

LANDSCAPE DESIGN GUIDELINES

Approved by the DMMA BOARD - February 24, 2020
Appendix "X" - Plant Lists Amended by the DMMA BOARD - August 2, 2021

November 25, 2019

To the DMMA Board of Directors:

The Desert Mountain Master Design Committee is forwarding the revised and updated Desert Mountain **Landscape Design Guidelines** to the DMMA Board of Directors for approval.

Notes:

- The Landscape Design Guidelines have not been fully scrubbed and updated since approximately 1995. Therefore, it has been about 25 years since the last major set of updates.
- The Design Review Committee has focused first on updating the Landscape Design Guidelines for several reasons:
 - The existing Landscape Design Guidelines were not as clear as other sections of the Design Guidelines. This section of the existing Design Guidelines needed the most attention.
 - Some of the most difficult design challenges encountered by the Design Review Committee have been in regard to landscape design.
 - Over the last 25 years, the Committee has adopted several design policies and interpretations that need to be incorporated into the Landscape Design Guidelines.
- In general, the primary objective of the update to the Landscape Design Guidelines was to add **clarity**. The goal was not to make the landscape design criteria more restrictive, but instead to make the original landscape criteria more clear and easier to understand and implement.
- The original landscape philosophy that was created at the inception of Desert Mountain is still the foundation of the updated Landscape Design Guidelines.

Improvements to the Landscape Design Guidelines:

- A better formatting and numbering system that will make communication of design criteria easier.
- Greater clarity and explanation.
- The addition of additional illustrations and drawings to communicate key design criteria.
- The addition of "Hints" and "Reminders" to draw attention to key design criteria.
- Added cross references to guide users to other applicable sections of Design Guidelines.
- Updated Plant Lists to reflect new plants species; as well as to avoid new invasive species.

With the Board's approval, the Design Review Committee would like to make the updated **Landscape Design Guidelines** effective January 1, 2020.

The Desert Mountain Master Design Committee respectfully requests approval of the updated **Landscape Design Guidelines** by the DMMA Board of Directors.

Please let us know if you have any questions.

The Desert Mountain Master Design Committee
And JT Elbracht, Design Review Consultant

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8.1. INTRODUCTION TO THE LANDSCAPE DESIGN GUIDELINES.

The goal of these Landscape Design Guidelines is to ensure that developed areas of the Lot harmonize and blend with the natural environment, instead of dominating it. This sensitive approach to landscaping will help protect and preserve the existing desert character as well as to enhance the wildlife and flora that contribute to the unique experience of living within a desert environment.

Desert Mountain is located in the most spectacular part of the Upper Sonoran Desert. The natural landscape and environment at Desert Mountain provides one of the greatest assets to the community; therefore, the preservation and retention of the natural desert is paramount to the landscape design philosophy at Desert Mountain.

The primary landscape objective at Desert Mountain is to respect and preserve the natural desert to the greatest extent possible; and to blend quietly and seamlessly into the natural environment.

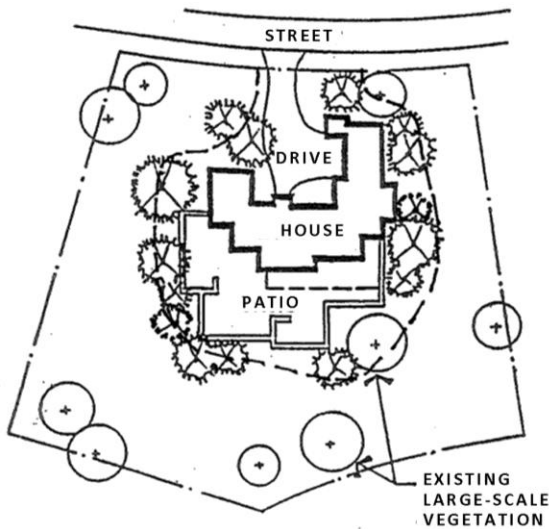
The indigenous plants found at Desert Mountain are abundant in regard to the number of species and the variety of unusual forms they have to offer. Native trees provide shade and appropriate scale to the built environment. Native cacti, yucca and agave provide sculptural elements and interesting texture to a landscape. Native shrubs not only provide screening and stabilization of the desert floor, but provide cover for birds and other wildlife. Added benefits to the use of indigenous landscaping is decreased maintenance and less water use, as these plant materials are already naturally adapted to the dry desert climate.

The existing vegetation found on the Lots within Desert Mountain varies greatly, although it is predominantly characterized by two microclimatic vegetation groups: wash corridor vegetation and upper elevation vegetation. Vegetation is typically denser within wash corridor areas and species selection is greater than on the upper slopes. Like the architecture of each Residence, the landscape should be tailored to fit the unique features found on each Lot. The Revegetation Zone landscaping may vary from Lot to Lot in regard to palette and plant densities in order to respond more specifically to the microclimate of the area. A good method for developing an appropriate landscape palette within the Revegetation Zone is to record the plant species and densities of the existing vegetation prior to disturbance of the Lot.

The landscape is considered an integral part of the architecture and should be a factor in the initial site planning process. The Native Zone surrounding each building site provides an instant “mature” landscape setting for the home. Orientation of interior spaces should take into consideration this protected landscape when orienting and framing views. Likewise, the addition and placement of landscape materials used to restore the Revegetation Zone and to enhance the Private Zone should be carefully considered. Plants provide another dimension to the architecture and are useful for augmenting and/or solving architectural or harsh environmental conditions. For example, trees can enhance a view by creating a soft framework for viewing. Trees and plants can mitigate extreme climatic conditions. Deciduous trees placed beyond a south or west-facing walls will provide shade and natural cooling in the summer and will allow the sun to penetrate in the winter.

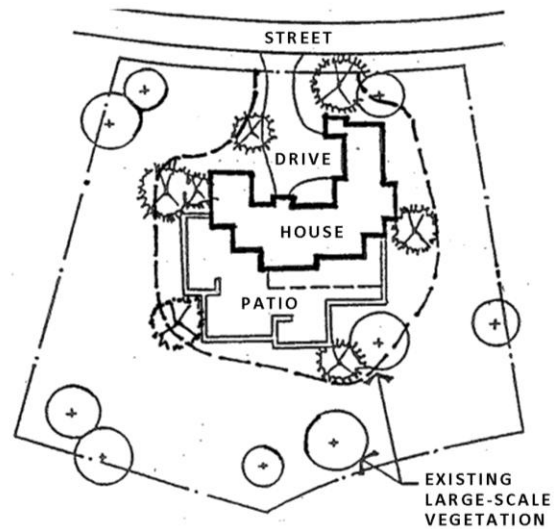
Within Desert Mountain, the natural landscape in certain areas is sparse when compared to other areas; therefore, care must be taken on these sparsely vegetated Lots so as not to over-landscape around the Residence. This would result in the appearance of an oasis on the side of the slopes that would look unnatural and out of character with the natural environment. The density of the landscape on these highly visible home sites should transition from the house to the Native Zone in patterns that are typically formed by the native plants, similar to the sketch shown below.

LANDSCAPE DIAGRAM #8A



NOT ACCEPTABLE

- Do not “surround” the house with too much additional significant vegetation.
- Do not create an “oasis” landscape character around the house.



