

# ARCHITECTURAL COMMITTEE RULES (Including Landscape Guidelines)

## INDEX

Every homeowner of COLDWATER SPRINGS is a member of the COLDWATER SPRINGS HOMEOWNERS ASSOCIATION (the "Association"), which is the entity responsible for the management of all common areas and related homeowner facilities as well as administration of the affairs of the community. The Association was created by the recording of the Declaration of Covenants, Conditions and Restrictions (the "CC&R's"). The CC&R's set forth procedures, rules and regulations that govern the community. These landscape guidelines and architectural rules (the "Rules") and the CC&R's are designed to be used in harmony.

The Board of Directors (the "Board") is charged with responsibility for overseeing the business of the Association and has a wide range of powers. The Architectural Committee is established by the Board to review all improvements within COLDWATER SPRINGS, including new construction and modifications to existing properties. The Architectural Committee has adopted architectural rules and standards to evaluate proposed landscaping and construction activities.

Each Lot owner should read, review and become acquainted with the CC&R's and with these Rules. These may be amended from time to time by the Board. These documents are intended to enhance property values and the high standards of development that exist. The Rules are established to assist residents in preparing an application to the Architectural Committee for structural and landscape improvements.

**FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE.** Even if your addition or alteration is identical to another that has previously been approved, it must be submitted for approval.

If there exists any inconsistency between these Rules and the CC&R's, the CC&R's shall control. All architectural approvals will be conditioned upon compliance with applicable City/County codes. **The Architectural Committee has the power to approve applications for items not contained in the guidelines, as needed, within its purview as defined in the CC&R's.**

## **APPLICATION PROCEDURE**

### **Submittal**

Application and plans (which will be kept on file with the Association) should be mailed to:

COLDWATER SPRINGS HOMEOWNERS ASSOCIATION  
C/O HOAMCO 14861 N. Scottsdale Road Suite 201  
Scottsdale, Arizona 85302

The following information must be included:

1. Application Form – A completed application form (copies of which can be obtained from the management office). One such form is attached hereto.
2. Plot Plan – A site plan showing dimensions (including height, if applicable), relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. Elevation Plans – Plans showing finished appearance of addition in relation to existing dwelling. An accompanying photograph of the proposed locations would be helpful.
4. Specifications – Detailed description of materials to be used and color samples must be submitted.

All buildings and structures erected within COLDWATER SPRINGS and the use and appearance of all land within COLDWATER SPRINGS, shall comply with all applicable City/County zoning and code requirements as well as the CC&R's and these Rules.

**NOTE: Only Lot Owners can request approval.**

### **Review Procedure – Approval and/or Disapproval and Appeal**

The Architectural Committee shall have 30 days after submittal of plans to approve or disapprove plans.

Review and approval or disapproval will include, but not be limited to, consideration of material, quality of workmanship, colors, consistency with the external design and color of existing structures on the Lot and on neighboring lots. The location of the improvement with respect to topography and finished grade elevation will also be considered.

Neither the Architectural Committee, the Board, nor the Declarant shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

### **Approval Expiration**

Construction must be started within 60 days of the approval date or the plans must be resubmitted.

### **Construction Period**

The Association expects continuing progress toward completed construction within three months. The only exception would be pool construction.

### **Appeal**

Appeal of the Architectural Committee's decision must be submitted in writing to the Board, COLDWATER SPRINGS HOMEOWNERS ASSOCIATION, c/o HOAMCO within 30 days following the date of mailing of the Architectural Committee's decision.

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

### **DESIGN GUIDELINES**

#### **Antennas and Satellite Dishes (See CC&R'S 10.8)**

Receivers not regulated by the FCC, whether attached to a building or structure, or on any Lot, must be approved in writing by the Architectural committee, with such screening and fencing as the architectural Committee may require, prior to installation.

Notwithstanding the foregoing, prior approval of the Architectural Committee is "not required for (i) an antenna or dish that is designed to receive direct broadcast satellite service, including direct to home satellite services, that is one meter or less in diameter, (ii) an antenna or dish that is designed to receive video programming services via multi point distribution services, including multi-channel multi point distribution services, instructional television fixed services, and local multi point distribution services, and that is one meter or less in diameter or diagonal measurement, or (iii) an antenna or dish that is designed to receive television broadcast signals, provided, however, that the following requirements shall be adhered to:

The antenna or dish shall be placed at the minimum height which provides an acceptable signal and which minimizes visibility from ground level view from such streets and adjacent properties.

