

These are all Dunn-Edwards paint names/colors:

Bellasera Paint Schemes Approved Color Palette – April 2019

Scheme 1:

Stucco: DEC759 Hickory RL#694

Fascia/Garage Door & Garage Door Trim: DE6125 Carved Wood RL#557

Scheme 2:

Stucco: DE6123 Trail Dust RL#557

Fascia/Garage Door & Garage Door Trim: DE6124 Whole Wheat RL#557

Scheme 3:

Stucco: DEC719 Coral Clay RL#692

Fascia/Garage Door & Garage Door Trim: DE6068 Cobblestone Path RL#549

Scheme 4:

Stucco: DEC752 Birchwood RL#659

Fascia/Garage Door & Garage Door Trim: DEC750 Bison Beige RL#649

Scheme 5:

Stucco: DE6124 Whole Wheat RL#557

Fascia/Garage Door & Garage Door Trim: DE6069 Bannister Brown RL#549

Fence Color:

Fences: DEC757 Rincon Cove RL#684

View Fencing/Handrails/Culverts: DET691 Spiced Hot Chocolate RL#988

The color scheme requires the authorized colors for your home to be applied as follows:

1. The light color goes on the sidewalls.
2. The darker color goes on the fascia just below the roofline, the pop-outs, and the garage door.
3. All Metal surfaces, which include gates and fences, are painted Spiced Hot Chocolate.
4. Front Door(s): color may not be changed without prior consent of the Committee.
5. The wood slats of all gates shall be maintained to retain their original non-weathered appearance by use of a light stain, linseed oil or a slightly darker stain that preserves the original cedar appearance. Gate slats may also be painted to match the color on the fascia and pop-outs of the residence. Gate slates may also be of Trex or similar non-deteriorating man-made materials in a color of a natural wood coloring.
6. Common Area Concrete Block Wall = Bark Mulch (maintained by the Bellasera).
7. Owner's Concrete Block Wall Responsibility: See Section III. E.
8. Wrought Iron View Fence - Spiced Hot Chocolate (maintained by the Bellasera).

II. APPLICATION AND APPROVAL REQUIREMENTS

A. GENERAL

Pursuant to Article XI of the CC&Rs, any Owner wishing to:

1. construct improvements,
2. modify or add to existing improvements (including painting),
3. install a pool, spa, or other water features,
4. construct or install walls, fences, or hard, permanent materials such as paving, brick, masonry, railroad ties, wood trim, concrete, rocks, flagstone, outdoor barbecue, fireplaces, or other inert material ("hardscape"),
5. landscape (including original landscape),
6. alter grading or drainage, or
7. place any object (i.e., lighting and decorations) on his or her Lot.

is required to submit an application and such other materials as set forth in Section C hereof (a "Review Request") to the appropriate committee, as described below, and receive approval of such committee prior to commencing construction. There are no exemptions or automatic approvals, with the exception that a submittal of an application and plans for repainting the exterior of a structure in its existing color is not required if such existing color was previously approved by the appropriate committee. In the case of repainting in the existing color, Owners must refer to the paint specifications in the Bellasera office rather than match existing faded colors of the house.

It shall be the responsibility of all Owners to comply with all standards and procedures within these Design Guidelines, as well as all requirements of the CC&Rs.

B. COMMITTEE STRUCTURE

Architectural and design review and control for Bellasera is handled by a committee established by the Board of Directors ("Board") of the Bellasera Community Association, Inc. ("Association"). The Modifications Committee has been established to monitor, review, and control the development of Bellasera.

1. Modifications Committee. The Modifications Committee shall review plans and specifications, and the Board shall enforce these Design Guidelines and may promulgate additional design standards and review procedures. The Modifications Committee has exclusive jurisdiction over original construction, initial landscape installation, modifications, additions, and alterations made to Lots, to structures and landscaping on Lots. After a Lot and its structures and landscaping have been completed according to approved plans, the Modifications Committee must review all proposed changes to the exterior of the structure and the Lot. Members of the Modifications Committee will be appointed by the Board.

C. SUBMITTAL PROCEDURES

The following procedures shall apply to Owners when submitting Review Requests to the Modifications Committee.

1. An application (sample form attached as Appendix A-1) requesting review by the Committee is required for all Review Requests. The application shall include the following information:
 - a. Owner's name, mailing address and telephone number.
 - b. The street address of the Lot.
 - c. The Declarant's (Del Webb) original plan number and/or model name of home.
 - d. The nature of the request. Such request shall be limited to:
 - i. Review and approval of final plans (initial submission).
 - ii. Appeal of a "not approved" Review Request or any notation of an "approved as noted" Review Request.
 - iii. Review and consideration of exceptions to or deviations from the Design Guidelines.
 - iv. Review and consideration for a change to the provisions of the Design Guidelines.

- e. A brief description of the proposed construction or modification.
 - f. Planned completion date for the construction or modification proposed in the Review Request.
 - g. An acknowledgment that the Owner is responsible for scheduling all work in a timely manner and for complying with any approval issued by the Modification Committee.
 - h. The name, address, and telephone numbers of Owner's agent, or representative or subcontractor (if applicable).
2. In addition to the application the Owner shall submit plans for the proposed construction or modification as follows:
- a. For landscape, contouring, irrigation or lighting plan approval, or amendments to approved plans, Owner shall submit two copies of the landscape, contouring, irrigation and lighting plans for the Front and Rear Yards of the Lot and the Worksheet found in Appendix C-5 of this document. Plans must be drawn to scale (1" = 10 feet or 1" = 20 feet) and must clearly indicate the following information:
 - i. Identify the location of all existing or proposed plants including trees, shrubs, accent plants and ground cover. Draw proposed and existing plants at their mature size using symbols or call outs that correspond to the plant legend.

If the Review Request is for an amendment to a previously approved landscape plan, the existing trees, plants, and shrubs shall be marked on the landscape plan with a circle marked with a dashed line and a cross in the center indicating their location, and with the proposed additions marked on the landscape plan with a circle marked with a solid line and a dot in the center. All landscape materials proposed to be removed shall be described as part of the Review Request.
 - ii. The plant legend must identify the botanical and common name, installation size, size of plant at maturity (should be same size as drawn on the plan), and quantities. A plant legend form is included in Appendix C-4 of this document and must be a part of the landscape plan submittal. Incomplete submittals WILL NOT be accepted for review.
 - iii. Identify areas to receive any hardscape treatments. Clearly mark the hardscape treatments on the landscape plan and the legend so that the Modifications Committee can easily

determine the location, type, and color of the material. Submit material and color samples upon-request by the committee.

- iv. Identify areas to receive softscape. The plan shall clearly indicate the location and type of treatment proposed, i.e., decomposed granite locations, native rock applications, or boulders. Legend should indicate proposed quantities, size of material and color. See example below.

SYMBOL	DESCRIPTION	QUANTITY	SIZE
	Select Granite Boulder	2 each	1/2 Ton
	Select-Granite-Boulder	3 each	3/4 Ton
	Madison Gold Granite	8 Tons	1/2" Minus

- v. Prepare a contouring plan using a minimum of 1 foot contour intervals. Indicate proposed slope ratios along the face of each contoured area (3:1, 4:1 etc.). Contouring must occur on all Front Yards or any Side Yard located outside the fence to provide visual interest to the streetscape and to help provide smooth, seamless transitions between proposed and existing grades. Contouring should not result in a lumpy appearance.

Lots have been designed and graded to provide positive drainage from the Lot to the street or to a wash/open space area. The contouring plan must address proposed direction of flow across the site. The Owner shall hold harmless the Association, the Modifications Committee and the Board for any damage caused by the alteration of the grade by Owner in connection with the design or installation of Owner's landscaping, including damage to Owner's house. The Owner shall be responsible for any additional damage to the property, house or neighboring property caused by altering the grading.

- vi. Provide on a separate plan, the major components of the automatic, underground irrigation system, including: the location of the timer box, the valves and mainline. Provide in a note-form the equipment specifications such as type and style of emitter or sprinkler head. If turf areas are proposed, a complete irrigation plan of such turf areas must be submitted along with the location of each sprinkler head. Irrigation plans for turf areas must indicate with contouring and head

type/locations. Runoff or overspray will not occur into the adjacent landscape areas or adjacent street or sidewalk.

- vii. Identify location of any proposed landscape lights, transformers or electrical equipment and method for screening. Provide construction details on the plans and equipment specifications in the legend including type of fixture, color and finish of light fixture, voltage, and bulb wattage requirements. The Modifications Committee may require field testing of fixture locations at night prior to final installation and/or the Owner to provide an on-site demonstration of proposed site lighting techniques.
- b. For changes to or additions to the home. The Owner shall submit two sets of floor plans for the site, including the plot plan and a copy of the floor plan for the model and elevation. On such plans, Owner shall draw the proposed changes or additions to the exterior elevation. If Owner has a photograph of another house or a picture from a magazine that will assist the Modifications Committee in its review, such photo should be submitted. The application should contain a description of the materials Owner plans to use in such changes or additions. If the change or addition affects the roof or roof line, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition. The Modifications Committee may require that plans be prepared by a qualified architect or engineer depending upon the nature of the request.
 - c. For all other improvements, changes or additions to the home, including, but not limited to, construction, installation, or modification of walls and fences, ancillary equipment, signage, pools, play equipment, grading, drainage, and irrigation systems, the Owner shall submit a site plan drawn to scale showing the location, height, and dimension of the proposed improvement, change, or addition, the property line of the Lot, the setback requirements, any easements, the footprint of the home and driveway, sidewalks, decks, patio, walls, and existing landscaping. The Owner shall also submit a detailed description of the proposed improvement, change, or addition, the purpose of the proposed improvement, change or addition, construction specifications, material, and color samples, if appropriate, and any additional information or clarification requested by the appropriate committee. Copies of all necessary permits, fees and applications shall also be submitted.
- 3. The Modifications Committee may request additional information and clarification of the information given if deemed appropriate by the Committee.

For example, the Modifications Committee may request that large color samples (2' to 3') be painted on key exterior walls prior to completing a project. The panel samples can be observed by the Modifications Committee at various times during the day to ensure their trueness of color under different levels of sunlight. Until all requested information is provided to the Modifications Committee, the Review Request shall be deemed incomplete.

4. All Review Requests should be addressed to Bellasera Community Association, Inc. at such address as designated by the Board in written notice to the Owners. Please note that the request is for the attention of the Modifications Committee.
5. All documents contained in the Review Request shall be submitted in duplicate.

D. REVIEW PROCEDURES

1. The Modifications Committee shall review all requests, in open session, and based solely on the information contained within the Review Request; provided, however, the Modifications Committee, its committee members and authorized agents may at any time request additional information or inspect a Lot for compliance with the CC&Rs, these Design Guidelines and any approved plans for construction or modification.
2. The Modifications Committee will reference these Design reviewing requests. Although these Guidelines address a broad range of exterior building and site conditions, they are not intended to be all inclusive. Variances to these Design Guidelines may be permitted by the Modifications Committee only in accordance with Section 11.7 of the CC&Rs.
3. Within thirty (30) days of receipt of a complete Review Request, the Modifications Committee shall respond to the Owner. FAILURE OF THE COMMITTEE TO RESPOND FOR ANY REASON WITHIN 30 DAYS SHALL NOT BE DEEMED AN APPROVAL. SUCH AN OCCASION SHALL BE DEEMED A DENIAL OF THE REQUEST. The Modifications decision shall be rendered in one of the-following three forms:
 - a. "APPROVED" - The entire document submitted is approved in total.
 - b. "APPROVED AS NOTED" - The document submitted is partially approved. The Owner must resubmit the application

incorporating the Modifications Committee's conditions and receive approval prior to commencing the construction or alteration.