ACCEPTABLE

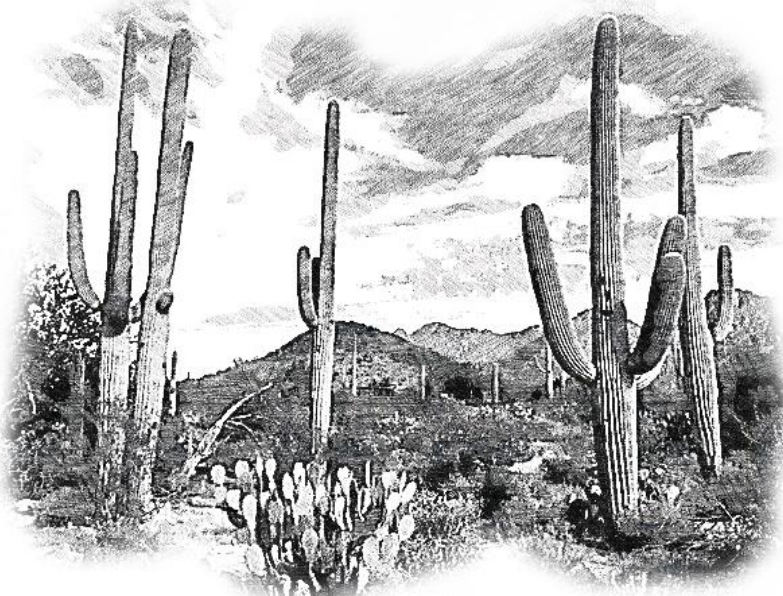
- Transition additional large-scale vegetation to blend with existing vegetation.
- The location of additional large-scale vegetation shall appear natural and shall repeat the typical patterns of the undisturbed desert landscaping.

More information is available on native desert plants through several good sources in the area, including the Desert Botanical Garden, the Arizona Municipal Water Users Association, or you may contact a landscape architect or landscape designer with knowledge of native plants that perform well for the specific environmental and climatic conditions of Desert Mountain.

8.2. LANDSCAPE DESIGN PHILOSOPHY.

Desert Mountain is located in the most spectacular part of the Upper Sonoran Desert. The natural desert landscaping at Desert Mountain is studded with stately Saguaro cacti; large shaded Mesquite and Palo Verde trees; and a full-coverage of native vegetation; which creates a beautiful natural landscape palette. Some of the key objectives in regard to the landscape design at Desert Mountain include:

- a) Quietly blend all proposed improvements into the natural desert landscape.
- b) Preserve and protect the natural desert landscape to the greatest extent possible.
- c) Minimize the disturbance to the natural desert landscape to the greatest extent possible.
- d) Restore landscape areas around the perimeter of the home and site walls to match the appearance and character of natural undisturbed desert landscape.
- e) Use indigenous plant species to the greatest extent possible.
- f) Maintain the landscape around the perimeter of the home and site walls in such a manner as to match the appearance of the natural undisturbed desert landscape.

**Developer-Built Homes**

For villages of Developer-Built Homes, refer to the Supplemental Design Guidelines for additional and unique landscape design criteria for these specific neighborhoods.

8.3. RESIDENTIAL LANDSCAPE ZONES.

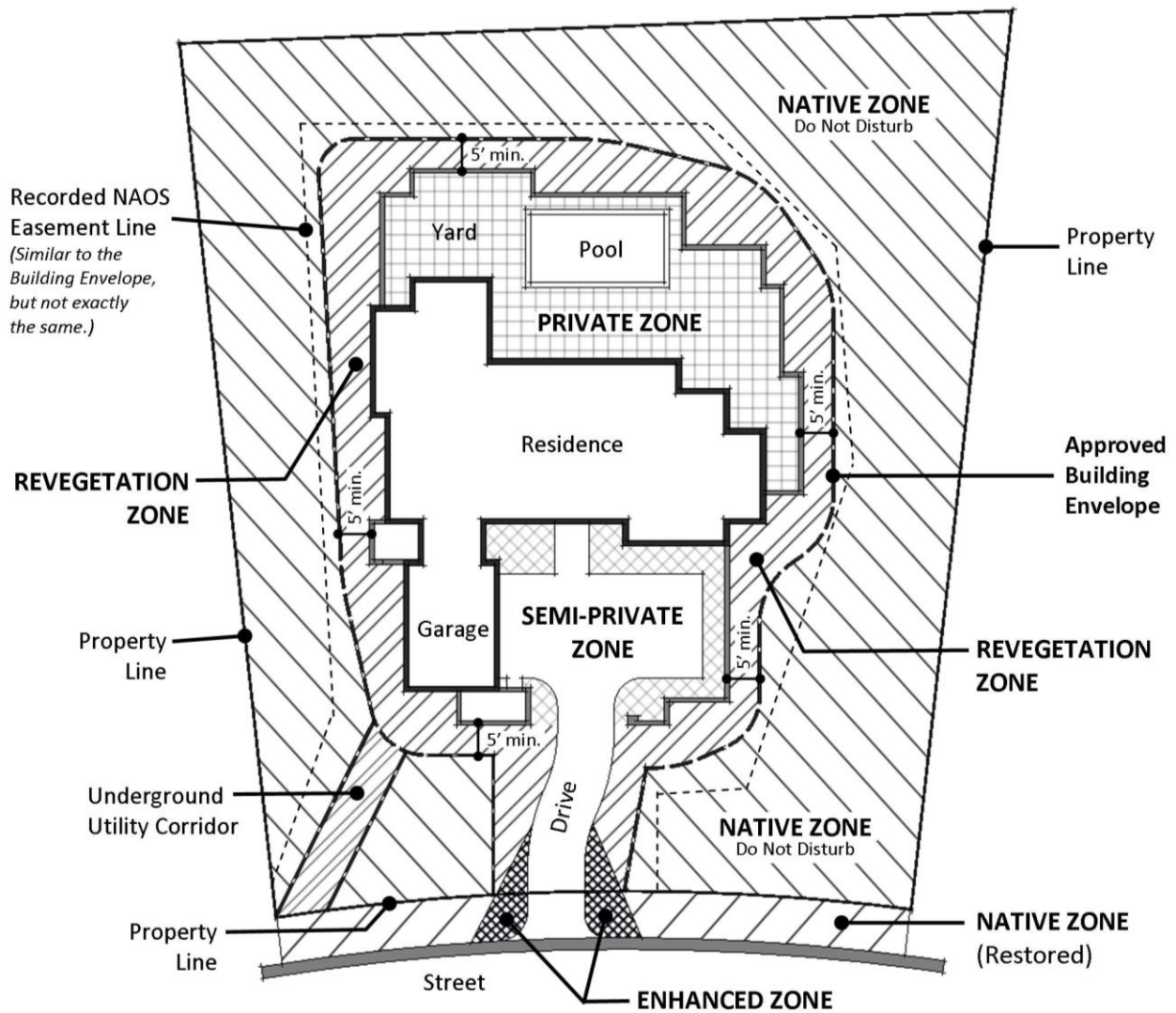
Within each Lot there are specific Residential Landscape Zones that relate to different design requirements, criteria, and restrictions for landscape design, installation and maintenance.

- a) **Native Zone** (see Section 8.4.)
- b) **Revegetation Zone** (see Section 8.5.)
- c) **Enhanced Zone** (see Section 8.6.)
- d) **Semi-Private Zone** (see Section 8.7.)
- e) **Private Zone** (see Section 8.8.)

The location of each Residential Landscape Zone for a typical custom lot is generally illustrated on the following drawing.

- For Villages of Developer-Built Homes, refer to the Supplemental Design Guidelines for further explanation of the Landscape Zones for each particular Village of Developer-Built Homes.