Outdoor wiring to antennas and dishes shall be routed in such a manner as to minimize or eliminate its visibility from ground level view from such streets and adjacent properties, provided such routing does not unreasonably add to the cost of the installation.

Only one dish per house will be installed unless owner can prove they are using two or more dishes. Dishes that are not being used must be removed.

Guidance should be sought from the Architectural Committee prior to installation when a Lot owner is uncertain whether he is complying with these provisions.

Receivers regulated by the FCC shall be subject to the requirements that are available from the Association office.

### **Awnings**

Awnings over windows shall be 1) canvas, 2) a solid color matching the exterior body or roof color on the dwelling, 3) the same color on the inside and exterior face, and front exterior 4) installed only on the side and rear of the dwelling. When submitting, provide the name of the manufacturer, sample color swatch, type, and number of years' guarantee for approval prior to installation. The Lot owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired or replaced.

### **Permanent & Non-Permanent Basketball Goals or Similar Structures (See CC&R's Section 10.9)**

Permanent basketball goals will be considered for approval provided they are located in the rear yard within the confines of the rear yard perimeter fence and meet the following Rules:

1. Goals must not be visible from the street running in front of the Lot.
2. Goals must be at least 5 feet from the rear property line.
3. Goals must be at least 10 feet from any part of the house, including patio covers and bay windows.
4. Goals must be at least 5 feet from all side lot lines and within a line extending from the side walls of the house to the rear yard property line.
5. All goals must be maintained in a quality condition that will not detract from the high quality of the community.
6. Any moveable unit must be stored behind gate after use.

### **Children's Play Structures**

Plans for children's play structures must be submitted for approval because in most instances they protrude over the fence. This requirement is not intended to preclude play structures, but to assure that nothing unsightly is erected.

1. The maximum height that will be considered for approval for pool ladders, swing sets and jungle gym equipment shall be 8 feet (with a maximum of 10 feet, including awning or shade canopy)
2. Wood may remain natural or must be painted to match the dwelling in color.
3. The play structure can be placed no closer than 5 feet from neighboring lot lines.

4. The structure must be kept in a quality condition that will not detract from the high quality of the community.

## **Chimneys**

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

## **Decorative Items**

Decorative items are allowed in rear yards and must be screened from view of neighbors and common areas. Front yard item(s) must be submitted for approval by the Architectural Committee. The Board reserves the right to require removal of decorative items in front yards based on size, quantity, color, location and any other criteria that the Board may determine. Ref: page 19, under Artifacts.

## **Seasonal and Decorative Flags**

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

## **Display of the American Flag**

Prior approval of the Architectural Committee is not required for flagpoles that are installed in the front or rear yard of the Lot at least fifteen feet (15') from the property line. The height of the flagpole shall be no greater than the height of the highest point of the roofline.

The American Flag may also be displayed on a staff that is mounted below the roofline of a dwelling without the prior approval of the Architectural Committee. No more than one American flag shall be displayed at any one time and no flag shall be disproportionately large.

The American flag may only be displayed from sunrise to sunset unless appropriate lighting is installed that properly illuminates the flag without disturbing the quiet use and enjoyment of the neighboring property. If a Lot owner wishes to illuminate the flag, the Lot owner must submit, in writing, a request to install lighting to illuminate the flag along with lighting plans and specifications to the Architectural Committee prior to illuminating the flag.

## **Driveways/Sidewalks**

In most cases, driveways may be widened to a maximum of 30 feet, which will accommodate three vehicles. However, any proposed driveway extension may be no wider than the RV gate.

You cannot extend the driveway extension to the foundation of the house. You cannot cover up any sewer or water access. You must have at least 16 inches' access from driveway extension to property line and in that area, you may plant bushes or approved plants. The driveway extension would be graded as to provide proper water runoff. Submitted plans must include a plot plan of the existing Lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surface must be stated on the plan.

Any additions, removal and/or replacement of a driveway or sidewalk must be submitted on the landscaping plan with color specifications, etc. for approval. Pavers and bricks are permitted for driveway extensions.