- c. "NOT APPROVED" - The entire document submitted is not approved, and no work may commence.

Sample form attached as Appendix A-2.

E. IMPLEMENTATION OF APPROVED PLANS

1. All work must conform to approved plans. If it is determined by the Modifications Committee that work completed or in progress on any Lot is not in compliance with these Design Guidelines or any approval listed by the Modifications Committee, the Modifications Committee shall notify the Board. The Board shall notify the Owner in writing of such noncompliance within thirty (30) days of inspection, specifying in reasonable detail the particulars of noncompliance and shall require the Owner to remedy the same. If the Owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance, then such noncompliance shall be deemed to be in violation of the CC&Rs and these Design Guidelines.
2. If construction does not commence on a project for which plans have been approved within one-hundred twenty (120) days of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the plans to the Modifications Committee for reconsideration.
3. The Modifications Committee shall include in any approval a maximum amount of time for the completion of any new construction or modification. The Owner may request an extension of such maximum amount of time not less than three (3) days prior to the expiration of the maximum amount of time, which the Modifications Committee may approve or disapprove, in its sole discretion.
4. If construction is not completed on a project for which plans have been approved within the period set forth in the approval or within any extension approved by the Modifications Committee, such approval shall be deemed withdrawn, and such incomplete construction shall be deemed to be in violation of the CC&Rs and these Design Guidelines.
5. When the approved modification has been completed the Owner shall notify the Modifications Committee. A member of the Committee will inspect the modification to ensure compliance with the approved request. Following a satisfactory inspection, a CERTIFICATE OF COMPLIANCE will be issued (sample form attached as Appendix A-3).

F. APPEAL OF “NOT APPROVED” AND “APPROVED” AS NOTED DECISIONS

Any Owner shall have the right to appeal a decision of the Modifications Committee by resubmitting the information, documents and fees set forth in this Article II; however, such appeal shall be considered only if the appellant has modified the proposed construction or modification or has new information which would, in the Modifications Committee's opinion, warrant reconsideration. If an Owner fails to appeal a decision of the Modifications Committee or if the Modifications Committee after appeal again rules in a manner aggrieving the appellant, the decision of the Modifications Committee is final. The filing of an appeal does not extend any maximum amount of time for the completion of any new construction or modification, including the period for completion of initial landscaping, as set forth in Article III, Section C (3).

G. BUILDING PERMITS

If the plans submitted by an Owner require a building permit, it is the responsibility of the Owner to obtain such permit. The approval of the Modifications Committee is not a guarantee that such plans will be approved by the City of Scottsdale. If the city requires modifications to the plans, such modifications must be approved by the Modifications Committee.

H. FEES

The Board may establish and charge reasonable fees for review of applications. Any fee payments shall be made at the time of request and prior to review by the Modifications Committee. All fees shall be made payable to the Bellasera Community Association, Inc. and will be non-refundable.

I. ENFORCEMENT

1. Establishment of a Violation

- a. Architectural. Any improvement (as such term is defined in Section 11.1 of the CC&Rs) of any kind or nature erected, placed, or altered on any Lot which has not been first approved by the Modifications Committee (MC) or which does not in all respects conform to that which has been so approved is deemed a "Violation" under this Enforcement Policy for all purposes.
- b. Use Restrictions. Any activity or condition allowed to continue on any Lot that is in direct opposition to Article IV, Article XII and Exhibit "C" ("Use Restrictions") of the CC&Rs which is not expressly authorized by the Board is deemed a "Violation" under this enforcement policy for all purposes.

2. Notice of Violation

- a. Initial Notice. Upon verification of the existence of a Violation by the management staff ("Management") of Bellasera, Management will send to the Lot Owner a written notice of the discovery of the Violation ("Initial Notice"). The Initial Notice will inform the recipient as follows:
 - i. The nature, description, and location of the Violation; and
 - ii. A request to remedy the Violation; and
 - iii. Notice that if the Violation has already been corrected or plans and specifications for a subject improvement have been submitted to the MC to disregard the notice.
- b. Notice of Violation. If the Lot Owner fails to remedy the Violation or fails to submit plans and specifications for the offending improvement to the MC or if the MC has denied approval of the plans and specifications submitted, and the violation is continuing, no earlier than ten (10) days from the Initial Notice, Management shall send to the Lot Owner a Second Notice of Violation informing the recipient as follows:
 - i. The nature, description and location of the Violation and the failure of the Lot Owner to correct the Violation, as previously requested; and
 - ii. Notice that if the Violation is corrected or eliminated within ten (10) days from the delivery of the Second Notice of Violation, no further action will be taken; and
 - iii. If necessary, work on any Improvement must cease immediately and may not resume without the expressed written approval of the MC; and
 - iv. Failure to remedy or cease work on any subject improvement will result in the Association electing to pursue any one or more of the remedies available to the Association under the CC&Rs, Bylaws or this Enforcement Policy.
- c. Failure to Remedy. Failure to (i) cease all work immediately upon receipt of the Second Notice of Violation, or (ii) remedy the current violation existing upon the Lot within ten (10) days of the date of the Notice of Violation, shall constitute a continuing Violation and result in one or more of the following: (a) a fine being levied by the

Association against the Lot Owner, (b) correction of the offending Improvement by the Association at the expense of the Lot Owner through a Benefitted Assessment being levied against the Lot Owner, which may be recorded as a lien against the Lot or (c) any other remedy under law or at equity, the CC&Rs or this Enforcement Policy, including but not limited to injunctive relief. Management shall send to the Lot Owner a formal Notice of Fine informing the recipient of the continuing Violation and the remedy chosen as a result thereof. The date of the Notice of Fine shall be the “Notice of Fine Date.”

- d. Fine Structure. Any fine imposed pursuant to the provisions of Paragraph 2 shall be imposed at the rate of \$100 beginning on the 10th day following delivery of the Notice of Fine if the alleged Violation has not been corrected by such date, and an additional fine of \$100 for each additional 14 days the Violation remains uncorrected thereafter.
- e. Hearing. Included in the Notice of Fine will be the opportunity for the Lot Owner to request and be granted a hearing by the appropriate Committee or the Board prior to any fine or Benefitted Assessment being levied upon the Lot Owner. The Notice of Fine will allow the Lot Owner ten (10) days to contact Management, in writing, to request a hearing upon the issue of the continuing Violation. Should the Lot Owner fail to contact Management within 10 (10) days of the Notice of Fine Date, that party will have waived its opportunity for said hearing.

3. Corrective Action

- a. Where a Violation is determined to exist and referred to the Board of Directors of the Association, pursuant to any provision of this Enforcement Policy, Management, with the approval of the majority of the Board of the Association, may undertake to cause the Violation to be corrected, removed or otherwise abated by qualified contractors if Management, in its reasonable judgment, determines the Violation may be readily corrected, removed or abated without undue expense and without breach of the peace. Where management decides to initiate any action by qualified contractors, the following will apply:
 - i. Management must give the Lot Owner and any third party directly affected by the proposed action prior written notice of undertaking of the action. The forgoing notice may be given at any time.

- ii. Cost incurred in correcting or eliminating the Violation will be referred to the Association to be recovered from the Lot Owner as a Benefited Assessment as set for in Article X of the CC&Rs.
- iii. The Association, and its agents and contractors will not be liable to the Lot Owner or any third party for any damages or costs alleged to arise by virtue of action taken under this Paragraph 3 where the Association and its agents have acted reasonably and in conformity with this Enforcement Policy.

4. Referral to Legal Counsel

- a. Where a Violation is determined to exist and is referred to the Board of Directors of the Association, pursuant to any of the provisions of this Enforcement Policy and where Management deems it to be in the best interests of the Association, the Board may, at any time during the enforcement process, refer the Violation to legal counsel for action seeking injunctive relief against the Lot Owner to correct or otherwise abate the Violation, or to pursue any other legal or equitable remedy that may be available to the Association.

5. Notices

- a. Any notice required by this Enforcement Policy to be given, sent, delivered, or received in writing will be deemed to have been given, sent, delivered or received, as the case may be, upon the earlier to occur of the following.
 - i. When the notice is delivered by Telecom (to include email or fax): the notice is deemed delivered when the sender receives a facsimile acknowledgement acknowledging delivery of telecopy.
 - ii. When the notice is placed into the care and custody of the United States Postal Service, the notice is deemed delivered as of the date the notice is deposited into a receptacle of the United States Postal Service with postage prepaid and addressed to the most recent address of the recipient according to the records of the Association. Any Second Notice of Violation will be sent certified mail, return receipt requested.
- b. Where the interests of an Owner in a Lot have been handled by a representative or agent of such Owner or where Owner has otherwise acted which puts the Association on notice that its interests in a Lot has been and is being handled by a representative or agent, any notice or

communication from the Association or Management pursuant to this Enforcement Policy will be deemed full and effective for all purposes if given to such representative or agent.

6. Cure of Violation During Enforcement

- a. A Lot Owner may correct or eliminate a Violation at any time during the pendency of any procedure prescribed by this Enforcement Policy. Upon verification by Management that the Violation has been corrected or eliminated, the Violation will be deemed no longer to exist, and the Notice of Violation voided. The Lot Owner will remain liable for all costs and fines under this Enforcement Policy, which costs and fines, if not paid upon demand thereof by Management, will be referred to the Association for collection as a Benefited Assessment pursuant to Article X of the CC&Rs.

III DESIGN GUIDELINES

A. ARCHITCTURAL CHARACTER: MODIFICATIONS, ADDITIONS TO AND MAINTENANCE OF EXISTING HOMES

Bellasera property Owners wishing to make any addition or modification to the exterior of their home, casita, garage, pool house or to modify the landscape or hardscape plan that was originally approved for their home in accordance with the Design Guidelines, MUST submit an application to the Modifications Committee, as required by the Design Guidelines and CC&Rs.

Forms for this purpose can be picked up at the clubhouse office or downloaded from the Bellasera web site. Any unauthorized modification may become subject to removal at the Owner's expense. An unauthorized modification could be especially troublesome when a property is for sale if a lien exists for the removal of that modification.

1. The architectural design of any and all additions, alterations and renovations to the exterior of an existing home shall strictly conform to the design of the original home in style, detailing, materials and color. For window or sliding door replacements the trim around the replacement should match the original trim color to the extent it is practical.
2. The height of any addition to an existing home shall not be higher than the original roof line.

3. All materials used in the maintenance, repair, addition to and alterations of an existing home shall be consistent with those materials used in the original construction of the home as to color, composition, type, and method of attachment. This includes roof replacement. The Modifications Committee may allow substitute materials if such materials are deemed by such committee to be compatible with the theme of the community.

4. All building colors and materials shall meet the provisions of the Environmentally Sensitive Land Ordinance and all other applicable laws for upper desert and hillside landforms. Darker, rather than lighter, colors are preferred to minimum reflectivity. No paint colors shall be used which have a Light

Reflectivity Value greater than forty percent (40%). Exterior paint and material colors shall not exceed a value of six and a chroma of six as indicated in the Munsell Book of Color on file with the City of Scottsdale Planning and Zoning Department.

5. When additions, alterations or renovations are performed to an existing home, the established Lot drainage shall not be altered. All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof may drain directly onto a neighboring property.

6. Mirrored surfaces and all treatments which change ordinary glass into a mirrored surface are prohibited. Gray or bronze tinted glass is recommended to minimize reflectivity. Clerestory windows are recommended over sky lights for their cooling principles and solar effectiveness. Non-mirrored window tinting is permitted.