LANDSCAPE ZONE DIAGRAM #8B
For a Typical Custom Lot



NATIVE ZONE
(Section 8.4)



ENHANCED ZONE
(Section 8.6)



NATIVE ZONE
(Restored)



SEMI-PRIVATE ZONE
(Section 8.7)



REVEGETATION ZONE
(Section 8.5)



PRIVATE ZONE
(Section 8.8)

8.4. NATIVE ZONE. (*Reference Diagram #8B for location*)

- a) The Native Zone is that portion of the Lot that is located outside of the established Building Envelope, as illustrated on Diagram #8B above.
- b) The Native Zone is similar to the NAOS Easement area, but not exactly the same. Refer to Section 8.9 of these Design Guidelines for a detailed explanation of the NAOS Easement.
- c) The Native Zone shall be undisturbed and untouched natural desert. No disturbance of any type is allowed in the Native Zone unless otherwise specifically allowed under provisions covered in these Design Guidelines or specifically allowed by the Committee and the City of Scottsdale. This natural desert area in the Native Zone shall be left in its natural and undisturbed state.
- d) No landscape lighting is allowed in the Native Zone.
- e) No grading is allowed in the Native Zone.
- f) No irrigation is allowed in the Native Zone, unless specifically allowed by the DRC.
- g) No imported landscape gravel or imported decomposed granite is allowed in the Native Zone. The mineral ground cover in the Native Zone shall be natural undisturbed soil.
- h) Landscape Maintenance is not necessary in the Native Zone. This area has naturally sustained itself for decades and centuries without man-made care. Landscape Maintenance in the Native Zone is very restricted as outlined in Section 8.33 of the Design Guidelines.
- i) On a case-by-case basis, the Committee may allow, at its discretion, the addition of indigenous plant species within the Native Zone and/or NAOS Easement in order to fill in bare areas and sparse areas; and/or to restore unintended damage within the Native Zone. If approved by the Committee, only indigenous plants from the *List of Approved Indigenous Plants* in Appendix X.1 of the Design Guidelines will be allowed within the Native Zone or within the NAOS Easement.
- j) Any landscaping that is added to those portions of the Native Zone that are subject to the recorded NAOS Easement will also require the written approval of the City of Scottsdale, since the City is the beneficiary of the NAOS Easement. The Applicant will be responsible to obtain approval from **both** the Committee and the City for any landscape modifications within those portions of the Native Zone that are also part of the NAOS Easement.
- Refer to Section 5 for "*Building Envelope*".
 - Refer to Section 6 and Section 8.9 for "*NAOS Easement*".
 - Refer to Section 8.21 for "*Temporary Utility Construction Corridor*".
 - Refer to Section 8.33 for "*Landscape Maintenance*".

REMINDER:

No disturbance of any type is allowed in the Native Zone.

HINT:

An Application Form for NAOS Enhancement / Restoration is available on the City of Scottsdale's website or at the Design Review Office

CLARIFICATION:

*Although the **Native Zone** is **similar** to the **NAOS Easement**, it is not exactly the same.*

- *The Native Zone is defined by the Building Envelope.*
- *The Natural Area Open Space (NAOS) is defined by the NAOS Easement.*

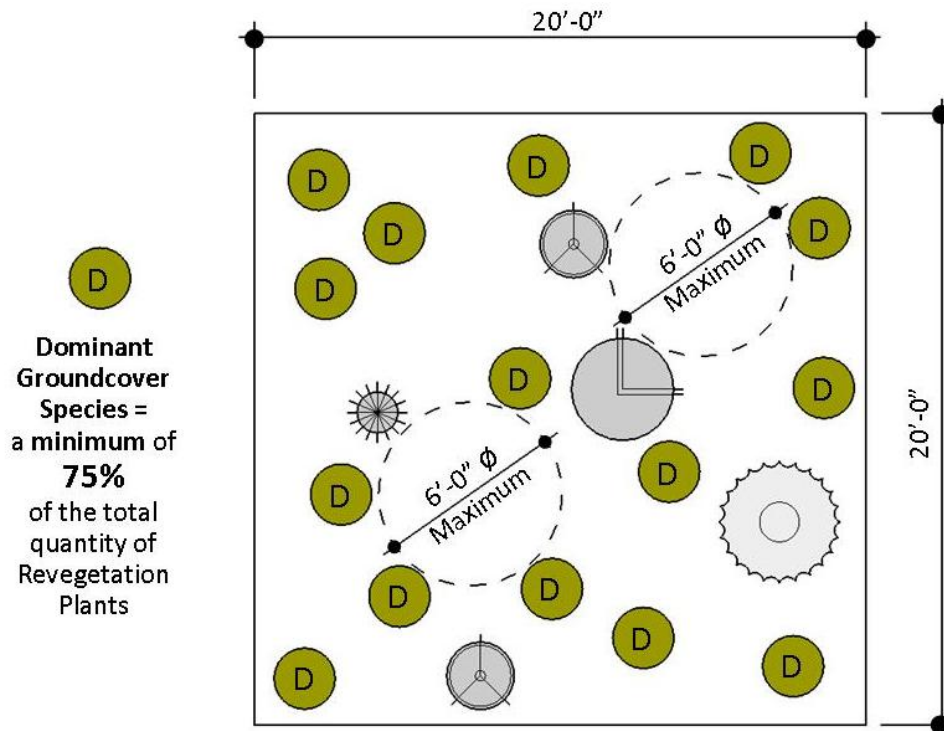
These are separate and different lines that are often, but not always, in similar locations. Refer to Section 8.8 of these Design Guidelines for an explanation of the NAOS Easement.

8.5. REVEGETATION ZONE. *(Reference Diagram #8B for location)*

- a) The Revegetation Zone is that portion of the Lot that is located outside of the perimeter footprint of the home and site walls but inside the limits of the established Building Envelope; as illustrated on Diagram #8B above.
- b) The goal and intent of the Revegetation Zone is to restore any areas disturbed by construction, construction access, and/or grading to a natural appearance, such that upon maturity of the native plant material, the Revegetation Zone matches the appearance and character of the adjacent natural desert and appears as though the desert landscape around the home and site walls was never disturbed.
 - Refer to Section 5 for "*Building Envelope*".
 - Refer to Section 8.33 for "*Landscape Maintenance*".
 - Refer to Appendix "X.1" for "*List of Approved Indigenous Plants*".

REMINDER:

The objective of the Revegetation Zone is to seamlessly restore the appearance of the natural desert to all areas disturbed by construction.

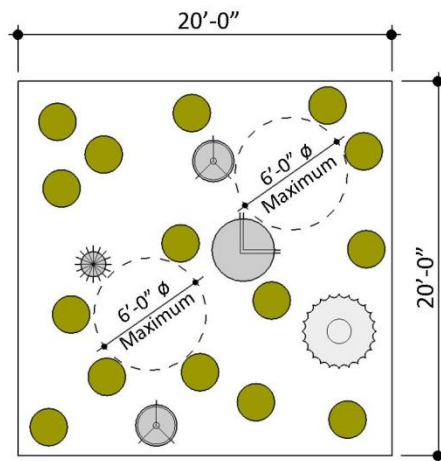


REVEGETATION ZONE DIAGRAM #8C

Key Design Criteria for the Revegetation Zone:

(Refer to Section 8.5 of the Design Guidelines for further explanation and additional design criteria.)