Any additions, removal and/or replacement of a driveway or sidewalk provided by the builder (e.g., to utilize colored concrete, exposed aggregate, stamped concrete, etc.) must be submitted on the landscaping plans with color specifications, etc. for approval.

### **Oil Pans**

Clear vinyl mats, oil absorbent mats from a parts store, or any objects used to collect oil drips from vehicles must be kept clean in appearance and may be used on the driveway no more than ninety days while vehicle is being repaired for an oil leak.

**No cardboard, kitty litter, dirt, or wood may be used or left on the driveway.**

In extreme circumstances, HOA member may apply for an extension that will be reviewed by the board of directors.

### **Fences and Walls (Including Decorative Walls) (See CC&R's Section 10.15)**

Plans for new fences or walls or additions to existing structures must be submitted to the Architectural Committee for approval prior to construction. This includes decorative walls. Stucco and paint must match the existing dwelling in texture and color.

### **Gates**

Double gates may be installed at COLDWATER SPRINGS to allow wider access to back yards. (Please review Section 10.11 of the CC&R's regarding vehicles.) Double gates should be of the same type, design and color as the originally installed single gate. Shrubs, trees or other plants should be located between the house and the double gates, where possible.

The installation of gates from a Lot to the hillside areas or common area is prohibited. When gates need maintenance, a Lot owner with black wrought iron gates with wood inserts must paint the wrought iron to match its original color and must maintain the wood in its natural color.

## **Gutters and Downspouts**

Gutters and downspouts may be considered for approval. The finish on same must match the dwelling in color. High-quality materials that offer long life are recommended. The Lot owner will be required to maintain the addition in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of materials to be used, warranty information from the manufacturer and the name and telephone number of the installer.

## **HVAC**

Except as initially installed by Declarant, no heating, air conditioning, or evaporative cooling unit shall be placed, installed, constructed or maintained upon any Lot without the prior written approval of the Architectural Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of residential neighboring property or public property.

## **Lighting**

All outside lighting must be submitted for approval prior to installation, including replacement of light fixtures that do not match those installed by the builder within the subdivision that these Rules govern.

## **Machinery & Equipment**

No machinery, fixtures, or equipment of any type, including, but not limited to, heating, air conditioning, refrigeration equipment, and clotheslines, may be placed on any Lot or Parcel without screening or concealment from view of residential neighboring property or public property.

## **Paint Colors**

Prior to painting the exterior of a dwelling, the Architectural Committee must approve proposed colors.

## **Patio Covers**

Roofing materials should match those initially installed by the builder within the subdivision that these Rules govern. Asphalt shingles (including rolled shingles) are expressly prohibited unless used by the original builder within the same subdivision. Color of supports and material should match the color of the body or trim of the dwelling. The roof shall be flat or match the pitch of the roof of the dwelling.

## **Pools and Spas**

Pools and spas do not require the prior approval of the Architectural Committee unless the Lot has view fencing. Perimeter walls on Lots bordering common areas and shared Association walls may not be torn down to provide access to rear yards. Access must be gained by removing a portion of the front wall on the side of the dwelling. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property.

Pool ladders and slides that exceed the height of the fence or wall must have prior approval of the Architectural Committee and in no event may they exceed eight feet (8') in height (with a maximum of ten feet, including awning or shade canopy). Lots with view fencing must submit plans for approval by the Architectural Committee.

### **Pool Fencing**

The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing shall be of a color to match or blend with the exterior color of the dwelling or the colors of the view fence and meet all City, State and Federal requirements.

## **Ramadas, Gazebos, Casitas and Similar Structures**

All ramadas, gazebos, casitas and similar structures must be submitted for approval. These structures shall be limited to single story with no upper decks and may not exceed ten feet (10') at their highest point. Roof and wall (if applicable) color and material must either (i) match those used by the builder in the original construction of the dwelling or (ii) be redwood with a clear coat. Location of the structure must comply with the CC&R's and local government ordinances.

### **Roof and Roof Structures (See CC&R's Section 10.23)**

Asphalt shingles are expressly prohibited unless used by the builder on the original roof of the dwelling. Roofing materials must be the same as those used by the builder on the original roof of the dwelling. Roof colors shall not produce glare, such as white, light colored aluminum or a reflective surface. All vent pipe stacks, gutters, flues and any other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted and/or screened to match the roof.