7. Bright untarnished copper and other metallic surfaces shall be treated to reduce reflections.

8. All maintenance and repairs of existing homes shall be consistent with the Community-Wide Standard.

9. CASITAS AND ADDITIONAL CONSTRUCTION OR CHANGES TO THE EXTERIOR OF YOUR HOME, OR LOT IMPROVEMENTS.

Submit all exterior improvements to your home or lot to the Bellasera Modifications Committee prior to installation. All construction or changes to the exterior of a home or Lot requires prior approval of the Modifications Committee. The committee reviews and confirms compliance of the development in accordance with a comprehensive set of design standards and guidelines.

These standards cover such items as building heights, exterior colors and materials, as well as other architectural elements, such as artwork, antennae, playhouses, landscaping and fences. This review procedure allows the Association to provide fellow members comfort that all improvements will meet or exceed Bellasera HOA uniform standards. Confirmation of compliance of any changes must be obtained prior to starting them.

Residents also need to obtain Permits from the City of Scottsdale prior to building and a copy of the Permits must be included with their application to the Modifications Committee.

B. EXTERIOR SURFACE MATERIALS

Exterior ground surfaces can be covered with hardscape or soft materials, such as granite or mulch ("soft scape").

1. Hardscape

The configuration of hardscape areas should be dictated by circulation patterns, the landscape design concept and in some cases the shape or configuration of the chosen paving material. Natural building materials like stone or integral-colored exposed aggregate concrete are a logical selection for exterior ground surfaces. Other choices including brown finished colored concrete or interlocking paving treatments are also acceptable as durable hard surfaces. The Owner and the Modifications Committee should consider the weathering capability of all exterior ground surfaces and proposed materials. The Arizona sunlight can be extremely destructive, with ultraviolet rays not only fading colors, but also causing major deterioration of certain materials and construction systems. For example, wood, when exposed to the sun, requires considerable maintenance and special finishes. It may crack or warp even when properly finished; therefore, its use should be limited, with the character of weathered wood being carefully considered wherever it is used.

2. Soft scape

Soft scape treatments include non-permanent surfaces such as plant materials, decomposed granite, soil cement or native granite rock. Soft scape elements are typically porous allowing water to filter into the soil. Circulation patterns, amount of use and desired level of formality should be considered when selecting a surface treatment. For example, a mix of soil cement and decomposed granite is an alternative paving material for patios or outdoor seating areas as are bricks or stone laid on sand.

Only decomposed granite, native granite rock or river rock is acceptable as a landscape material. Crushed rock, artificially colored or naturally mined rock that is uncommon to the Bellasera site shall not be permitted. Decomposed granite shall be specified as Madison Gold 3/4" to 1/2" minus or similar. Resident shall submit a sample for approval. Native granite rock should be naturally colored, weathered rock to blend with the adjacent desert floor. If naturally weathered rock is not used, treat rock surfaces with Eonite, or equivalent product, to ensure the color is compatible with the desert surroundings.

C. LANDSCAPING REQUIREMENTS AND GUIDELINES

1. Bellasera includes three major landscape zones: Natural Areas (unimproved common areas), high-use areas (residential yards), and Enhanced Areas. A landscape palette has been established for each of the landscape zones. The palettes build on one another creating a gradual transition between the different landscape areas. Appendix B lists approved plant materials for each landscape zone.

Because it is difficult to list every acceptable plant material, the Modifications Committee will consider other plant materials upon request. Plant species must be drought tolerant, arid-region materials that do not appear on the Prohibited Plant Materials List. Prohibited Plant Materials are listed in Appendix B-1. The Modifications Committee reserves the right to refuse any plant material that, in its discretion, will not be compatible with the Bellasera community image or is not beneficial to the environment.

Plant materials listed in Appendix B-1 are not acceptable under any circumstance. Some plants are inappropriate to the high desert environment because they are potentially destructive to the Native Species. Weed-like growth, pollen, excessive heights and water use make them incompatible with native species.

2. The Declarant (Del Webb) provided landscaping in the following areas:

- All Common Area retention basins
- All natural, revegetated, and enhanced open spaces

Pursuant to Article V of the CC&Rs, it shall be the responsibility of the Association to maintain the Common Areas and the Area of Common Responsibility consistent with the Community- Wide Standard, as those terms are defined in the CC&Rs. Natural Area Open Spaces shall be maintained in a natural state as required by the City of Scottsdale Environmentally Sensitive Lands Ordinance and any other applicable law. The Association shall perform all of its maintenance responsibilities without materially changing the original design except as provided in the CC&Rs. Plants used to replace existing landscaping shall be in conformance with the list of approved plant materials.

3. In order to provide an enhanced street scene and attractive street lighting, each Homeowner was initially provided with mature trees which are controlled by a specific set of installation guidelines. This program is known as the Street Tree Program.

- a. One Bellasera nursery tree was given to each Series I Homeowner. Two Bellasera nursery trees will be given to each Series II and Series III Homeowner.

- b. Trees were placed in the front yard of the home site. In Series I, the tree must be placed within 3' of the sidewalk, or (no Sidewalk) within 10' behind the curb. In Series II and III, one tree must be placed within 3' of the sidewalk, or within 10' behind the curb (no sidewalk). The second tree must be placed within 7' of the side property line and within the front 15' of the property.
- c. Trees must be illuminated, from dusk to midnight daily, by at least one exterior "up-light" or "hanging fixture" located in the branches/canopy of the tree(s).
- d. The Owner is responsible for replacing tree(s).
- e. Location for developer-provided trees must be identified on the Homeowner's landscape design plans. Locations will be approved in accordance with these guidelines. It will be the Homeowner's responsibility to alert 'Contractor' for the installation of the tree(s). With formal approval of Landscape Designs, Homeowner will work with their landscape contractor with the approved installation coordination instructions.

4. Landscape minimums have been established in Appendix C-1 for Front and Rear Yards.

The Owner shall supply the Modifications Committee with any landscape plan for his or her Lot prior to initiating any work on the landscape plan. The procedures for submitting and obtaining approval are set forth in Article II of these Design Guidelines.

All landscaping and landscaping plans shall comply with the following minimum requirements:

- a. The use of drought-tolerant, arid-region species is required for all yard landscaping except that limited turf areas are permitted as provided below.
- b. Front yard ground plane shall be covered with a combination of inert and/or living materials. Appendix C-1 sets forth the minimum requirements for living materials for each Lot size. Minimal turf areas are permitted by the City of Scottsdale Environmentally Sensitive Lands Ordinance and the approved Master Environmental Design Plan for Bellasera but are

subject to the restrictions set forth in subsections c, d, and e below. Turf is acceptable only if installed as Hybrid Bermuda sod and only if it meets the other requirements for turf outlined in these Design Guidelines. Notwithstanding anything herein, seeded common Bermuda turf is not permitted in Residential Yards.

- c. Turf placed within the front yard should be adjacent to the entry walk, not exceed thirty percent of the total front yard area, including paved areas, and be physically separated from the adjacent landscape areas by a 4" curb, steel header or a decorative wall to prevent over spray and run-off into planter areas, sidewalks and streets.
- d. Turf areas must be a minimum of ten (10) feet in width.
- e. The total turf areas allowed within each Lot shall not exceed ten percent (10%) of the gross square footage of the Lot.
- f. Inert materials shall include native granite rock, flagstone and decomposed native granite of a color that closely resembles the natural desert floor. No artificially colored rock or unnaturally colored rock shall be permitted as ground cover. Granite shall be Madison Gold 3/4" - 1/2" minus, or similar. Resident shall submit a sample for approval. Screened granite is not permitted. Granite specified as minus contains a range of sizes including finds which provides a more natural appearing surface.
- g. No statues, sculptures, depictions, or artifacts will be permitted in front or street side yards, unless displayed within an enclosure. Unless otherwise limited in these Guidelines. "Enclosure" means:
 - i. A courtyard or other area that is substantially surrounded by walls (whether or not gated).
 - ii. If no courtyard or walls in the front of the house, then the area above the concrete or paved porch surface immediately adjacent to the residential front door.

Fountains may be installed in rear yards and in front courtyards only, shall be limited in height to five (5) feet above the finished grade of the Lot and must be compatible with the architectural character of the community.

- h. Seasonal annual beds are only acceptable for use within enclosed areas of the residential yard. This includes courtyards but does not include front yards that are not enclosed. Seasonal annuals may also be used within pots or containers. Exception: native annual species indicated on the approved plant species list are acceptable for use in residential yards and transition areas.

- i. Pots, containers, raised planters and hanging baskets may be used within enclosed areas of the residential yard. In situations where the front yard is not enclosed or there is not a courtyard, two pots may be placed immediately adjacent to the front door. The finish of any pot that is not completely screened from view must be terracotta or muted desert tones which blend with the color of the home. Any plants on the approved plant list as well as seasonal annuals are acceptable for use in pots or containers (N, E1, E2, E3 & E4). Plants on the Prohibited Plant List cannot be used under any circumstance unless otherwise noted on Appendix B-1.
- j. Wildflower, native seed mixes and a selection of native wildflowers is provided on the Approved Plant List, Appendix B, for use in creating naturalized wildflower drifts within the residential yard landscape. Refer to Appendix B plants categorized as Native (N) Flowers (F).

5. Removal of plants and other landscaping on any Lot is subject to the review of the Modification Committee.

D. SITE CONTOURING

Contour front yards to create visual interest in the landscape and produce soft, gentle transitions between the existing grade of the home and the adjacent street. Utilize contours to create micro-climates for planting. Use depressed areas to collect natural runoff for plants that benefit from, additional water and mounded areas for cacti and other drought tolerant plants. Contouring should transition into grades on both side of the Lot to create a flowing, continuous streetscape. All front yard landscape improvements must include contouring plans.

E. WALLS & FENCES.

1. Walls shall not be constructed within vista corridors, vista corridor easements, or vista corridor washes.
2. Solid, opaque walls adjacent to vista corridors shall be set back four (4) feet from the vista corridor for every one (1) foot of solid, opaque wall height above three (3) feet, but shall not exceed the maximum height of six (6) feet.
3. No alterations, changes or additions shall be allowed to walls constructed by the Declarant for or adjusted to any Lot without the prior written approval of the Modifications Committee.
 - a. "Rabbit/Snake" fencing may be installed inside wrought iron view fences. The fencing material must not exceed 36 inches in height as measured from the top of the knee wall and may not be opaque. Fence

material must conform to color guidelines found on page 6 (Section J. colors, Light Reflectivity Value (LRV) of 40 or less) and page 15 (A) (7) requiring treatment of "Bright untarnished copper and other metallic surfaces to reduce reflections." Any material used to attach rabbit/snake fencing to the view fencing must meet the same color requirements.

- b. Repair and maintenance of any "Rabbit/Snake" fencing installed on common walls (e.g., view fences), including any costs for removal and/or replacement during any common wall repair or maintenance undertaken by the Community Association, is the responsibility of the individual resident.

4. Unless installed by Declarant, no courtyard wall (wall attached to home) shall be greater than five (5) feet above finished grade elevation nor be constructed in the front yard of any Lot closer than fifteen (15) feet to the front yard property line.

5. Decorative walls (free-standing walls) shall not exceed two (2) feet six (6) inches in height and must be set back a minimum of ten (10) feet from the edge of the sidewalk or, if no sidewalk is located on the Lot, a minimum of fifteen (15) feet from the back of the curb. Height is measured from finished grade along the exterior side (street side) of the enclosure.

6. Rear yard, side yard and patio wall surfaces shall be masonry, stucco or wrought iron. Acceptable wall materials are described below. Wall materials shall be selected to reflect the character of the homes.

Masonry must match the existing masonry used by the original builder for constructing walls within the Community or shall be stuccoed and/or painted to match the home base color, the neighbor's base color, or the community wall color on the exterior sides. The interior walls shall be stuccoed and/or painted to match the home base color, the home trim color, or the community wall color.