- **Plant Density and Size:**
 - A minimum of 1 plant per 20 square feet. *(Section 8.5.1(a) of the Design Guidelines)*
 - This means approximately 1 plant for every 4½' x 4½' square area; or 20 plants for a revegetation area that is 20' x 20'.
 - All revegetation plants shall be one-gallon in size (minimum). *(Section 8.5.2(c) of the Design Guidelines)*
- **Plant Arrangement:**
 - Plants shall be arranged in random, organic, and natural patterns. *(Section 8.5.1(e))*
 - Plants shall be relatively evenly distributed so that no bare area larger than a 6'-0" diameter circle exists between plants. *(Section 8.5.1(c) of the Design Guidelines)*
- **Plant Species:**
 - Only use Indigenous Plant Species selected from the **List of Approved Indigenous Plants** in Appendix X.1 of the Design Guidelines. *(Section 8.5.2 of the Design Guidelines)*
 - Non-indigenous plant species are **NOT** allowed in the Revegetation Zone. *(Section 8.5.2(b))*
- **Dominant Groundcover Species:**
 - At least 75% of the total quantity of plants in the Revegetation Zone shall be the natural Dominant Groundcover Species as in the adjacent natural desert. *(Section 8.5.2(d) of the Design Guidelines)*
- **Mineral Ground Cover:**
 - Only use Native Soil in the Revegetation Zone that matches the natural desert floor.
 - Imported or screened decomposed granite or landscape gravel is **NOT** allowed in the Revegetation Zone. *(Section 8.5.7 and Section 8.24 of the Design Guidelines)*



The 20/20/20 Rule of Thumb

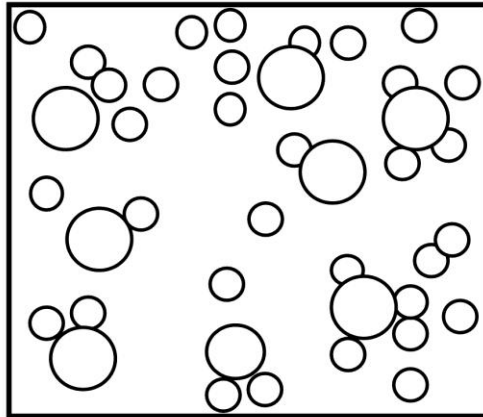
An easy way to remember how many plants are necessary in the Revegetation Zone is the 20/20/20 Rule of Thumb.

**20 indigenous plants
for every 20' x 20' of revegetation area.**

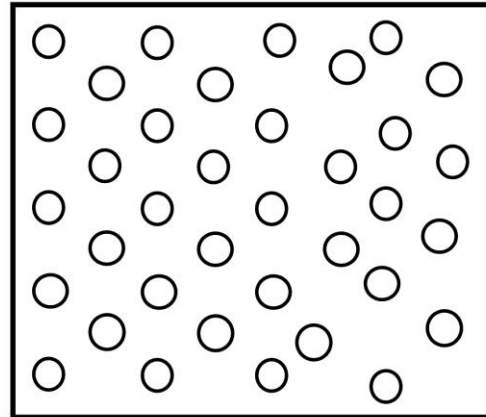
8.5.1. Revegetation Zone: Revegetation Plant Density and Layout.

- a) Within the Revegetation Zone, the desert groundcover (bushes and shrubs) must be revegetated using a minimum of fifty (50) plants per one thousand (1,000) square feet; or one (1) plant per twenty (20) square feet. To help visualize this requirement, this means approximately one (1) plant for every 4½'x4½' area; or twenty (20) plants per 20'x20' area. *(Refer to the Revegetation Zone Diagram #8C for further explanation.)*
- b) Revegetation plant material shall be planted in a density and arrangement that is similar to the adjacent undisturbed natural desert.
- c) Revegetation plants shall be relatively evenly distributed with no bare area larger than a six foot (6'-0") diameter circle between plants. *(Refer to the Revegetation Zone Diagram #8C for further explanation.)*
- d) Revegetation plants shall be placed in natural formations that replicate the adjacent undisturbed desert. Natural clustering and distribution patterns should be replicated. The goal of all revegetation planting should be to match the appearance of the adjacent undisturbed desert. Refer to the following illustrations for further explanation.
- e) Revegetation plants shall be placed in a natural and organic patterns to match the appearance of the natural desert, as generally shown in Diagram #8D below. Revegetation plants shall not be arranged in a formal or geometric patterns and shall not be "lined up" or placed in rows.
- f) Landscape areas adjacent to the street that are bare, sparse, or disturbed by construction shall be revegetated in accordance with Section 8.5 of these Design Guidelines, including pre-existing conditions.
- g) Revegetation plants that die or are destroyed by wildlife shall be replaced with like plants and like sizes. The Committee recommends that Owners require their Contractor or landscape contractor to provide a minimum ninety (90) day warranty on all new plant materials that are installed. The temporary use of small wire baskets over newly installed plants for the first 2 to 4 weeks are allowed in an attempt to protect the plants from the wildlife.

LANDSCAPE DIAGRAM #8D



YES: A mixture of plant types and sizes randomly placed in natural patterns.



NO: All plants of the same size and species that are aligned in rows or diagonally.

8.5.2. Revegetation Zone: Revegetation Plant Species, Plant Size, Plant Mix and Plant Ratios.

- a) Landscaping in the Revegetation Zone must include only **Indigenous** Plant Species specifically identified on the *List of Approved Indigenous Plants* in Appendix X.1 of the Design Guidelines. Keep in mind that although some plants may appear to be native to the desert; **not all desert plants are indigenous to Desert Mountain.**
- b) Non-indigenous plant species are NOT allowed in the Revegetation Zone.
- c) The minimum plant size for revegetation planting shall be one-gallon in size at the time of initial installation.
- d) As exists in nature, the species of plant material in the Revegetation Zone shall consist of a minimum of seventy-five percent (75%) of the total quantity plants as the Dominant Groundcover Species (as explained in more detail below) and the remaining twenty-five percent (25%) or less as miscellaneous shrubs, bushes, groundcovers, and cacti that are indigenous plants and on the *List of Approved Indigenous Plants* in Appendix X.1 of the Design Guidelines. An assortment of too many types of plants will result in an unnatural appearance.
- e) The Dominant Groundcover Species that occur in nature vary within different areas of Desert Mountain. In general, there are four (4) Dominant Groundcover Species categories:
 - **Turpentine Dominant Groundcover Species** (*by far the most common*)
 - **Bursage Dominant Groundcover Species** (*usually in the southernmost neighborhoods*)
 - **Desert Buckwheat Dominant Groundcover Species**
 - **Jojoba Dominant Groundcover Species** (*usually in the northern portions of Saguaro Forest and Cintarosa*)

REMINDER:

*A minimum of 75% of the total quantity of plants in the Revegetation Zone shall be the **Dominant Groundcover Species** found in the adjacent natural desert. The idea is to restore the natural desert.*

- f) The Revegetation Plant Mixes and Ratios listed below in Landscape Table #8E should be selected based on the Dominant Groundcover Species that naturally exists on the Lot. This mix should then be adjusted based on the plant species and density of the immediate adjacent undisturbed desert in order to better blend seamlessly with the natural environment.
- g) The following is the recommended quantity of one-gallon plants per 1,000 square feet of landscape area in the Revegetation Zone, depending upon the natural Dominant Groundcover Species of the adjacent natural desert. When used in conjunction with specimen indigenous trees, cacti and large shrubs, as well as with a Revegetation Seed Mix, this plant palette should create a Revegetation Zone that is natural in appearance upon maturity.

LANDSCAPE TABLE #8E

RECOMMENDED REVEGETATION PLANT MIX (50 plants per 1000 square feet / 1 plant per 20 square feet)					
<i>Botanical Name</i>	<i>Common Name</i>	<i>Turpentine Dominant</i>	<i>Bursage Dominant</i>	<i>Buckwheat Dominant</i>	<i>Jojoba Dominant</i>
<i>Ericameria laricifolia</i>	Turpentine Bush *	26.0	4.0	4.0	10.0
<i>Ambrosia deltoidea</i>	Bursage *	4.0	26.0	10.0	4.0
<i>Eriogonum fasciculatum</i>	Desert Buckwheat *	4.0	4.0	20.0	3.0
<i>Simmondsia chinensis</i>	Jojoba *	3.0	3.0	3.0	20.0
<i>Yucca baccata</i>	Banana Yucca	4.0	4.0	4.0	4.0
<i>Acacia greggii</i>	Catclaw Acacia	2.5	2.5	2.5	2.5
<i>Cylindropuntia bigelovii</i>	Teddy Bear Cholla	2.5	2.5	2.5	2.5
<i>Cylindropuntia acanthocarpa</i>	Buckhorn Cholla	2.0	2.0	2.0	2.0
<i>Calliandra eriophylla</i>	Pink Fairy Duster	1.0	1.0	1.0	1.0
<i>Celtis pallida</i>	Desert Hackberry	0.5	0.5	0.5	0.5
<i>Ferocactus cylindraceus</i>	Compass Barrel	0.5	0.5	0.5	0.5

* denotes that this plant is a Dominant Groundcover Species.