### **Sanitation (See CC&R's Section 10.14)**

No garbage or trash may be placed on any Lot except in covered containers meeting City specifications. The covered containers must be stored out of sight except during reasonable periods to allow for collection by the appropriate municipal or private sanitation service. Rubbish, debris and garbage shall not be allowed to accumulate. Each Lot owner shall be responsible for removal of rubbish, debris and garbage not only from his Lot, but also from all public right-of-way either fronting or along the side of his Lot, excluding (a) public roadway improvements, and (b) those areas specified on the subdivision plat to be maintained by the City or the Association.

### **Screen Doors/Security Doors**

Prior to installation, all screen doors and security doors need to be submitted for approval. Screen and security doors colors must blend with the color of the house and door. Silver-colored aluminum screen doors are prohibited. Ornamental screen/security doors require approval from the Board. Please see the Security Door Guidelines for additional information on page 20.

### **Signs (See CC&R's Section 10.5)**

All permitted signs shall conform and comply with City and State ordinances. Signs advertising landscaping or pool contractors, etc. must be removed within forty-eight (48) hours of completion of work. For Sale Signs are limited to one per lot, must be displayed in front yard only, may not be displayed in window, and cannot be hung over rear fence or wall.

Garage or Yard sale signs must have an address on them and must be put out the morning of the sale and taken down immediately after the sale ends. No signs are to be placed on road signs, staked in medians or grass, fences or walls, over or on sidewalks, any poles, mailboxes, private property without written consent of property owner.

The City of Avondale allows residents only four (4) garage sales per year. You will be fined if you have more than four (4). Code Enforcement officers do canvas the neighborhoods on weekends.

A.R.S §33-441. For sale signs; restrictions unenforceable

A. A covenant, restriction or condition contained in any deed, contract, security agreement or other instrument affecting the transfer or sale of any interest in real property shall not be applied to prohibit the indoor or outdoor display of a for sale sign and a sign rider by a property owner on that person's property, including a sign that indicates the person is offering the property for sale by owner. The size of a sign offering a property for sale shall be in conformance with the industry standard size sign, which shall not exceed eighteen by twenty-four inches, and the industry standard size sign rider, which shall not exceed six by twenty-four inches.

B. This section applies to any covenant, restriction or condition without regard to the date the covenant, restriction or condition was created, signed or recorded. This section does not apply to timeshare property and timeshare interest as defined in section 33-2202.

C. This section does not apply to a covenant, restriction or condition in a deed, contract, security agreement or other instrument affecting the transfer or sale of an interest in real property that does not prohibit or restrict the display of a for sale sign or a sign rider on the real property.

A.R.S §33-1261. Flag display; for sale signs; political activities; applicability  
(L11, Ch. 65, sec. 3, Ch. 152, sec. 1 & Ch. 154, sec. 2. Eff. 1/1/12)

A. Notwithstanding any provision in the condominium documents, an association shall not prohibit the outdoor display of any of the following:

1. The American flag or an official or replica of a flag of the United States army, navy, air force, marine corps or coast guard by a unit owner on that unit owner's property if the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10).
2. The POW/MIA flag.
3. The Arizona state flag.
4. An Arizona Indian nations flag.
5. The Gadsden flag.

B. The association shall adopt reasonable rules and regulations regarding the placement and manner of display of the American flag, the military flag, the POW/MIA flag, the Arizona state flag or an Arizona Indian nations flag. The association rules may regulate the location and size of flagpoles but shall not prohibit the installation of a flagpole.

C. Notwithstanding any provision in the condominium documents, an association shall not prohibit or charge any fee for the use of, the placement of or the indoor or outdoor display of a for sale sign and a sign rider by a unit owner on that owner's property, including a sign that indicates the unit owner is offering the property for sale by owner.

The size of a sign offering a property for sale shall be in conformance with the industry standard size sign, which shall not exceed eighteen by twenty-four inches, and the industry standard size sign rider, which shall not exceed six by twenty-four inches. With respect to real estate for sale or lease in the condominium, an association shall not prohibit in any way other than as specifically authorized by this section or otherwise regulate any of the following:

1. Temporary open house signs or a unit owner's for sale sign. The association shall not require the use of particular signs indicating an open house or real property for sale and may not further regulate the use of temporary open house or for sale signs that are industry standard size and that are owned or used by the seller or the seller's agent.