Stucco shall be applied to exterior wall surfaces to cover completely all masonry joints and CMU block. A minimum of two (2) coat application is required. Stucco should be a sand finish texture to approximate the surface of the stucco used by the original builder on other walls.

Wrought iron must match existing wrought iron in both style and color.

If a wall is to be built on a common property line, letters from neighboring Homeowners must be obtained stating their agreement to the construction or modification of the wall. Such letters shall be obtained prior to and enclosed with the submittal of a Review Request to the Modifications Committee for an Owner-constructed wall or any addition or alteration to the original builder-constructed wall located on common property lines. Wrought iron view fence sections on a common property line are the property of Bellasera.

7. No chain link or similar material or wood, or split rail including traditional picket fences, shall be used as fence material on lots in Bellasera. The Association may utilize any temporary fencing material it deems necessary to protect its construction sites and maintenance yards.

8. Variance in wall height may be granted by the Modifications Committee for walls adjacent to public rights-of-way.

9. Unless otherwise specified, maximum height of walls shall be measured from the finished ground elevation on the highest side of the submitted wall.

10. Cut or fill slopes along the exterior of the wall shall be smooth and taper gradually to match existing grades.

11. Retaining walls which are partially below the finished grade or walls used as planters shall be properly moisture-proofed to avoid unsightly water staining. If staining occurs, the Homeowner is responsible for the complete repair of the problem.

F. ANCILLARY EQUIPMENT

All ground-mounted pool, spa and water feature equipment shall be adequately screened from street view and from the view of neighboring property, including Lots and Common Area by a wall at least one (1) foot higher than the equipment to be screened. Such screening structures shall be considered an integral part of the architecture and shall match as closely as possible the design, color, and exterior texture of the home. Screening structures shall be set back from the equipment according to manufacturer's recommendations or, if no recommendations are available, shall be placed a minimum of three (3) feet away from the equipment, to allow for adequate air circulation around the equipment, but may not trespass on a neighboring Lot without the written approval of the Owner of such Lot. If the setback requirements for a Lot would prohibit the construction of a screening structure as provided herein, a landscape buffer may be approved by the Modifications Committee as an alternative.

All air conditioning units must be ground-mounted. The top of any unit may not exceed 36" from finished floor grade.

The installation of solar heating collection panels, or any generating devices that use solar electricity, may be approved by the Bellasera Modification Committee, only under specific conditions. The Property Owner shall make a written proposal to the BMC providing in detail the location, size, number of and orientation of equipment, finish materials and colors, etc., shall be visually screened from adjacent Lots and from the streets within Bellasera. All reviews will take into account and will be superseded by any or all Federal and/or Arizona law as it pertains to solar panels.

G. TRASH & RECYCLING CONTAINERS

No garbage or trash shall be stored in such a way that it is visible from the street or adjoining properties unless it is in containers provided by the City of Scottsdale for such purposes.

Trash and recycling containers may not be stored in the front area of any home. They shall be placed in the trash pick-up area no earlier than 5:00 P.M. the day prior to pick-up and removed no later than 11:59 P.M. the day of pick-up.

Bulk trash shall not be stored in the front area of any home. Bulk trash shall be placed in the trash pick-up area no earlier than three days prior to the designated beginning day of the week specified for bulk trash pick-up by the City of Scottsdale.

H. SIGNAGE

SECURITY: One "security" sign may be installed in the front yard of a residence. Sign must be no greater than one hundred (100) square inches, no higher than eighteen (18) inches tall and placed no more than two (2) feet from the foundation of the home.

FOR SALE, LEASE OR OPEN HOUSE SIGNS: Arizona law denies an association the authority to prohibit the indoor or outdoor display of a For Sale sign and a sign rider.

For Sale, For Lease or temporary Open House signs shall be in conformance with the industry standard size which shall not exceed 18 x 24 inches and the industry standard size rider which shall not exceed 6 x 24 inches. Open House hours will be limited to the hours between 8:00 AM and 6:00 PM ALL open house signs are prohibited on the common area.

Except for signage allowed by Arizona law, no other signage is allowed.

I. HOLIDAY DECORATIONS

Given the wide range of worship preference and ethnic backgrounds of the membership of Bellasera, the Association will not regulate the types of decorations to be displayed. However, the Committee has determined to regulate the period of time decorations can be displayed.

Therefore, seasonal decorations may be displayed from November 1 to January 31 and no earlier than one (1) week before and no later than one (1) week after any nationally recognized holiday not falling within the previously mentioned months.

J. LIGHTING

1. All exterior lighting shall comply with the requirements of the approved Environmental Master Design Plan, Scottsdale's Environmentally Sensitive Lands

Ordinance, the Scottsdale Zoning Ordinance, and all other applicable laws. All lighting should be low level and recessed to shield the source of the light.

2. The maximum height of any outdoor lighting source shall be twelve (12) feet above finished grade at the base of the light standard.
3. Spotlights and floodlights are prohibited unless activated by a motion detector. Garage eave lights shall be controlled by a dusk to dawn photocell.
4. Integrate exterior wall, fence or building mounted light fixtures, including spotlights and floodlights, into the architecture of the house. Design light fixture enclosures to conceal the fixture and direct the light downward.
5. No post lights will be permitted.
6. Shrubs shall be used to conceal landscape lighting fixtures. Junction boxes must be placed below grade to minimize daytime visibility of the hardware.
7. All fixtures should be incandescent, halogen, florescent or "warm light" LED lamps less than fifty (50) watts. Colored lamps are not allowed. Where accent or access lighting is desired, low voltage lighting is recommended and preferred because of its ability to produce dramatic lighting effects using LOW WATTAGE lamps. All such lighting fixtures should be dark in color with a matte finish. Lighting design should consider the use of down lights over uplights to lessen the impact to the nighttime sky. Such lighting should be used in moderation as needed to produce reasonable and safe visibility for access and accent.

a. Bellasera Home Exterior Garage Door Lighting Specifications

- i. The following are the specifications for under eave lighting for the exterior of your residence:
 - LED or CFL soft white bulbs
 - 9watt (65-Watt equivalent) 650 to 800 lumens
 - 2700 light appearance
- ii. Either indoor or outdoor bulbs will work satisfactory assuming the bulb is under the garage eave

K. PROHIBITED STRUCTURES

The following structures shall be prohibited in Bellasera:

- Storage buildings or sheds (with the exception of buildings or sheds located in side yards and that are screened from street view and from view of neighboring property including Lots and Common Area);

- Clothes lines or clothes poles;
- Detached garages;
- Tents of a permanent nature; and
- Basketball hoops and backboards (with the exception of portable basketball hoops that are screened from street view and from view of neighboring property including Lots and Common Area when not in use and pool deck mounted hoops)

L. FLAGPOLES/BRACKETS.

1. Flagpoles are allowed in the front, or rear yard. Homeowners are advised that they may also use a bracket mounted on the house or garage to display a flag in the front of the home. Only one freestanding flagpole per Lot is permitted. No more than two flags may be displayed at the same time (two flags on the flagpole, or one flag on the flagpole and one on the bracket).

2. The height of the flagpole can be no greater than the height of the rooftop of the house. Flagpoles must be round and tapered. The diameter of the flagpole shall be proportionate to its height. No unusual shapes or colors are permitted. The flagpole must be anchored in a solid concrete base.

3. The American flag, or an official or replica of a flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard may be displayed by an Association member on the member's property. The American flag or military flag must be displayed in a manner consistent with the United States Flag Code sections 4 through 10.

4. The POW/MIA, Arizona State flag, Arizona Indian Nations flag, or a Gadsden flag may be displayed as a cloth flag on a flagpole or bracket, or by attaching flat to a wall or flat on the inside or outside of a window, or by hanging from eaves or on a garage door as long as the flag is displayed according to the United States Flag Code sections 4 through 10. No other type of "flag" will be permitted, such as "flag" made solely out of lights, or paint, or other material.

5. It is the universal custom to display the American Flag only from sunrise to sunset on buildings and stationary flagpoles. Any flag displayed shall be of appropriate size in relation to the flagpole.

6. The Modifications Committee must approve all plans for flagpoles and location prior to installation according to the procedures outlined in Design Guidelines Section 11.

M. ACCESSORY BUILDINGS

Approval by the Modifications Committee shall be required. Submittal of construction documents including but not limited to plan and elevation views are

required. It is the Homeowner's responsibility to obtain all necessary local, state and national authority approvals and adhere to all code requirements.

N. POOLS

1. All swimming pools and/pool/spas shall be of the in-ground type, except that above ground spas may be permitted if the spa will be adequately screened from street view and the view of neighboring property, including Lots and Common Area.
2. All swimming pools, pool/spas and pool equipment shall be screened from street view and the view from neighboring property, including Lots and Common Area in the manner described in Article III, Section E(1).
3. All swimming pools and pool/spas shall be enclosed as required by applicable law.
4. Pool and spa drains must connect to the street. No pools can be drained onto open space or any other property.

O. BARBECUES, FIRE PITS AND FIREPLACES

Built-in barbecue units, fire pits and/or fireplaces must be contained within the rear yard patio or courtyard and must be designed as an integral part of the home. Site chimney elements to avoid obstructing views from inside the house or from adjacent properties. To achieve this, the chimney element on fireplaces must be setback a minimum of ten (10) feet from any side view fence panel. Both gas and wood burning types of kivas and fireplaces are acceptable. Wood burning devices requires City of Scottsdale permit.

P. IRRIGATION

The use of automatic, underground drip irrigation systems rather than traditional spray type systems is encouraged for irrigating landscape areas. Spray irrigation should be limited to turf areas because of its inefficiency and the effect it has on the micro-climate.

Q. PATIOS AND COURTYARDS

Patios and courtyards should be designed as an integral part of the architecture of the home so they can be shaded and protected from the sun by the walls of the home.

R. ARCHITECTURAL SCREENING, SHADE DEVICES AND SUN SAILS

1. Screens and Shade Devices

Man-made screens and shade devices must appear as an integral part of the building elevation even though they may be installed after the building is completed or occupied. Materials must complement the architecture of the home. Colored window shading, steel or plastic shutters or wall mounted shading devices (inside or out) are not permitted. Window screening is permitted; however, screen fabric must be dark brown or black with frame painted to match color of home. Most screening and shading needs can be handled with properly placed landscape materials.

2. Awnings

Retractable awnings are allowed; however, all awnings are subject to the following guidelines:

- a. Modifications Committee approval is required prior to the installation of any awnings.
- b. The awning color must be of a solid color that most closely matches the color of the house. A color sample must be submitted at the time of application for modification is submitted. Any exposed exterior housing/equipment must be painted to match the house. Brightly colored, striped, or awnings with designs are not permitted.
- c. Awnings may not be installed on windows and/or doors facing the front yard as defined by the Design Guidelines.
- d. Awnings must be retracted when not in use. Either motorized or manually rolled awnings are acceptable.
- e. Stationary awnings are not permitted.
- f. Awnings should have a minimum five-year guarantee.
- g. Homeowners are responsible for all repairs and maintenance of the awnings. All awnings must be maintained in a condition that is consistent with the community-wide standard. Discoloration or disrepair will necessitate prompt replacement.

3. Sun Sails

- a. Sun sails are permissible subject to the following guidelines:
 - No sail may be attached or anchored to the fence or common wall dividing the property

- Sun sail must be a solid muted color
- Homeowners are responsible for all repairs and maintenance. Discoloration or disrepair will necessitate prompt replacement

S. SECURITY & SCREEN DOORS

1. Security Screen Doors

Southwestern and Frank Lloyd Wright styles are approvable; no animal, plant or character depictions allowed. The frame must conform to the existing colors of the house, or view fence "Spiced Hot Chocolate" and be of steel construction. Screen fabric must be dark brown or black. Modifications Committee approval is required prior to installation.