A minimum of 75% of the total revegetation plants shall be the Dominant Groundcover Species in order to restore the appearance of the natural desert.

8.5.3. Revegetation Zone: Revegetation Seed Mix.

- a) All areas in the Revegetation Zone that have been disturbed, bare or sparse shall receive an application of Revegetation Seed Mix, as listed below in Landscape Table #8F.
- b) Revegetation Seed Mix is not a replacement for revegetation with containerized plant material, but a necessary supplement that will fill in the plant density and character to match the undisturbed desert.
- c) Revegetation Seed Mix should reflect the Dominant Groundcover Species of the immediate area and should be adjusted based on the plant types and densities that occur naturally on the Lot.
- d) Revegetation Seed Mix should be applied at a rate of approximately one pound (1 lb) per 3000 sf (or fourteen pounds (14 lbs) per acre). The following is the application rate and recommended seed mix ratios for Revegetation Seed Mix in pounds per acre depending on the natural Dominant Groundcover Species of the immediate area:

LANDSCAPE TABLE #8E

RECOMMENDED REVEGETATION SEED MIX (Pounds per Acre)					
<i>Botanical Name</i>	<i>Common Name</i>	<i>Turpentine Dominant</i>	<i>Bursage Dominant</i>	<i>Buckwheat Dominant</i>	<i>Jojoba Dominant</i>
<i>Ericameria laricifolia</i>	Turpentine Bush *	5.0	1.0	1.0	1.0
<i>Ambrosia deltoidea</i>	Bursage *	1.0	5.0	2.0	1.0
<i>Eriogonum fasciculatum</i>	Desert Buckwheat *	1.0	1.0	4.0	1.0
<i>Simmondsia chinensis</i>	Jojoba *	1.0	1.0	1.0	5.0
<i>Prosopis velutina (juliflora)</i>	Native Mesquite	1.0	1.0	1.0	1.0
<i>Calliandra eriophylla</i>	Pink Fairy Duster	0.5	0.5	0.5	0.5
<i>Parkinsonia florida</i>	Blue Palo Verde	1.0	1.0	1.0	1.0
<i>Viguieria deltoidea</i>	Golden Eye	0.5	0.5	0.5	0.5
<i>Parkinsonia microphylla</i>	Foothills Palo Verde	1.0	1.0	1.0	1.0
<i>Baileya multiradiata</i>	Desert Marigold	0.5	0.5	0.5	0.5
<i>Lupinus sparsiflorus</i>	Desert Lupine	0.5	0.5	0.5	0.5
<i>Eschscholtzia mexicana</i>	Mexican Poppy	0.5	0.5	0.5	0.5
<i>Phacelia campanularia</i>	Desert Blue Bells	0.5	0.5	0.5	0.5

* denotes that this plant is a Dominant Groundcover Species

8.5.4. Revegetation Zone: Revegetation Seed Mix Application Method.

- a) Rip or scarify all areas to be seeded to a minimum depth of 4”.
- b) Cover all areas that have excessive amounts of hard granite (hardpan) or alkaline soil with a minimum of 6” of friable native topsoil after ripping.
- c) Broadcast the Revegetation Seed Mix at the rates described above in Landscape Table #8E in a uniform manner ensuring that all areas are evenly covered; either mechanical or hand broadcasting methods are acceptable.

- d) Mechanically drag or rake all seeded areas after all seed is uniformly applied. Ideally this should happen after the boxed plant material is installed, and before the small containerized plants are installed.
- e) Hydroseeding is **NOT** an approved method for applying the Revegetation Seed Mix.
- f) No supplemental or spray irrigation is required for the Revegetation Seed Mix.

8.5.5. Revegetation Zone: Revegetation Seed Mix Certification. Upon completion of construction, the Contractor shall provide a written certification letter from the landscape contractor certifying that the Revegetation Seed Mix was installed in accordance with the Design Guidelines. This certification letter shall include the seed mix ratios, application rates, and application methods used to install the Revegetation Seed Mix. The Contractor shall submit a copy of this Revegetation Seed Mix Certification Letter to the Design Review Office prior to scheduling the Final Construction Compliance Inspection.

8.5.6. Revegetation Zone: Irrigation.

- a) An automatic underground drip irrigation system is required to aid in the establishment of the revegetation plant material.
- b) Revegetation plants shall be irrigated from a separate irrigation valve(s) from the Private Zone Landscape or Semi-Private Zone Landscape in order to carefully control the amount of water to these indigenous desert plants. Revegetation plants should not be overwatered, as this may result in disease or a shorter lifespan for the plant.
- c) Once the revegetation plants are established and have survived two (2) full summers, the irrigation to the revegetation plants should be slowly reduced over the next two (2) years to allow the native plants to acclimate to natural conditions. If done properly, the supplemental irrigation to the revegetation plants in the Revegetation Zone can eventually be turned off completely or used only in long periods of drought.
 - Refer to Section 8.20 for "*Irrigation*".

8.5.7. Revegetation Zone: Mineral Ground Cover.

- a) Only native soil is allowed in the Revegetation Zone for the mineral ground cover. Within the Revegetation Zone, the native soil shall be used to restore the appearance of the natural desert floor.
- b) Imported landscape gravel or imported decomposed granite is **NOT** allowed in the Revegetation Zone.
- c) The Committee reserves the right to require the removal of any imported landscape gravel or imported decomposed granite that was installed in the Revegetation Zone regardless of the cost to the Owner and/or Contractor.
 - Refer to Section 8.15 for "*Landscape Gravel / Decomposed Granite / Mineral Ground Cover*".

8.5.8. Revegetation Zone: No Landscape Lighting. Landscape lighting is **NOT** allowed in the Revegetation Zone, except as specifically approved by the Committee immediately adjacent to a driveway.

- Refer to Section 9 for "*Landscape Lighting*".

8.6. ENHANCED ZONE at driveway entrance. (*Reference Diagram #8B for location*)

a) **Purpose:**

- i. The use of the Enhanced Zone is not required, but if used, all landscape improvements in the Enhanced Zone must comply with the design criteria noted below.
- ii. The purpose of the Enhanced Zone is to allow more accent and flowering desert-appropriate plants to subtly accentuate the driveway and entrance to the home. The objective is to retain enough of the natural desert character while still providing appropriate and subtle accents and enhancements. The character, plant palette, organization, arrangement, composition and appearance of the landscape within the Enhanced Zone may not be "dramatic", but instead shall be a "subtle composition" that quietly and seamlessly blends with the adjacent natural desert.

HINT:

*The Enhanced Zone shall be "subtle"; and may **not** be "dramatic".*

The Enhanced Zone should have the appearance of enhanced natural desert; and not a man-made formation or garden.

b) **Approvals:**

- i. The use of the Enhanced Zone requires submittal to and approval from the Committee prior to installation. Due to the unique nature of the Enhanced Zone, even if a proposed landscape design for the Enhanced Zone appears to comply with the criteria noted herein, the Applicant must submit a Design Review Application for review and approval of the landscape design by the Committee prior to installation.
- ii. The Committee reserves the right at its sole discretion to not approve any landscape improvements (or portion of such proposed landscape improvements) in the Enhanced Zone that it deems in its sole discretion to be inappropriate or inconsistent with the objectives of this section of the Design Guidelines; or inappropriate or inconsistent with the overall landscape philosophy of Desert Mountain.