2. Open house hours. The association may not limit the hours for an open house for real estate that is for sale in the condominium, except that the association may prohibit an open house being held before 8:00 a.m. or after 6:00 p.m. and may prohibit open house signs on the common elements of the condominium.

3. An owner's or an owner's agent's for lease sign unless an association's documents prohibit or restrict leasing of a unit or units. An association shall not further regulate a for lease sign or require the use of a particular for lease sign other than the for-lease sign shall not be any larger than the industry standard size sign of eighteen by twenty-four inches and on or in the unit owner's property. If leasing of a unit is allowed, the association may prohibit open house leasing being held before 8:00 a.m. or after 6:00 p.m.

D. Notwithstanding any provision in the condominium documents, an association shall not prohibit door to door political activity, including solicitations of support or opposition regarding candidates or ballot issues, and shall not prohibit the circulation of political petitions, including candidate nomination petitions or petitions in support of or opposition to an initiative, referendum or recall or other political issue on property normally open to visitors within the association, except that an association may do the following:

1. Restrict or prohibit door to door political activity regarding candidates or ballot issues from sunrise to sunset.

2. Require the prominent display of an identification tag for each person engaged in the activity, along with the prominent identification of the candidate or ballot issue that is the subject of the support or opposition.

E. An association shall not make any regulations regarding the number of candidates supported, the number of public officers supported or opposed in a recall or the number of propositions supported or opposed on a political sign.

F. An association shall not require political signs to be commercially produced or professionally manufactured or prohibit the utilization of both sides of a political sign.

G. A condominium is not required to comply with subsection D if the condominium restricts vehicular or pedestrian access to the condominium. Nothing in this section requires a condominium to make its common elements other than roadways and sidewalks that are normally open to visitors available for the circulation of political petitions to anyone who is not an owner or resident of the community.

H. An association or managing agent that violates subsection C of this section forfeits and extinguishes the lien rights authorized under section 33-1256 against that unit for a period of six consecutive months from the date of this violation.

I. This section does not apply to timeshare plans or associations that are subject to chapter 20 of this title.

### **Storage Sheds (See CC&R's Section 10.21)**

Storage sheds must be submitted for approval prior to installation. They may not exceed the maximum height of 8 feet and must be screened from view of all common areas. Materials used to construct the storage structure must blend in color to the construction of the dwelling. The storage shed must sit as close to the rear corner of the house as possible.

### **Vehicles:**

#### **Parking:** (See CC&R's 10.11.1)

All motor vehicles are prohibited from parking on curbs and sidewalks, or on granite or grass. All motor vehicles parked on property must be parked on the driveway and in the garage. No recreational vehicles; including RV's, motor homes, campers, boats and jet skis and/or any type of trailer may be parked on any street or driveway. No vehicle may be parked in a residence back or side yard if it can be seen over the fence or if the residence has a golf course view. Any type of vehicle that is under any type of repair must have that work complete within an enclosed garage. Any vehicle that is not operational or any vehicle that does not have current registration must be stored in an enclosed garage.

**Commercial:** The Coldwater Springs Homeowners Association complies with the City of Avondale's definitions and guidelines. Contact telephone number for the City of Avondale is: 623-333-7000. *This does not apply to any commercial vehicle that is working at the residence or throughout the community as a hired contractor.*

### **Windows/Sun Screens**

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within sixty (60) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to decorate openings must be compatible to the materials, color, and style of the dwelling.

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



# COLDWATER SPRINGS HOMEOWNERS ASSOCIATION

## LANDSCAPE GUIDELINES

### **Initial Landscaping Installation**

These Landscape Guidelines are in addition to Sections 9.12 and 10.22 of the CC&R's and are binding on all Lot owners. These guidelines may be amended from time to time by the Architectural Committee, as it deems appropriate. It is the responsibility of each Lot owner to obtain and adhere to the requirements in the most recent Landscape Guidelines.