2. Screen Doors.

Doors with the same southwestern and Frank Lloyd Wright styles and same construction as the security doors are approvable. Additionally, a minimum of 2-3 straight bars across the center of the door for support are approvable. Frame must conform to the existing colors of the house, or view fence "Spiced Hot Chocolate". Screen fabric must be dark brown or black. "Invisible" roll screen doors with black or dark brown screens are approvable. Modifications Committee approval is required prior to installation.

T. RAIN GUTTERS

Rain gutters may be added to residences to prevent erosion of landscaped areas. All gutter installations must be configured to the appropriate Roof Drainage Plans for specific homes and elevations. In addition, they must be painted to match the home. Gutter and top section of the down spout must match the color of the Fascia; remainder of down spout must match the color of the body of the house. Drainage shall not be conveyed onto adjacent properties.

U. GATE

1. No gates to access the Common Areas from Individual Lots shall be permitted.

2. Side yard access gates shall be constructed with heavy duty steel jams and gate frames with cedar wood or similar vertical slats to match other such gates as originally installed by the original builder. The metal parts of the gates are to be painted with "Spiced Hot Chocolate" or a similar color to match wrought-iron fencing throughout the community. Gates must be repainted when rust is visible from the street.

The wood slats of all gates shall be maintained to retain their original non-weathered appearance by use of a light stain, linseed oil or a slightly darker stain that preserves

the original cedar appearance. Gate slats may also be painted to match the color on the fascia and pop-outs of the residence. Gate slates may also be of Trex or similar non-deteriorating man-made materials in a color of a natural wood coloring.

V. RAMADAS AND GAZEBOS

1. All ramadas and gazebos must be detached from the existing home.
2. The height of any ramada or gazebo shall not exceed twelve (12) feet above the floor level of the existing home.
3. The size of such structure shall not exceed one-hundred fifty (150) square feet of area.
4. To ensure an open, airy appearance, no side of any ramada or gazebo may exceed twenty-five percent (25%) residential construction materials. In other words, at least seventy-five percent (75%) of each side must be open.
5. All ramadas and gazebos shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color, and materials of the existing home.

W. DRAINAGE

1. Contouring yards may not result in major changes to drainage patterns on the Lot.
2. Water may not be directed toward the building foundation or toward any neighboring property.
3. Drainage may not be altered to create any condition that could lead to off-site soil erosion on open spaces.

X. ANTENNAS AND SATELLITE DISHES

1. No antenna, satellite dish or other device for the transmission or reception of television or radio (including amateur or ham radios) signals will be allowed outside the Dwelling unit, except:
 - a. Those antenna whose installation and use is protected under Federal law or regulations (generally, certain antennae under one meter in diameter) provided that an application for such an antenna or other device must be submitted to the Modifications Committee and such application will only be approved if:

i. First, the antenna or other device is designed to assure the minimal visual intrusion possible (i.e., is located in a manner that minimizes visibility from the street or an adjacent Lot and preserves the Community Wide Standard); and

ii. Second, the antenna or other device complies to the maximum extent feasible with these Design Guidelines within the confines of applicable Federal regulations, i.e., without precluding reception of a quality signal, or unreasonably increasing the cost of the antenna or device,

2. Upon the written request of the applicant when submitting the application, the Modifications Committee shall consider such an application in locations approved by the Modifications Committee for rear or side yard locations and appropriately screened.

3. Any transmission cable from a receiver to the house must be underground, as provided in the CC&Rs. The intent of this provision is to prohibit larger dishes which have been disguised as patio umbrellas, boulders, or other artifacts or furniture.

IV. NONLIABILITY FOR APPROVAL OF PLANS

Article XI of the CC&Rs contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an Owner. **PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE MODIFICATIONS COMMITTEE TO EXPLAIN IT TO YOU.**

V. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

The Design Guidelines may be amended as follows:

- A. Changes to these Design Guidelines may be proposed by the Board. Additionally, any Owner may submit to the Modifications Committee proposed changes to these Design Guidelines for review and consideration.
- B. Any amendment to these Design Guidelines shall be approved by two-thirds (2/3) of the members of the Modifications Committee.
- C. Such amendment shall be promptly posted in a prominent place within the Community.

- D. All amendments shall become effective upon adoption by the Modifications Committee. Such amendments shall not be retroactive to previous work or approved work in progress.

In no way shall any amendment to these Design Guidelines change, alter, or modify any provision of the CC&Rs or the Articles or Bylaws of the Association.

DEFINITIONS

Casita Courtyard: The outdoor space enclosed by a casita, the main residence, and Side Yard walls. These Courtyards are considered a part of the Side Yard and are not subject to landscape minimums. Plant species listed as N, E1, E2, E3, and E4 are acceptable for use in Casita Courtyards.

Courtyard: The portion of a residential Lot at the front entrance area enclosed by low walls or fences for the purpose of creating a transition zone between the living area of the house and the Front Yard. Courtyards are considered Enclosed Areas of a Residential Yard and are required to be landscaped (refer to minimum standards for Front Yards outlined in Appendix C-1). Plant species listed as N, E1, E2, E3, and E4 are acceptable for use in Courtyards.

E.S.L.O. Environmentally Sensitive Lands Ordinance: This project was developed in accordance with the ordinance. Copies are available at the City of Scottsdale.

Enclosed Areas: Any portion of a Lot completely enclosed within a fence or wall or a combination of both. Enclosed Areas may be visible from adjacent properties. Plant species listed as N, E1, E2, E3 and E4 are acceptable for use in Enclosed Areas.

Front Yard: A space on any Lot unoccupied by a structure and defined by striking an imaginary line from the front corners of the residence, garage, or casita, perpendicular to the wall or fence. In most cases the Front Yard is the area between the street and the side yard walls and residence. In some cases, such as corner Lots where there is dual road frontage, the Front Yard also includes the portion of the Lot outside the fence or wall along the adjacent road frontage. Front Yards are required to be landscaped according to the minimums established in Appendix C-1. Plant species listed as N, E1 and E2 are acceptable for use in Front Yards.

Native Species: Any species of plant determined by the Master Developer to be indigenous to the Bellasera site whether ground cover, shrub, cactus, or tree, and listed in Appendix B as a Native plant (N). Native Species are acceptable plants for use in any landscape area.

Natural Area Open Space (NAOS): That portion of the natural desert, which is undisturbed or revegetated to a level consistent with the surrounding, native plant densities and must remain as undeveloped open space. This is referred to as N.A.O.S. or Natural Area Open Space in documents pertaining to this project.

Protected Plants: Native tree and shrub species with a caliper of four inches (4") or greater or cacti six-foot (6') in height or greater, or any other plant deemed protected by the State of Arizona, City of Scottsdale or the Master Developer.

Restored Natural Area: Areas damaged by previous construction or natural acts restored to a natural state by transplanting and/or planting native materials (N) in densities that replicate natural conditions typical to that area.

Rear Yard: The space on any Lot, unoccupied by a structure that is defined by striking an imaginary line from the rear corners of the residence perpendicular to the side wall or fence. Rear yards must be landscaped according to the minimum requirements outlined in Appendix C-1. Plant species listed as N, E1, E2, E3 and E4 are acceptable for use in the Rear Yard.

Residential Yard: That portion of a Courtyard, Rear or Side Yard enclosed within solid masonry walls or a combination wall and view fence. Front Yards shall be considered a part of the Residential Yard except in situations where the Front Yard abuts a Natural Area or NAOS parcel. Residential yards that abut a Natural Area or NAOS parcel not separated by masonry walls or fences are considered Transition Areas. Plant species listed as N, E1 and E2 are acceptable for use in Residential Yards except where otherwise noted in these definitions.

Side Yards: The space on any Lot, unoccupied by a structure that is enclosed with walls or fence which is not defined as Front or Rear Yard. Landscape standards do not apply where the Side Yard is enclosed by solid, opaque walls; however, Side Yards which are enclosed by view fence shall be considered Rear Yards and are subject to the landscape minimums outlined in Appendix C-1.

Capitalized terms that are not defined in these Design Guidelines shall have the same meaning as set forth in the CC&Rs.

These Design Guidelines have been adopted by the Modifications Committee of Bellasera Community Association, Inc. on this 13th day of July 2010.

MODIFICATIONS COMMITTEE

By: _____

Name: _____

Title: Chairperson

**APPENDIX A
BELLASERA MODIFICATION APPLICATION
AMENDED March 2021**

OWNER'S NAME _____ DATE: _____
ADDRESS: _____ LOT #: _____
PHONE NUMBER: _____ EMAIL CONTACT: _____
PLAN NUMBER OR MODEL OF HOME: _____

NATURE OF REQUEST:

Description of Proposed Construction or Modification

The Design Guidelines which can be found among our governing documents on the Bellasera Website, provide an overall framework and comprehensive set of standards and procedures to allow the residential community to develop and progress in an orderly and cohesive manner. Before making any exterior modifications, it is the owners' responsibility to ensure compliance. The guidelines establish criteria for design, style, size, location and mode of architecture, design and mode of landscaping, site improvements, colors, materials and the construction and modification of improvements. They also establish a process for judicious review of proposed new developments and changes within the community. The guidelines regarding your specific request should be reviewed prior to submitting a modification application.

Below are the more common requests considered by the Modifications Committee for ease of use:

_____ Paint: Section I. A. j.

Provide current color scheme and proposed scheme from Dunn Edwards approved pallet. If you are using your current scheme there is no need to submit a form. Please note as has been past practice dating from the developer you are not permitted to paint your home in the same color scheme as your immediate next-door neighbor(s)

_____ Hardscape: Section III. A.4., B.1.

Walkway, concrete, pavers, stack stone (Provide color photo of material to be used)

_____ Gravel: Madison Gold ½" to ¾": Section III. B.2.

_____ Barbecue, fireplace/pit (Provide design and description of materials to be used): Section III. O.

_____ Awnings: Section III. R. No awning, sail or umbrella may be anchored to the fence or common wall dividing the property

_____ Security screen door: Section III. S. Must be steel construction and painted Spiced Hot Chocolate (Provide photo of door style)

_____ Replacement of Front door: Section III. A. (Provide photo and full description)

_____ Glass/window replacement: Section III. A. 6. (Provide color photo and full window description)

_____ Roof Replacement: Section III. A. 3., 4. (Provide color photo of tile to be used)

_____ Landscape, irrigation, lighting, and contouring plans. Section I. B., F., C., D. Plants must be selected from the approved plant list Appendix B of the Design Guidelines

_____ Pools and/or spas. Must be sunken below grade. Section III. N.

_____ Walls, gates and/or fences. Section III. E., U.

Addition or alterations to existing home including rear yard pergolas Section III. A. 1-9 and K., prohibited structures

DETAILS OF PROPOSED PLAN:

With any approved construction requiring the use of a dumpster, it must be placed in the driveway, and not set on the street. An estimate of the length of time dumpster will be present must be provided.

If a portable “potty” is to be utilized, it must be placed in the side yard

Owner is responsible for removing, sweeping, and cleaning all construction and landscape debris from common area including sidewalks, streets, and open space.

Is lot adjacent to vista corridor or open space corridor (e.g. wash) [] YES [] NO.

The Bellasera Design Guidelines require two (2) copies for the proposed construction or modification. Plans are to be a minimum of 11” x 17”.

Copies of City Permits, if required for the proposed construction or modification, should be submitted with the application.