REMINDER:

Because of the wide variety of treatments in the Enhanced Zone, all landscape designs must be approved by the Committee prior to installation.

c) **Location and Size of the Enhanced Zone:**

- i. In general, the area of the Enhanced Zone is limited to a triangular shape immediately adjacent to the intersection of the driveway and street that is not greater than 15' x 25', as shown on the Landscape Zone Diagram #8B above and the Enhanced Zone Diagram #8F below.
- ii. For long driveways exceeding 75'-0" in length, the Committee may, at their sole discretion, approve additional limited areas of Enhanced Zone along the long driveway.

REMINDER:

*The Enhanced Zone is **very limited** in size and location.*

Its purpose is only for a minor accent where the driveway meets the street.

d) **Plant Palette in the Enhanced Zone:**

- i. A minimum density of one (1) plant per twenty (20) square feet is required in the Enhanced Zone.
- ii. Within the Enhanced Zone at least 40% of the total quantity of plant species must be indigenous plant species selected from the *List of Approved Indigenous Plants* in Appendix X.1 of the Design Guidelines. The objective is to weave and intermix the natural desert plant species into the enhanced plantings, as generally illustrated on the Enhanced Zone Diagram #8F below.
- iii. The Enhanced Zone is not allowed to be only non-indigenous plants.

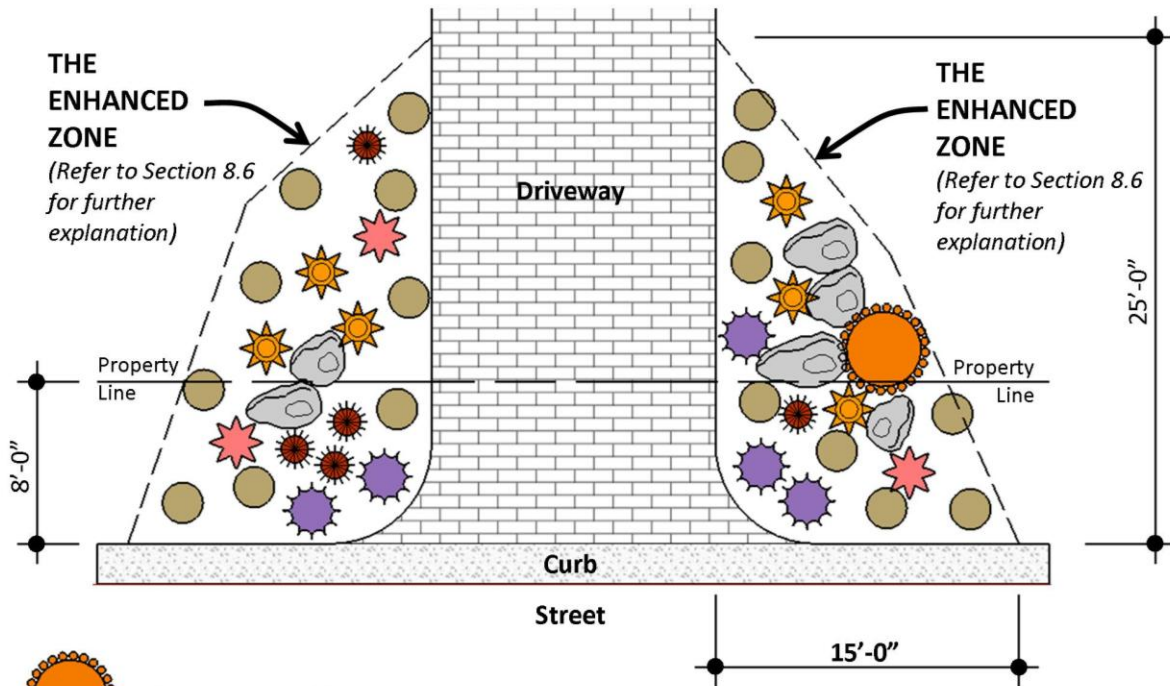
- iv. The Enhanced Zone is not allowed to be only cacti, succulents and accent plants.
 - v. A minimum of 40% of the total quantity of plants shall be native groundcover plant species blended into the Enhanced Zone. For example, a significant amount of the native Dominant Groundcover Species, such as Turpentine Bush, Bursage, and Jojoba shall be included in the Enhanced Zone in order to blend with the natural desert. Existing native plants within the Enhanced Zone count toward fulfilling this requirement.
 - vi. A maximum of one (1) major accent plant is allowed per entry location. A major accent plant is considered a focal non-indigenous plant such as an Organ Pipe Cactus; Totem Pole Cactus, or large Agave.
 - vii. In general, a maximum of 30% of the total quantity of plants on each side of the Enhanced Zone may be flowering accent plants.
 - viii. Within the Enhanced Zone, a maximum of 60% of the total quantity of plant within each side of the Enhanced Zone may be non-indigenous plants.
 - ix. Only tree species from the *List of Approved Indigenous Plants* in Appendix X.1 are allowed in the Enhanced Zone. Non-indigenous trees are not allowed in the Enhanced Zone.
 - x. Plant species used in the Enhanced Zone shall be arid-type plants that have a natural desert appearance, even if such plants are not indigenous. All plant species in the Enhanced Zone shall be selected from either the *List of Approved Indigenous Plants* in Appendix X.1 or the *List of Approved Non-Indigenous Plants* in Appendix X.2 of the Design Guidelines. The Committee reserves the right to now allow any non-indigenous plant in the Enhanced Zone that it deems to be inappropriate at its sole discretion. Therefore, just because a plant species is identified on the *List of Approved Non-Indigenous Plants* in Appendix X.2 of the Design Guidelines does not mean the plant is necessarily appropriate for the Enhanced Zone.
- REMINDER:**


ONLY arid and "desert-like" plants are allowed in the Enhanced Zone.

The plants in the Enhanced Zone must still have an appropriate "desert" character.
- e) **Grading in the Enhanced Zone:** Grading is **not** required in the Enhanced Zone, but if used, the grading must comply with the criteria noted below.
 - i. Grading in the Enhanced Zone shall be minimal. Any grading shall be softly, gently and naturally contoured to blend seamlessly with the adjacent terrain.
 - ii. It is **NOT** acceptable to install mounds, berms, knolls, hills, or raised graded areas that are more than eighteen inches (18") higher than the natural grade, unless otherwise specifically approved by the Committee. The objective is the landscape and grading in the Enhanced Zone is "subtle" and **not** "dramatic".
 - f) **Landscape Boulders in the Enhanced Zone:** Landscape boulders are **not** required in the Enhanced Zone, but if used, the landscape boulders must comply with the criteria noted below.
 - i. In general, a maximum of three (3) to four (4) landscape boulders are allowed on each side of the Enhanced Zone.
 - ii. All boulders shall comply with the design criteria in Section 8.22 of these Design Guidelines for landscape boulders, including requirements for the landscape boulders to be "surface select" and for the landscape boulders to partially buried into the grade.
 - iii. Landscape boulders in the Enhanced Zone must be arranged in natural clusters and patterns. Landscape boulders may not be stacked, placed vertical, or lined up in rows.