### ***Submittal Requirements/Process***

**Plans for landscape need not be submitted for approval if installed by the builder or the following minimum requirements are met.**

All landscape designs and improvements for front yards must be approved by the Architectural Committee prior to beginning construction or installation. Due to their visibility, Lots with view fencing in the rear yard must submit both front and rear yard landscaping plans. This includes the installation of all trees, shrubs, ground covers (including turf) and hardscape materials. Lots without view fencing are required to submit landscape plans for the front yard (and side yard of all corner lots) only.

All rear yard structures, such as swing sets, gazebos, and all other structures that are taller than the fence line must be reviewed and approved by the Architectural Committee prior to construction or installation. It is strongly recommended that the Lot owner retain professional services for landscape planning and design. In all cases, the installation must comply with all governmental drainage and grading requirements.

### ***What to submit:***

1. Two (2) completed copies of the submittal form. (Can be obtained from the management company.)
2. Two (2) copies of the plans and specifications for the landscaping that comply with the following:
  - scale: All drawings drawn to a scale of 1" = 8'.
  - quality: Plans must be legible (blue prints or Xerox copies are acceptable).
  - details: 1) The dimensions of the Lot, the existing dwelling in relation to the Lot, and the proposed additions in relation to the existing dwelling and property lines (setbacks).
- 2) All plants with species and size labeled.
- 3) All trees with species and size labeled.
- 4) All turf areas and type of turf.

- 5) All granite areas with granite size and color.
- 6) All header and borders with the material and colors labeled.
- 7) Wall locations and elevations with construction details.
- 8) Lot number and address clearly marked.
- 9) All hardscape elements and lighting.

**Timeline:** Plans must be submitted for review within 30 days of the closing date.

***Architectural Committee review:***

The Architectural Committee will review submittals during their regular meetings or other times they deem appropriate. The Architectural Committee will respond in writing no later than thirty (30) days after submittal of the complete landscape design and any ancillary information requested by the Architectural Committee.

***Installation completion:***

All landscaping improvements in the front yard (plus the side yard of all corner lots) must be completed within sixty (60) days following the close of escrow. If any Lot owner installs any landscaping without first complying with the Landscape Guidelines, the Architectural Committee shall have all rights and remedies at law or in equity and as provided in the CC&R's against the Lot owner to bring such landscaping into compliance with these Landscape Guidelines.

**Front Yard Landscape Guidelines:**

**Themes:** Either xeriscape or turf.

**Trees:** A minimum of one 15-gallon tree in front yard area. All trees must be chosen from the approved tree list (see Exhibit A).

**Plants:** A minimum of one 5-gallon plant per 100 square feet of lands capable area and one 1-gallon plant or groundcover per 100 square feet. All plants must be chosen from the approved plant list (see Exhibit B). *Plantings must be installed on both sides of driveway if possible.*

**Turf:** The use of turf is encouraged. If turf (such as mid-iron) is selected, all areas designated as turf are to be sodded. Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls or boulders, and must be over seeded each winter. Installation of artificial turf must be submitted to the Architectural Committee for approval.

**Granite:** If decomposed granite or other landscape rock is used, it must be from the approved granite color list (see Exhibit C). Lava rock and/or cinder rock is prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. ***Planting under liner is prohibited.*** River rock shall be 3" to 6" in size and may be used in accent locations only.

**Irrigation:** All landscaping is to be irrigated by means of an irrigation system. A drip system is encouraged for conservation of water. All turf sprinklers must be “pop up” heads only. All irrigation for shrubs and turf areas must be installed at least two feet away from the foundation of the home.

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

**Boulders:** The use of accent boulders is encouraged. The boulders shall all be surface select in color and be a minimum of 250 pounds in weight. One-third of the height of a boulder must be buried in the ground.

**Border material:** The Association encourages the sharing of common granite colors between neighbors to limit the use of border material along property lines. Brick, concrete and flagstone borders are approved border materials for containing sod areas. Metal or plastic edging is prohibited in the community.

**Hardscapes:** The Architectural Committee must approve all additional pavements. A maximum of 15% of the total front land scapable area can be dedicated to hardscape (excluding side yard access hardscape). *Samples of correct size and color must be submitted for approval.*

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

**Water features:** All front yard water features require approval of the Architectural Committee prior to installation. Details are to include water depth, materials, heights, widths and plumbing specifications.