I anticipate that the proposed construction or modification described in the attached plans will be completed within _____ days/months from the date that I receive approval from the Modification Committee. I understand that; if the proposed construction or modification is approved, I will be responsible for scheduling all work in a timely manner; for completing the work within the time period specified in the committee’s approval; and for complying with the approval issued.

NOTE: The Modification Application must be submitted to the Community Manager before noon on the Friday preceding the Tuesday Committee meeting. The application and supporting documents can be emailed to: manager@azbellasera.org.

I AGREE TO NOTIFY THE MODIFICATION COMMITTEE ONCE THE WORK IS COMPLETE.

I UNDERSTAND AND ACKNOWLEDGE THAT NO WORK MAY COMMENCE PRIOR TO THE APPROVAL OF THE MODIFICATION COMMITTEE AND THAT I WILL BE LIABLE FOR ALL COSTS NECESSARY TO BRING ANY NONCONFORMING WORK INTO COMPLIANCE WITH THE DECLARATION AND THE DESIGN GUIDELINES AND FOR SUCH OTHER PENALTIES AS PROVIDED IN THE DECLARATION AND THE DESIGN GUIDELINES.

When the owner's plans and specifications have been approved Management will notify the applicant in writing.

If you have any questions or need further information, you may contact me at the address and telephone number below or my subcontractor or representative (provide name, address, and telephone number).

Name: _____
Address: _____
Telephone Number: _____
Subcontractor's Name: _____

MODIFICATION COMMITTEE REQUESTS WILL BE REVIEWED WITHIN 30 DAYS. REQUESTS WILL BE EITHER APPROVED, DENIED OR RETURNED FOR ADDITIONAL INFORMATION.

Owner's Signature: _____ Date: _____

If an applicant is dissatisfied with the decision of the Modification Committee, he or she may request a hearing. Decisions of the Modification Committee are final.

When construction of an improvement has been completed the owner must notify Management. A Certificate of Compliance in recordable form, will be issued after a final inspection of the Modification Committee. Such Certificate shall identify the improvement and the lot upon which it is located. This will verify that such improvements conform.

**APPENDIX A-1
RESPONSE TO MODIFICATION REQUEST**

ANY APPROVAL ISSUED DOES NOT RELIEVE THE OWNER FROM THE REQUIREMENTS OF THE CC&Rs AND THE DESIGN GUIDELINES.

ACTION TAKEN BY THE MODIFICATIONS COMMITTEE:

Date: _____

Regarding the Modification Application Submitted by:

Name: _____

Lot No. _____

Address: _____

Application regarding: _____

Approved (the documents submitted are approved)

Approved as Noted (the documents submitted are partially approved; however, no work may commence until the Owner resubmits the application and plans incorporating all conditions and approval is received from the committee.

Not Approved (the entire document is not approved, and no work may commence. Owner must resubmit the application with more information or changes to obtain approval)

COMMENTS: _____

When the approved modification has been completed the Owner shall notify the Modifications Committee. A member of the Committee will inspect the modification to ensure compliance with the approved request. Following a satisfactory inspection, a CERTIFICATE OF COMPLIANCE will be issued (sample form attached as Appendix A-3).

Authorized Signature of Committee Member

Date: _____

Approval by a committee does not alleviate the responsibility of the Owner to obtain any necessary governmental approval or permits.

APPENDIX A-2

**BELLASERA COMMUNITY ASSOCIATION
7350 EAST PONEBELLA DRIVE
SCOTTSDALE, AZ 85266
480-488-0400**

COMPLIANCE FORM

The Bellasera Modification Committee certifies to:

Owner: _____
Lot No. _____
Address: _____

That of this _____ day of _____, 20_____, the Owner has Completed all improvements made and other work done upon or within Lot in accordance with the Modification Request submitted to this committee and approved on the _____ day of _____, 20_____, and that all work complies with the provisions of Bellasera CC&R's and the Design Guidelines.

Approved by Modification Committee Member

Description of Modification: _____

APPENDIX B
APPROVED PLANT MATERIAL LIST

Many of the plants on this list require moderate to no supplemental irrigation once established. For good appearance, supplemental irrigation may be applied. Most of these plants use less water than traditional high water use landscape plants, and this list provides a variety to accomplish any landscape design need.

PLANTS NOT ON THIS LIST MAY BE SUBMITTED TO THE MODIFICATIONS COMMITTEE FOR REVIEW AS PROVIDED IN ARTICLE III, SECTION C(I):

LEGEND:

N = Native plant species required for use within Natural Areas but are also suitable for use within any landscape area.

E1 = Arid Region species acceptable for use in Enhanced Areas. E1 plants may also be used in areas where E2, E3 and E4, species are acceptable.

E2 = Arid Region species suitable for use within Residential Yards only. E1 plants may also be used in areas where E3 and E4 species are acceptable.

E3 = Arid Region species suitable for use within Enclosed Yards only. E3 plants may also be used where E4 species are acceptable.

E4 = Ornamental plant species suitable for use in containers or pots but not suitable for use in landscape areas or beds. Containers or pots are subject to the requirements outlined in Section III C.3.i.

TYPICAL LANDSCAPE USE:

A = Accent Plant

C = Cacti

F = Flower (annuals or Perennials)

Gc = Groundcover

OGr = Ornamental Grass

S = Shrub

T = Tree

V = Vine

P = Potted or Container Plants

SIZE:

Sm = Small (less than 2 feet high)

M. = Medium (between 2 feet and 4 feet high)

Lg = Large (more than 4 feet high)

ZONE	BOTANICAL NAME	COMMON NAME	KEY	SIZE
N	<i>Acacia greggii</i> Catclaw	Acacia	S	Lg
E2	<i>Acacia redolens</i> 'Desert Carpet'	Prostrate Acacia	Gc	
E2	<i>Acacia Ancura</i>	Mulga	T	M
E2	<i>Acacia schaffneri</i>	Twisted Acacia	T	
E2	<i>Acacia smallii</i>	Sweet Acacia	T	
E2	<i>Acacia willardiana</i>	Palo Blanco	T	
E4	<i>Agapanthus</i> 'Peter Pan'	Peter Pan Lily	P/F	
E1	<i>Agave</i> species	Agave	A	Sm-Lg
E2	Aizoaceae species	Ice Plant	Gc	
E1	<i>Aloe barbadensis</i>	Aloe Vera	A	Sm
E1	<i>Aloe saponaria</i>	African Aloe	A	Sm
E1	<i>Aloe</i> species	Aloe	A	Sm-Lg
N	<i>Ambrosia deltoidea</i>	Bursage	S	Sm
E2	<i>Anigozanthos flavidus</i>	Kangaroo Paw	A	M
E2	<i>Anisacanthus quadrifidus</i> v. <i>brevilobus</i>	Mtn Flame Anisacanthus	S	M
E2	<i>Anisacanthus quadrifidus</i> v. <i>wrightii</i> 'Mexican Flame'	Flame Honeysuckle	S	M
E2	<i>Antigonon leptopus</i>	Queen's Wreath	V	
E2	<i>Aquilegia chrysantha</i>	Golden-spurred Columbine	F	
N	<i>Asclepias subulata</i>	Desert Milkweed	A	M
E4	<i>Asparagus densiflorus</i>	Asparagus Fern	P/Gc	
E4	<i>Aspidistra elatior</i>	Cast Iron Plant	P/A	M
E2	<i>Baccharis</i> 'Centennial'	Centennial Baccharis	Gc	
N	<i>Baileya multiradiata</i>	Desert Marigold	F	
E2	<i>Bougainvillea</i> 'Barbara Karst'	Bougainvillea	V	
E2	<i>Bougainvillea</i> 'LaJolla'	Bush Bougainvillea	S	M
E2	<i>Bougainvillea</i> 'San Diego Red'	Bougainvillea	V	
E2	<i>Bougainvillea spectabilis</i>	Bougainvillea	V	
E4	<i>Brassica oleracea</i> v. <i>acephala</i>	Ornamental Kale	P/F	
E2	<i>Buddleia marrubifolia</i>	Wooly Butterfly Bush	S	Lg
E2	<i>Caesalpinia cacalaco</i>	Cascalote	T	
E2	<i>Caesalpinia gilliesii</i>	Desert Bird of Paradise	S	Lg
E2	<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise	S	Lg
E2	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	S	Lg
E2	<i>Calliandra californica</i>	Baja Red Fairy Duster	S	Lg

E1	<i>Calliandra eriophylla</i>	Fairy Duster	S	M
E2	<i>Calylophus hartwegii</i> 'Sierra Sundrop'	Calylophus	Gc	
N	<i>Carnegica gigantca</i>	Saguaro	A	
E2	<i>Cassia</i> species	Cassia	S	Lg
E4	<i>Centaurea cineraria</i>	Dusty Miller	P/F	
E2	<i>Cercidium</i> 'Desert Museum'	Hybrid Palo Verde	T	
N/E I	<i>Cercidium floridium</i>	Blue Palo Verde	T	
N/E 1	<i>Cercidium microphyllum</i>	Foothill Palo Verde	T	
E2	<i>Cercidium praecox</i>	Palo Brea	T	
E2	<i>Cereus hildmannianus</i> v. <i>monstrose</i>	Curiosity Plant	C	
E2	<i>Chamaerops humilis</i>	Mediterranean Fan Palm	A	Sm
N	<i>Chilopsis linearis</i>	Desert Willow	T	
E4	<i>Chrysanthemum frutescens</i>	Marguerite Daisy	P/F	
E2	<i>Convolvulus mauritanicus</i>	Ground Morning Glory	Gc	
E2	<i>Cooperia drummondii</i>	Rain Lily	F	
E2	<i>Cordia parvifolia</i>	Small Leaf Cordia	S	Sm
E4	<i>Coreopsis</i> species	Coreopsis	P/F	
E2	<i>Cuphea llavea</i>	Bat Faced Cuphea	F	
E2	<i>Cynodon</i> species	Hybrid Bermuda	Gc	
E3	<i>Cyperus alternifolius</i>	Umbrella Plant	A	M
E3	<i>Cycas revoluta</i>	Sago Palm	A	M
E	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	Gc	
E1	<i>Dalea greggii</i>	Trailing Indigo Bush	Gc	
E1	<i>Dalea pulchra</i>	Indigo Bush	S	
E 1/E2	<i>Dasyilirion wheeleri</i>	Desert Spoon	A	Lg
E4	<i>Dianthus</i> species	Pinks	P/F	
E2	<i>Dicliptera. suberecta</i>	Velvet Honeysuckle	S	M
E2	<i>Dietes bicolor</i>	Fortnight Lily	A	M
E2	<i>Dietes vegeta</i>	Fortnight Lily	A	M
E2.	<i>Dioon, edule</i>	Mexican Sago	A	M
E2	<i>Dodonaea viscosa</i>	Hopbush	S	Lg
E2	<i>Drosanthemum</i> species	Ice Plant	Gc	
E2	<i>Echeveria</i> species	Hen and Chicks	Gc	
E2	<i>Echinocactus grusonii</i>	Golden Barrel Cactus	C	
N	<i>Echinocereus engelmannii</i>	Englemann's H-hog Cactus	C	
N	<i>Encelia farinosa</i>	Brittlebush	S	M
E2	<i>Eremophila glabra</i>	Emu Bush	S	Lg
N	<i>Ericameria laricifolia</i>	Turpentine Bush S	S	Sm