- iv. Landscape boulders in the Enhanced Zone must be buried a minimum of 1/3 of the total height of the boulder as required by the design criteria in Section 8.22 of these Design Guidelines.
 - v. Boulder features in the Enhanced Zone must be subtle and will not be allowed as dramatic features or monuments.
 - g) **Mineral Ground Cover in the Enhanced Zone:**
 - i. The mineral ground cover in the Enhanced Zone shall be native soil in order to blend seamlessly with the adjacent natural desert floor.
 - ii. On a case-by-case basis, the Committee may approve the use of 1/2" **minus** "Madison Gold" decomposed granite in limited portions of the Enhanced Zone provided this material generally matches the size and color of the adjacent natural desert soil. Specific approval from the Committee is required to use imported decomposed granite in the Enhanced Zone; and such approval may be withheld at the discretion of the Committee.
 - iii. Decorative rocks, stacked rocks, imported decomposed granite, decorative riprap, or other types of rocks and/or gravels are not allowed in the Enhanced Zone.
 - h) **Landscape Lighting in the Enhanced Zone:** Landscape Lighting is **not** required in the Enhanced Zone. but if used, the landscape lighting must comply with the criteria noted below.
 - i. A maximum of three (3) landscape lights may be installed on each side of the Enhanced Zone. This includes any lights that are used for address identification.
 - ii. Lights may not be oriented, aimed or directed at the street; and the light source shall be shielded from vehicles on the street.
 - iii. All landscape lights shall be fully-shielded and must comply with the design criteria in Section 9 of the Design Guidelines for "Landscape Lighting".
- Refer to Appendix X.1 for "*Approved Indigenous Plants*".
 - Refer to Appendix X.2 for "*Approved Non-Indigenous Plants*."
 - Refer to Section 8.16 for "*Landscape Boulders*"
 - Refer to Section 8.15 for "*Mineral Ground Cover*"
 - Refer to Section 9 for "*Landscape Lighting*"

ENHANCED ZONE DIAGRAM #8F




- 


Major Accent Plant:

 - 1 Major Accent Plant maximum per Entry (on one side or the other).
- 


Minor Accent Plants:

 - Minor Accent Plants and Flowering Plants combined may not be more than 60% of the total quantity of plants on each side of the Enhanced Zone.
- 

Flowering Plants:

 - Flowering Plants and Minor Accent Plants combined may not be more than 60% of the total quantity of plants on each side of the Enhanced Zone.
 - Flowering Plants should not comprise more than 30% of the total quantity of plants on each side of the Enhanced Zone.
- 

Native Shrubs:

 - A minimum of 40% of the total quantity of plants on each side of the Enhanced Zone shall be native shrubs and Indigenous Plant Species such as Turpentine Bush, Bursage and Jojoba.
 - Native Shrubs must be intermixed with the Minor Accent Plants and Flowering Plants.
- 

Landscape Boulders:

 - Landscape Boulders are not required in the Enhanced Zone; but if used, must comply with the following:
 - ± 3 to 4 Surface Select Landscape Boulders maximum per each side of the Enhanced Zone.
 - Boulders shall be buried a minimum of 1/3rd height of the boulder.
 - No stacked boulders. No dramatic boulder features.
- Mineral Ground Cover:**

 - Only Native Soil in the Enhanced Zone.
 - No imported or screened decomposed granite in the Enhanced Zone.
- Landscape Lights:**

 - Maximum of three (3) fully-shielded landscape lights on each side of the Enhanced Zone.

8.7. SEMI-PRIVATE ZONE. (*Reference Diagram #8B for location*)

- a) The Semi-Private Zone is that portion of the property within the Building Envelope that is typically located adjacent to the auto court, guest parking, and front entry of the home, as illustrated on Diagram #8B above. Typically, the Semi-Private Zone is visible or partially-visible from the street or other properties. The Semi-Private Zone is typically partially open or partially enclosed by low courtyard walls or site walls.
- b) Within the Semi-Private Zone, only those plant materials listed in the *List of Approved Indigenous Plants* in Appendix X.1 and the *List of Approved Non-Indigenous Plants* in Appendix X.2 may be installed. Plant species that are not included on the approved plant lists in the Design Guidelines will not be allowed in the Semi-Private Zone.
- c) The quantity of plants in the Semi-Private Zone shall reasonably cover the planting areas available. A specific minimum plant density is not established by these Design Guidelines for the Semi-Private Zone, but the planting areas should have sufficient plant coverage and large bare areas are not allowed.
- d) In general, large indigenous-species trees shall be used to screen or visually-mitigate the garages, guest parking, and paved auto court. The Committee strongly recommends (and may require) the installation of large indigenous trees for this purpose.
 - Refer to Appendix X.1 for "*Approved Indigenous Plants*."
 - Refer to Appendix X.2 for "*Approved Non-Indigenous Plants*"
 - Refer to Section 8.15 for "*Landscape Gravel*"
 - Refer to Section 8.33 for "*Landscape Maintenance*"

8.8. PRIVATE ZONE. (*Reference Diagram #8B for location*)

- a) The Private Zone is that portion of the property within the Building Envelope that is located within the walls and fences, as illustrated on Diagram #8B above. Typically, the Private Zone has limited visibility from the golf course, streets, Common Areas, public spaces and adjacent homes because it is screened (or partially screened) behind site walls, fences or structures.
- b) The Private Zone includes rear yards, side yards, courtyards, front entry courtyards, atriums, and other outdoor spaces that are generally separated from the adjacent natural desert by solid site walls, courtyard walls, or retaining walls.
- c) The Private Zone is the least restrictive of the landscape zones in terms of what plants, shrubs, trees and improvements can be installed therein.
- d) Within the Private Zone, those plant species identified on the *List of Approved Indigenous Plants* in Appendix X.1 and the *List of Approved Non-Indigenous Plants* in Appendix X.2 may be installed.
- e) Other plant species that are not specifically identified on the approved plant lists may be allowed in the Private Zone on a case-by-case basis at the sole discretion of the Committee.
- f) Topiaries are only allowed in the Private Zone any may not exceed a height greater than six feet (6'-0") tall.
- g) Turf, including natural grass and artificial turf, may be allowed in the Private Zone, subject to specific approval by the Committee and subject to compliance with the design criteria for Turf as outlined in Section 8.19 of the Design Guidelines.
- h) The quantity of plants in the Private Zone shall reasonably cover the planting areas available. A specific minimum plant density is not established by these Design Guidelines for the Private Zone, but the planting areas should have sufficient plant coverage and large bare areas are not allowed.
- i) Because there are so many different possibilities and potential configurations, the Committee reserves the right to not approve any improvements in the Private Zone that the Committee

- deems to be inappropriate in its sole discretion.
- Refer to Appendix X.1 for "Approved Indigenous Plants".
 - Refer to Appendix X.2 for "Approved Non-Indigenous Plants."
 - Refer to Section 8.15 for "Landscape Gravel"
 - Refer to Section 8.19 for "Turf"
 - Refer to Section 8.33 for "Landscape Maintenance"