**Decorative Walls:** Masonry planter and decorative walls may be no more than 30” in height. Any wall not made from stone shall be painted and stucco to match the house.

**Artifacts:** Wagons, wagon wheels, barrels, bridges, wishing wells, etc. will not be permitted.

## **Non-Uniformity**

Different lots may have different landscape design criteria. The Architectural Committee shall not be required to approve any landscaping design simply because a similar or exact design has previously been approved. The Architectural Committee may, in extenuating circumstances, grant variances from the restrictions set forth in these Landscape Guidelines if the Architectural Committee determines that a restriction would create an unreasonable burden on a Lot owner when the modified restriction permitted under a variance would not have a substantial adverse effect on the other Lot owners or the community and is consistent with the high quality of life intended within the community.

## **LANDSCAPE GUIDELINES EXHIBIT A**

### **BOTANICAL NAMES**

#### **Canopy trees**

Giejera Parviflora  
Ulmus Parvifolia  
Schinus Terebinthifolius  
Olea Europaea "Swan Hill"  
Prosopis Chilensis "Thornless Variety"  
Quercus Virginiana  
Jacaranda Aucutifolia  
Fraxinus Velutina "Rio Grande"  
Citrus (Back yard only)  
Cercidium Floridum  
Cercidium Microphyllum  
Cercidium Praecox  
Olneya Test

#### **Vertical trees**

Cocos Plumosa  
Washintonia Robusta  
Phoenix Dactylifera  
Chilopsis Linearis

#### **Flowering trees**

TiPuana Tipu

Pyrus Calleryana  
Prunus Cerasifera  
Saphora Secundiflora

#### **COMMON NAMES**

Australian Willow  
Evergreen Elm  
Brazilian Pepper Tree  
Swan Hill Olive "Multi-Trunk"  
Thornless Chilean Mesquite  
Southern Live Oak  
Jacaranda  
Fan-Tex Ash  
Citrus (dwarf encouraged - back yard only)  
Blue Palo Verde  
Little Leaf Palo Verde  
Palo Brea  
Iron Wood  
Queen Palm  
Mexican Fan Palm  
Date Palm  
Desert Willow  
Bradford Pear  
Purple Leaf Plum  
Texas Mountain Laurel

## LANDSCAPE GUIDELINES

### EXHIBIT B - PLANTS

#### BOTANICAL NAMES

##### Ground covers and accents

Lantana "Species"  
Rosmarinum Officianalis "Prostratus"  
Verbena Species  
Asparagus Sprengeri  
Lonicera Japonica "Halliana"  
Trachelospermum Asiaticum  
Hemerocallis Hybrid  
Dietes Bicolor  
Strelitzia Reginae

##### Shrubs and Vines

Nerium Oleander "Species"  
Leucophyllum Frutescens  
Cassia "Species"  
Carissa Grandiflora  
Rhapiolepis "Species"  
Photinia Fraseri  
Ruellia Peninsularis  
Bougainvillea  
Pittosporum  
Tecomaria Capensis  
Plumbago Auriculata  
Hibiscus  
Thevetia Peruviana  
Gelsemium Sempercirens  
Trachelospermum Jasminoides  
Ficus Pumila  
Texas Sage

##### Groundcovers and accents

Dalea Greggii  
Ruellia Brittoniana "Katie"  
Drosanthemum Speciosum  
Baccharis Pilularis "Centennial"

#### COMMON NAMES

Lantana Varieties  
Dwarf Rosemary  
Verbena Varieties  
Asparagus Fern  
Halls Honeysuckle  
Asian Jasmine  
Daylily Varieties  
Fortnight Lily  
Tropical Bird of Paradise  
Dwarf Oleander Varieties  
Green Cloud Texas Sage  
Cassia Varieties  
Green Carpet Natal Plum  
India Hawthorne Varieties  
Fraser's Photinia  
Baja Ruellia  
Bougainvillea  
Pittosporum  
Cape Honeysuckle  
Blue Cape Plumbago  
Hibiscus Varieties  
Yellow Oleander  
Carolina Jasmine  
Star Jasmine  
Creeping Fig  
Prostrate Indigo Bush  
Dwarf Ruellia  
Ice Plant  
Dwarf Coyote Bush