E2	<i>Eschscholtzia mexicana</i>	Mexican Gold Poppy	F	
E2	<i>Euphorbia myrsinites</i>		Gc	
E2	<i>Euphorbia rigida</i>	Gopher Plant	Gc	
E2	<i>Euphorbia tirucalli</i>	Pencil Bush	A	Lg
E3	<i>Euphorbia trigona</i>		A	Lg
E4	<i>Euphorbia species</i>	Spurge	P/A	Sm-Lg
E4	<i>Euryops pectinatus</i>	Golden Euryops	P/F	
E4	<i>Euryops viridis</i>	Green Euryops	P/F	
E4	<i>Felicia amelloides</i>	Blue Marguerite	P/F	
E1	<i>Ferocactus acanthodes</i>	Fire Barrel	C	
N	<i>Ferocactus wislizenii</i>	Fishhook Barrel Cactus	C	
E4	<i>Ficus benjamina</i>	Weeping Fig	P/T	
E3	<i>Ficus pumila</i>	Creeping Fig	V	
N	<i>Fouquieria splendens</i>	Ocotillo	A	
E2	<i>Gazania rigens</i> 'Sun Gold'	Gazinia	Gc	
E2	<i>Gelsemium sempervirens</i>	Yellow Flowering Jessamine	V	
E4	<i>Geranium species</i>	Geranium	P/F	
E2	<i>Hardenbergia comptoniana</i>	Lilac Vine	V	
E4	<i>Hedera helix</i> 'Needlepoint'	Needlepoint Ivy	P/Gc	
E1	<i>Hesperaloe parviflora</i>	Red Hesperaloe	A	M
E1	<i>Hesperaloe parviflora</i> (yellow)	Yellow Hesperaloe	A	M
N	<i>Hyptis emoryi</i>	Desert Lavender	S	Lg
E3	<i>Iberis sempervirens</i>	Candytuft	F	
E4	<i>Impatiens wallerana</i>	Busy Lizzie	P/F	
E1	<i>Justicia spicigera</i>	Mexican Honeysuckle	S	M
E4	<i>Kalanchoe species</i>	Kalanchoe	P/F	
E2	<i>Lantana camara</i>	Bush Lantana	S	M
E2	<i>Lantana montevidensis</i>	Trailing Lantana	Gc	
N	<i>Larrea tridentata</i>	Creosote Bush	S	Lg
E1/2	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	S	M
E1/2	<i>Leucophyllum frutescens</i>	Texas Sage	S	Lg
E1/2	<i>Leucophyllum frutescens</i> 'Compacta'	Compact Texas Sage	S	M
E1/2	<i>Leucophyllum frutescens</i> 'Green Cloud'	Green Cloud Sage	S	Lg
E1/2	<i>Leucophyllum frutescens</i> 'White Cloud'	White Cloud Sage	S	Lg

E1/2	<i>Leucophyllum</i> hybrid 'Rain Cloud'	Rain Cloud Sage	S	Lg
E1/2	<i>Leucophyllum laevigatum</i>	Chihuahuan Rain Sage	S	Lg
E1/2	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	S	Lg
E1/2	<i>Leucophyllum pruinosum</i> 'Sierra Bouquet'	Sierra Bouquet Sage	S	Lg
E1/2	<i>Leucophyllum revolutum</i> 'Sierra Magic'	Sierra Magic Sage	S	Lg
E1/2	<i>Leucophyllum</i> species	Texas Sage	S	Lg
E3	<i>Liatis</i> species	Gayfeather	F	
E2	<i>Linum lewisii</i>	Blue Flax	F	
E2	<i>Lophocereus schottii</i> fa. monstrosus	Totem Pole Cactus	C	
E2	<i>Lysiloma microphylla</i> v. thornberi	Fern-of-the-Desert	T	
E2	<i>Macfadyena unguis-cati</i>	Cat'sClaw Vine	V	
N	<i>Mammillaria microcarra</i>	Pincushion Cactus	C	
N	<i>Melampodium leucanthum</i>	Blackfoot Daisy	F	
E2	<i>Merremia aurea</i>	Yellow Morning Glory Vine	V	
E2	<i>Mesembryanthemum</i> species	Ice Plant	Gc	
E2	<i>Mimosa dysocarpa</i>	Mimosa	S	Lg
E1/2	<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Muhley	OGr	
E1/2	<i>Muhlenbergia dumosa</i>	Bamboo Muhley	OGr	
E1/2	<i>Muhlenbergia emersleyi</i> 'El Toro'	Bull Grass	OGr	
E1/2	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	Autumn Glow Muhley	OGr	
E1/E2	<i>Muhlenbergia rigens</i>	Deer Grass	OGr	
E1/2	<i>Muhlenbergia rigida</i> 'Nashville'	Nashville Grass	OGr	
E4	<i>Nierembergia</i> species	Dwarf Cup Flower	P	
E1/E2	<i>Oenothera berlandieri</i>	Mexican Evening Primrose	Gc	
E1/E2	<i>Oenothera caespitosa</i>	Evening Primrose	F	
N	<i>Olneya tesota</i>	Ironwood	T	
E3	<i>Ophiopogon japonicus</i>	Mondo Grass	Gc	
N	<i>Opuntia acanthocarpa</i>	Staghorn Cholla	C	
N	<i>Opuntia bigelovii</i>	Teddybear Cholla	C	
E1	<i>Opuntia baillaris</i>	Beavertail Prickly Pear	C	

E1	<i>Opuntia basilaris ramosa</i>	Dwarf Beavertail Cactus	C	
E2	<i>Opuntia microdasys</i>	Bunny Ears	C	
E2	<i>Opuntia robusta</i>	Prickly Pear Cactus	C	
E2	<i>Opuntia santa-rita</i>	Purple Prickly Pear	C	
E2	<i>Opuntia species</i>	Silver Dollar Prickly Pear	C	
E2	<i>Osteospermum fruticosum</i>	Trailing African Daisy	Gc	
E1	<i>Penstemon baccharifolius</i>	Baccharisleaf Penstemon	F	
E1/E2	<i>Penstemon barbatus</i>	Scarlet Bugler	F	
E1/E2	<i>Penstemon cardinalis</i>	Penstemon	F	
E1/E2	<i>Penstemon eatonii</i>	Firecracker Penstemon	F	
E2	<i>Penstemon gerberii</i>	Penstemon	F	
E2	<i>Penstemon grandiflorus</i>	Penstemon	F	
E1/E2	<i>Penstemon palmeri</i>	Palmer's Penstemon	F	
E1/E2	<i>Penstemon parryi</i>	Parry's Penstemon	F	
E1/E2	<i>Penstemon pseudospectabilis</i>	Canyon Penstemon	F	
E1/E2	<i>Penstemon strictus</i>	Penstemon	F	
E1/E2	<i>Penstemon superbus</i>	Superb Penstemon	F	
E1/E2	<i>Penstemon thurberi</i>	Thurber's Penstemon	F	
E1/E2	<i>Penstemon wrightii</i>	Wright's Penstemon	F	
E1/2	<i>Penstemon species</i>	Penstemon	F	
E4	<i>Phlox subulata</i>	Creeping Phlox	P/F	
E3	<i>Phoenix roebelenii</i>	Pygmy Date Palm	A	Sm
E2	<i>Pithecellobium flexicaule</i>	Texas Ebony	T	
E2	<i>Plumbago auriculata</i>	Cape Plumbago	S	M
E2	<i>Plumbago scandens 'Summer Snow'</i>	Summer Snow Plumbago	Gc	
E2	<i>Podranea. ricasoliana</i>	Pink Trumpet Vine	V	
E4	<i>Portulaca grandiflora</i>	Moss Rose	P/F	
E2	<i>Prosopis alba</i>	Argentine Mesquite	T	
E2	<i>Prosopis chilensis</i>	Chilean Mesquite	T	
E2	<i>Prosopis glandulosa</i>	Texas Honey Mesquite	T	
E1	<i>Prosopis pubescens</i>	Screwbean Mesquite	T	
N/E1	<i>Prosopis velutina</i>	Native Mesquite	T	
E3/E4	<i>Pyracantha</i>	Firethorn	S	
E4	<i>Rosa species</i>	Rose	P/S	M
E1/2	<i>Rosmazinus officinalis 'Prostratus'</i>	Dwarf Rosemary	Gc	
E1/2	<i>Ruellia brittoniana</i>	Ruellia	F	
E1/2	<i>Ruellia brittoniana</i>	Katie Ruellia	F	

E1/2	<i>Ruellia peninsularis</i>	Ruellia	S	Lg
E2	<i>Salvia chamaedryoides</i>	Mexican Blue Sage	Gc	
E1/2	<i>Salvia clevelandii</i>	Chaparral Sage	S	M
E1/2	<i>Salvia coccinea</i>	Cherry Red Sage	F	
E1/2	<i>Salvia farinacea</i>	Mealy-Cup Sage	F	
E1/2	<i>Salvia greggii</i> 'Sierra Linda'	Autumn Sage	S	M
E1/2	<i>Salvia leucantha</i>	Mexican Bush Sage	S	M
E1/2	<i>Salvia leucophylla</i>	Purple Sage	S	LG
E1/2	<i>Salvia microphylla</i>		S	M
E1/E2	<i>Salvia</i> sp. 'Quicksilver'	Quicksilver Salvia	Gc	
E2	<i>Santolina chamaecyparissus</i>	Lavender Cotton	Gc	
E2	<i>Santolina virens</i>	Lavender Cotton	Gc	
E3	Seasonal Annuals	Petunias, Pansies, etc.	F	
E2	<i>Sedum</i> species	Stonecrop	Gc	
N	<i>Simmondsia chinensis</i>	Joboba	S	Lg
E2	<i>Sophora secundiflora</i>	Texas Mountain Laurel	S	Lg
N	<i>Sphaeralcea ambigua</i>	Desert Globemallow	S	
E3	<i>Stachys byzantina</i>	Lamb's Ears	F	
E2	<i>Stachys coccinea</i>	Betony, Red Mint	F	
E2	<i>Tagetes lemmonii</i>	Mt. Lemmon Marigold	F	M
E1/2	<i>Tecoma stans</i>	Yellow Bells	S	Lg
E4	<i>Trachelospermum jasminoides</i>	Star Jasmine	PV	
E2	<i>Vauquelinia californica</i>	Arizona Rosewood	S	Lg
E1	<i>Verbena gooddingii</i>	Native Verbena	Gc	
E2	<i>Verbena rigida</i>	Prairie Verbena	Gc	
E2	<i>Verbena tenuisecta</i> (pulcbella)	Moss Verbena	Gc	
E2	<i>Viguiera deltoidea</i>	Goldeneye	S	M
E2	<i>Wedelia trilobata</i>	Wedelia	Gc	
N	<i>Yucca baccata</i>	Banana Yucca	A	Lg
E2	<i>Yucca brevifolia</i>	Joshua Tree	A	Lg
E2	<i>Yucca elata</i>	Soaptree Yucca	A	Lg
E2	<i>Yucca gloriosa</i>	Yucca	A	Lg
E3	<i>Yucca recurvifolia</i>	Pendulous Yucca	A	Lg
E2	<i>Yucca rigida</i>	Blue Yucca	A	Lg
E2	<i>Yucca rostrata</i>	Beaked Yucca	A	Lg
E3	<i>Yucca</i> species	Yucca	A	M-Lg
E2	<i>Zauschneria californica</i>	California Fuchsia	F	
E2	<i>Zephyranthes candida</i>	Rain Lily	F	
N	<i>Zizyphus obtusifolia</i>	Graythorn	S	Lg

APPENDIX B-1
PROHIBITED PLANT MATERIAL LIST

The following plants are objectionable and **may not be planted** in the landscape or within pots or containers under any circumstances. Plants on the prohibited list are NOT ACCEPTABLE due to aesthetic reasons, their mature height or growth habit, their excessive pollen production, or their ability to dominate the desert plant community.

1. Any species of tree or shrub whose mature height may be visible above patio walls or from surrounding property unless it is on the Approved Plant List or has been previously approved by the Modifications Committee.
2. Palms (Palmae) species not listed on the Approved Plant List (Appendix B), are prohibited under any circumstance.
3. All Pines (Pintas), Cypress (Cupressus), False Cypress (Chamaecyparis), Juniper or Cedar (Juniperus).
4. Olive trees (*Olea europaea*).
5. Oleanders (*Nerium oleander*) and Thevetia (*Thevetia* species).
6. Fountain Grass (*Permisctum setaceum*).
7. All varieties of Citrus with the following exception: True dwarf varieties that will not exceed a mature height of six (6) feet may be used only if completely screened from view of any other residence, open space, wash or any other adjacent land use behind solid, opaque walls.
8. Common Bermuda Grass (*Cynodon dactylon*) in seed or sod form. Hybrid Bermuda varieties are acceptable within Residential Yards.
9. Mexican Palo-Verde (*Parkinsonia aculeata*).
10. Desert Broom (*Baccharis sarothroides*).
11. No artificial plants will be allowed at any time.

APPENDIX C-1
MINIMUM LANDSCAPE STANDARDS

Minimum standards for landscaping Front and Rear Yards within the Bellasera Community have been established to ensure visual integrity within the community is maintained. These standards establish the minimum acceptable level for landscape development. The Modifications Committee will accept landscape plans that reflect greater quantities of plant material or larger plant sizes providing minimum landscape criteria have been met.

THE FOLLOWING MINIMUM STANDARDS SHALL APPLY:

Series One Homes: 55' x 115' Lots

Front Yard: The landscape design for the Front Yard shall include a minimum of one 36" Box or larger tree provided by Declarant.

Rear Yard: The landscape design for the Rear Yard of any Series One Home shall include a minimum of one: (1) 24" Box or larger tree.

A combination of Shrubs, Groundcover, Accent Plants, Cacti and Ornamental Grasses shall cover no less than 50% of the Front and Rear Yard landscape area based upon the plants mature size. A minimum of 50% of the plant species utilized should be 15 and/or 5 Gallon plant materials.

Series Two Homes: 95' x 135' Lots

Front Yard: The landscape design for the Front Yard shall include a minimum of two 36" Box or larger trees provided by Declarant.

Rear Yard: The landscape design for the Rear Yard shall include a minimum of two (2) 24" Box or larger trees.

A combination of Shrubs, Groundcover, Accent Plants, Cacti and Ornamental Grasses shall cover no less than 50% of the front and Rear Yard landscape area based upon the plants mature size. A minimum of 50% of the plant species utilized should be 15 and/or 5 Gallon plant materials.

Series Three Homes: 110 x 135' Lots

Front Yard: The landscape design for the Front Yard shall include a minimum of two (2) 36" Box or larger trees provided by Declarant and one (1) 36" Box or larger tree provided by the Homeowner.

Rear Yard: The landscape design for the Rear Yard shall include a minimum of two (2) 24" Box or larger trees.

A combination of Shrubs, Groundcover, Accent Plants, Cacti, and Ornamental Grasses shall cover no less than 50% of the front and Rear Yard landscape area based upon the plants mature size. A minimum of 50% of the plant species utilized should be 15 and/or 5 Gallon plant materials.

APPENDIX C-2
LANDSCAPE DESIGN CRITERIA

Homeowners should attempt to create a landscape scheme with as mature an effect as possible at the time of installation. No unusually immature or undersized planting will be permitted.

Plant compositions should employ a variety of sizes of plants when planting rather than all one size. This creates immediate interest in the landscape scene and helps avoid the look of undersized plantings. Shrub selection should take into account the natural mature height of the species selected to avoid heavy pruning. Planting schemes should include species from at least three of the four plant size groups. The Modifications Committee realizes that plant sizes and relationships will differ depending on the species chosen and will review each case individually. Plant categories shown below are intended to include accent plants, vines and ornamental grasses in addition to shrubs and groundcovers (refer to the Approved Plant List Key). These-plant should be incorporated into the most appropriate size category.

Suggested Plant Size/Type Ratios:

Groundcovers:	Low, wide spreading plants up to 18" or 2' in height	(35%)
Small Plants:	Plant materials which are under 2' in height which are not classified as groundcovers	(15%)
Medium Plants:	Plant materials that range between 2' and 4' in height	(10%)
*Large Plants:	Plant materials above 4' in height	(35%)
Cacti.	Sizes vary from small to large	(5%)

*Placement of larger shrubs should be carefully considered so as not to overpower small spaces, block views from windows or to create a situation where heavy pruning is required to keep the plant size within the space allotted.

The use of multi-trunk trees is encouraged over single trunk trees within front Yards. This adds to the informal, natural look along the streetscape. Single trunk trees should be used within narrow sideyards where canopies can clear structures and not restrict circulation.

Front Yard landscape and maintenance shall be continuous from the back of curb or the back of sidewalk, whichever is appropriate and shall be the responsibility of the Homeowner.

Mature growth of plant materials shall not encroach on sidewalks or restrict pedestrian circulation. To maintain sight lines along street corridors, plant heights within Right-of-Way easement should not exceed two (2) feet.

APPENDIX C-3
WORKSHEET

Calculations for Determining Number, Size & Ratio of Plant Material

A worksheet must accompany every landscape submittal. Blank forms are provided for your use. Incomplete submittals will not be reviewed.

The following example is based on a large Lot, Series Three home.

Step One:

Determine the area of the yard to be landscaped in square feet. Do not include any paved areas such as patios, driveways, sidewalks, etc. (Area = length x width)

Size of Landscape Area in Square Feet:	Front Yard	Rear Yard
	1980 SF	2240 SF

Step Two:

Determine the area of landscape required as a minimum to be covered with plant materials. Multiply the overall landscape area x 50% = number of plant materials needed to meet the 50% minimum coverage requirement. Determine how many plants will be needed to fill 50% of the landscape area. Use 16 square feet as the average coverage for each plant. If the landscape area of the Front Yard is 1980 square feet, multiply x 50% = 990 square feet. 990 square feet divided by 16 square feet per plant = the number of plants required to fulfill the minimums. In this case 62 plants are required.

	Front Yard		Rear Yard	
Total # Plants	Required	Provided	Required	Provided
	62		70	

Step Three:

Determine the breakdown of plant types: Groundcovers, Small Plants, Medium Plants, Large Plants and Cacti. These ratios are intended to serve as a guideline to promote variety in the planting design. While actual numbers may vary slightly from the suggested ratios, significant variations may indicate an imbalanced design. To determine the number of plants required for each plant type, take the overall number of plants determined in Step Two and multiply by each of the suggested ratios:

APPENDIX C-3

WORKSHEET CONTINUED

FRONT YARD

Total # of Plants	(Ratio)	Type of Plant	# of Plants Required	# of Plants Provided
62				
	35%	Groundcovers	22	
	15%	Low Shrubs, Sm. Accents	9	
	10%	Med.. Shrubs, Med. Accents	6	
	35%	Large Shrubs	22	
	05%	Cacti	3	
	100%	TOTALS	62	

REAR YARD

Total # of Plants	(Ratio)	Type of Plant	# of Plants Required	# of Plants Provided
70				
	35%	Groundcovers	24	
	15%	Low Shrubs, Sm. Accents	11	
	10%	Med. Shrubs, Med. Accents	7	
	35%	Large Shrubs	24	
	05%	Cacti	A	
	100%	TOTALS	70	

APPENDIX C-3

WORKSHEET CONTINUED

Step Four:

Determine the breakdown of plant sizes, i.e., 50% of the plant materials utilized should be 5 or 15 gallon size material, while the remainder, 50%, may be 1 gallon material. Take the total plant count determined in Step Two and multiply by 50% and 50% to determine approx. quantities of 1, 5 and 15 gallon plant materials.

Total # of Plants x%	1 Gallon (50% of Total)		5 Gallon (50% of Total)	
	Required	Provided	Required	Provided
62 Front Yard.	31		31	
70 Rear Yard	35		35	

Step Five:

Prepare the landscape design using overall plant density minimums established in Step Two and the plant type ratios determined in Step Three. When preparing the plant legend consult the totals from Step Four. Slower growing plant materials including specimen cacti and some accent plants, some large and medium shrubs, should be specified in larger container sizes (5 gal. plus) while the fast growing materials can be specified as 1 gallon material. Market availability of plant materials at the time you prepare your plan may also play a significant part in which plants are specified as larger containers.

PLANT LEGEND

Prepare and submit a plant legend with all landscape submittals. The plant legend must reflect the actual plant materials and quantities depicted on the landscape plan. The legend may reflect consolidated numbers of plant materials proposed for the Front and Rear/Side Yards as long as the worksheet information is completely filled out. **DRAW ALL PROPOSED PLANT MATERIALS AT THEIR MATURE SIZE ON A SCALEABLE PLAN.** Use the PLANT LEGEND form provided on following page.

APPENDIX C-5
BLANK WORKSHEET:

Calculations for Determining Number, Size & Ratio of Plant Material

A worksheet must accompany every landscape submittal. This blank form is provided for your use. Incomplete submittals will not be reviewed.

Step One:

Determine the area of the yard to be landscaped in square feet. Do not include any paved areas such as patios, driveways, sidewalks, etc. (Area = length x width)

	Front Yard	Rear Yard
Size of Landscape Area in Square Feet:	SF	SF

Step Two:

Determine the area of landscape required as a minimum to be covered with plant materials. Multiply the overall landscape area x 50% = number of plant materials needed to meet the 50% minimum coverage requirement. Determine how many plants will be needed to fill 50% of the landscape area. Use 16 square feet as the average coverage for each plant Refer to the sample included in these guidelines as Appendix C-3 for information about how to complete this form.

	Front Yard		Rear Yard	
Total # Plants	Required	Provided	Required	Provided

Step Three:

Determine the breakdown of plant types: Groundcovers, Small Plants, Medium Plants, Large Plants and Cacti. These ratios are intended to serve as a guideline to promote variety in the planting design. While actual numbers may vary slightly from the suggested ratios, significant variations may indicate an imbalanced design. To determine the number of plants required for each plant type, take the overall number of plants determined in Step Two and multiply by each of the suggested ratios:

WORKSHEET C-5 CONTINUED

FRONT YARD

Total # of Plants	% Ratio	Type of Plant	# of Plants Required	# of Plants Provided
	35	Groundcovers		
	15%	Low shrubs, Small Accents		
	10%	Medium Shrubs, Medium Accents		
	35%	Large Shrubs		
	5%	Cacti		
TOTALS				

REAR YARD

Total # of Plants	% Ratio	Type of Plant	# of Plants Required	# of Plants Provided
	35	Groundcovers		
	15%	Low shrubs, Small Accents		
	10%	Medium Shrubs, Medium Accents		
	35%	Large Shrubs		
	5%	Cacti		
TOTALS				

WORKSHEET C-5 CONTINUED

Step Four:

Determine the breakdown of plant sizes, i.e., 50% of the plant materials utilized should be 5 or 15 gallon size material, while the remainder 50% may be 1 gallon material. Take the total plant count determined in Step Two and multiply by 50% and 50% to determine approx. quantities of 1, 5 and 15 gallon plant materials.

Total # of Plants x %	1 Gallon (50% of Total)		5 Gallon (50% of Total)	
	Required	Provided	Required	Provided
Front Yard				
Rear Yard				

Step Five:

Prepare the landscape design using overall plant density minimums established in Step Two and the plant type ratios determined in Step Three. When preparing the plant legend consult the totals from Step Four. Slower growing plant materials including specimen cacti and some accent plants, some large and medium shrubs, should be specified in larger container sizes (5 gal. plus) while the fast growing materials can be specified as 1 gallon material. Market availability of plant materials at the time you prepare your plan may also play a significant part in which plants are specified as larger containers.