## **LANDSCAPE GUIDELINES**

### **EXHIBIT B - PLANTS *cont.***

#### **BOTANICAL NAMES**

##### **Shrubs and Vines**

Caisalpinia Pulcherrima  
Caesalpinia Mexicana  
Leucophyllum Laevigatum  
Leucophyllum Frutescens  
Leucophyllum Langmaniae  
Leucophyllum Candidum  
Convolvulus Cneorum  
Convolvulus Mauritanicus  
Salvia Greggii  
Tecoma Stans  
Tecoma Stans  
Bougainvillea S.  
Bougainvillea "Crimson Jewel"  
Phoenix Roebelenii

##### **Cactus/Agave/Yucca Accents**

Saguaro Gigantea  
Echinocactus Grusonii  
Ferocactus Species  
Agave Vilmoriniana  
Agave Pacifica  
Hesperaloe Parvifolia  
Dasylirion Wheeleri

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##### **Prohibited Plant and Tree List**

**Olea Europaea**

**Pennesethus Setaceum**

**Cortaderia Selloana**

**Parkinsonia Aculeata**

**Mulberry Trees**

**Citrus (Not allowed in front)**

**Eucalyptus (all varieties)**

**Acacia Salicina**

**Dalbergia Sisoo**

## **Acacia Stenophyllia**

#### **COMMON NAMES**

Red Bird of Paradise  
Mexican Bird of Paradise  
Chihuahuan Sage  
Green Cloud Texas Sage  
Rio Bravo Sage  
Thunder Cloud Sage  
Bush Morning Glory  
Green Morning Glory  
Autumn Sage  
Arizona Yellow Bells  
Orange Jubilee  
Barbara Karst Bougainvillea  
Bush Bougainvillea  
Pygmy Date Palm  
Saguaro  
Golden Barrel Cactus  
Barrel Cactus Varieties  
Octopus Agave  
Pacific Agave  
Red Yucca  
Green Leaf Desert Spoon

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##### **Prohibited Plant and Tree List**

**Olive Trees (Swann Hill allowed)**

**Fountain Grass**

**Pampas Grass**

**Mexican Palo Verde**

**Mulberry Trees**

**Citrus (Not allowed in front)**

**Eucalyptus (all varieties)**

**Willow Acacia**

**Sissoo**

**Shoestring Acacia**

**LANDSCAPE GUIDELINES**  
***EXHIBIT C – DECORATIVE GRANITE***

**COLORS**

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Madison Gold  
Desert Brown  
Desert Gold Red Mountain Mine  
Cora AKA  
Pink Coral  
Mirage  
Yavapai Coral

**SIZES ALLOWED** (if available)

½“ Minus  
½“ Screened  
½“ Sized  
¾“ Minus  
¾” Screened  
¾“ Sized

## **Screen Doors/Security Doors**

Prior to installation, all screen doors and security doors need to be submitted for approval. Screen and security doors must be painted to match the exterior color of (i) the adjoining door or (ii) the body of the dwelling. Silver-colored aluminum screen doors are prohibited. Ornamental screen/security doors require approval from the Board.

The Architectural Committee reviewed Unique Home Designs selection of security doors located at Home Depot. The following are samples of doors that are most likely to be approved:

### **SAFE HOME**

#### **by Unique Home Designs**

##### **Door Style Door Color**

La Entrada Navajo White  
Solana Navajo White, Tan  
Cottage Rose Navajo White, Tan  
Hacienda Navajo White  
Cabo Bella Navajo White, Tan  
La Brisa Navajo White  
Castillo Navajo White  
Del Flor Navajo White

### **SAFE HOME- ELITE**

#### **By Unique Home Designs**

##### **Door Style Door Color**

Guardian Almond, Tan  
Pima Almond, Tan  
Sylvan Almond, Tan  
Lexington Almond, Tan  
Solstice Almond, Tan

## **UNIQUE HOME DESIGNS**

**ONLY COLORS COORDINATING WITH HOUSE COLORS CAN BE APPROVED**

**PLEASE NOTE: COLDWATER SPRINGS HOMEOWNERS ASSOCIATION OR ARCHITECTURAL COMMITTEE DOES NOT ENDORSE, GUARANTEE, OR WARRANTY ANY OF THESE DOOR OPTIONS, PRODUCTS OR INSTALLATIONS**