8.9. NAOS - NATURAL AREA OPEN SPACE EASEMENT - LANDSCAPE REQUIREMENTS.

- a) A portion of each Lot is subject to a legally-recorded Natural Area Open Space (NAOS) Easement for the purpose of preserving the natural desert environment. Refer to Section 6 of the Design Guidelines for a detailed explanation regarding the "NAOS Easement".
- b) No disturbance, modifications, grading, construction access, or improvements of any type are allowed within the NAOS Easement, unless specifically approved by the Committee **and** the City of Scottsdale prior to construction.
- c) All land and native vegetation within the NAOS Easement shall remain untouched and undisturbed, unless otherwise specifically allowed under provisions in these Design Guidelines and when specifically approved by the Committee in advance. No trimming, pruning, clearing, manicuring or other modifications to the native landscape is allowed, unless otherwise specifically allowed under provisions in these Design Guidelines and when specifically approved by the Committee in advance.
- d) On a case-by-case basis, the Committee may allow, at its sole discretion, the addition of indigenous plant species within the NAOS Easement in order to fill in bare areas or restore unintended damage. Any landscaping that is added to the NAOS Easement will also require the approval of the City of Scottsdale since the City is the beneficiary of the NAOS Easement. The Applicant will be responsible to obtain approval from both the Committee and the City of Scottsdale for any landscape modifications within the NAOS Easement. If approved by the Committee, only indigenous plant species from the *List of Approved Indigenous Plants* in Appendix X.1 of the Design Guidelines will be allowed within the NAOS Easement.
- e) Any modifications to a recorded NAOS Easement require submittal to and approval of the Committee as well as approval of the City of Scottsdale. Any modifications to an existing NAOS Easement require the existing easement to be amended and recorded in the records of Maricopa County.
- f) Although the location of the NAOS Easement and the location of the Building Envelope are often similar; the location of each line is almost always different. It is important to not confuse the NAOS Easement for the Building Envelope, or visa versa.
- g) If an Owner (or Landscape Contractor) is unclear or unaware of the location of the recorded NAOS Easement for an existing home, the delineation of this NAOS Easement can often be found on the digital maps available online through the City of Scottsdale's digital map website.
- h) A copy of the recorded NAOS Easement can also be obtained from the Owner's Title Company or found on the Maricopa County

REMINDER:

No disturbance or improvements are allowed within the NAOS Easement.

REMINDER:

Although the location of the NAOS Easement and the Building Envelope are similar; the location of each line is almost always different.

CAUTION:

Don't confuse the NAOS Easement for the Building Envelope.

Hint:

The location of an existing NAOS Easement can often be found on the City of Scottsdale's digital map website.

- Recorder's website.
- Refer to Section 8.4 for "*Native Zone*".
- Refer to Section 6 for "*NAOS Easements*".
- Refer to Section 8.33 for "*Landscape Maintenance*".
- Refer to Section 8.37 for "*Landscape Maintenance for Wildfire Fire Break*".

8.10. PLANT LISTS.

- a) Appendix "X" of these Design Guidelines includes three (3) types of Plant Lists:
 - Appendix X.1: **List of Approved Indigenous Plants:** Allowed in any Landscape Zone.
 - Appendix X.2: **List of Approved Non-Indigenous Plants:** ONLY allowed in the Private Zone or Semi-Private Zone. (*Refer to Section 8.3 for an explanation of the different Residential Landscape Zones.*)
 - Appendix X.3: **List of Prohibited Plants:** Prohibited for any location on a residential Lot.
- b) The Committee may at its sole discretion approve other plant materials that are not listed on the *List of Approved Non-Indigenous Plants*, provided that such plants are not on the *List of Prohibited Plants*.
- c) Proposed plant species not on the Lists of Approved Plants in Appendix "X" must be identified by color-coding the full size landscape drawings submitted by the Applicant to the Committee for approval. Both the name and symbol of the proposed plant, as well as its location on the landscape plan must be indicated. Different colors and different symbols must be used for all proposed plants that are not on the Lists of Approved Plants. If proposed plants not found on the Lists of Approved Plants are not color coded, the Final Landscape Plan will not be approved, and will have to be revised and resubmitted. The submittal must also include a photograph of the plant and a description of the plant, including information on: height, flowering characteristics, drought tolerance, water usage, frost tolerance, and the reason such a plant is desired (i.e. solar exposure, low-light area, screening ability, etc.).

8.11. PROTECTED PLANTS.

- a) Protected Plants are those existing desert plants, which must be protected pursuant to City of Scottsdale and State of Arizona regulations.
- b) Improvements should be designed and sited to avoid disturbing or impacting these protected species, if at all possible; however, the Protected Plants may be carefully transplanted. It is recommended that competent professionals be consulted prior to transplanting any desert plant materials.
- c) The Committee may require replacement of any Protected Plant which dies or is significantly damaged during construction or transplanting with a plant of the same species and size.
- d) No construction activity, work, traffic, equipment, stockpiling, storage, or excavation shall occur under the canopy or drip line of a tree that is designated to be protected in place.
- e) It is recommended that the Owner, Architect, and Builder become familiar with all requirements of the current City of Scottsdale's Native Plant Ordinance prior to commencement of design and construction.

8.12. ONSITE PLANT NURSERY.

- a) The onsite plant nursery for the storage of salvaged plant material must be located within the approved Building Envelope; or must be located within the established Public Utility Easement (P.U.E.) adjacent to the street.
- b) As a reminder, no disturbance is allowed beyond the approved Building Envelope.

- c) The Applicant shall identify the location of the onsite plant nursery on the Landscape Plan that is included in the Applicant's Final Design Submittal.

8.13. SAGUARO CACTI.

- a) The saguaro is only native to the Sonoran Desert and it grows very slowly, often taking 75 to 100 years before it grows a single arm. Therefore, preservation of the existing saguaro cacti is paramount to the landscape requirements.
- b) Many saguaro cacti have been specifically located outside of the Original Building Envelope for certain Lots to assure their preservation. Building Envelope modifications, if approved by the Committee, shall not cause the destruction or transplanting of any significant saguaros that were located outside of the Original Building Envelope established by the Master Developer.
- c) Other saguaro cacti are located within the Building Envelope and may be transplanted, although the Committee encourages the Owner and their Architect to design the Residence and other Improvements around the natural locations of these cacti, especially those saguaro cacti with multiple arms.
- d) Although saguaros can be transplanted, their survival rate is low and moving saguaros with multiple arms is both risky and costly.
- e) Saguaros that are relocated must be carefully transplanted in the same solar orientation or they run the risk of being sunburned, which may lead to disease or death.
- f) A qualified and experienced saguaro devegetation contractor should be retained to move any saguaros that require transplanting.
- g) The addition of saguaro cacti and the placement of transplanted saguaros on a Lot shall be executed in a manner that approximates the natural densities and patterns of saguaros that exist in the adjacent undisturbed desert. The Committee will not allow what it deems as an excessive amount of saguaros or the placement of saguaros in an unnatural arrangement. The goal is to integrate these giant cacti into the landscape palette in a natural-looking arrangement. An Owner or landscape designer may not design or install an excessive amount of Saguaro cacti on a Lot; nor an unnatural arrangement of saguaro cacti on any Lot.

8.14. TREES.

- a) In an effort to minimize the visual impact of the Residence and other Improvements, a minimum of five (5) mature trees are required to be located within the Building Envelope and within twenty (20'-0") of the Residence.
- b) Any existing trees within the Lot which were not disturbed during construction and meet the height, canopy and location requirements of this section will qualify toward the requirement for mature trees.
- c) The required mature trees noted above shall be indigenous tree species as listed in the *List of Approved Indigenous Plants* in Appendix X.1 of the Design Guidelines.
- d) The size of the required mature trees noted above shall be a minimum of twelve feet (12'-0") in height with a minimum canopy of twelve feet (12'-0") in diameter at the time of initial installation.
- e) Any additional mature trees needed to fulfill the requirements of this section shall be placed within twenty (20'-0") of the Residence and within the approved Building Envelope.
- f) Trees shall be located and arranged in natural patterns. Trees should not be "lined up" or placed in evenly-spaced rows.
- g) Trees shall be placed to complement the architecture of the home. Trees should be used to screen the less attractive portions of the architecture, when applicable.
- h) If a tree or trees are specifically required by the Committee to be located in specific location(s)

during the Design Review Process, the Owner (and all future owners) will be required to maintain such tree(s) in perpetuity. It is common for the Committee to require trees to screen unarticulated portions of the building; to screen outdoor equipment; or to provide visual separation between homes. Such specific trees are documented in the Design Review File as part of the approval of a Design Review Application.

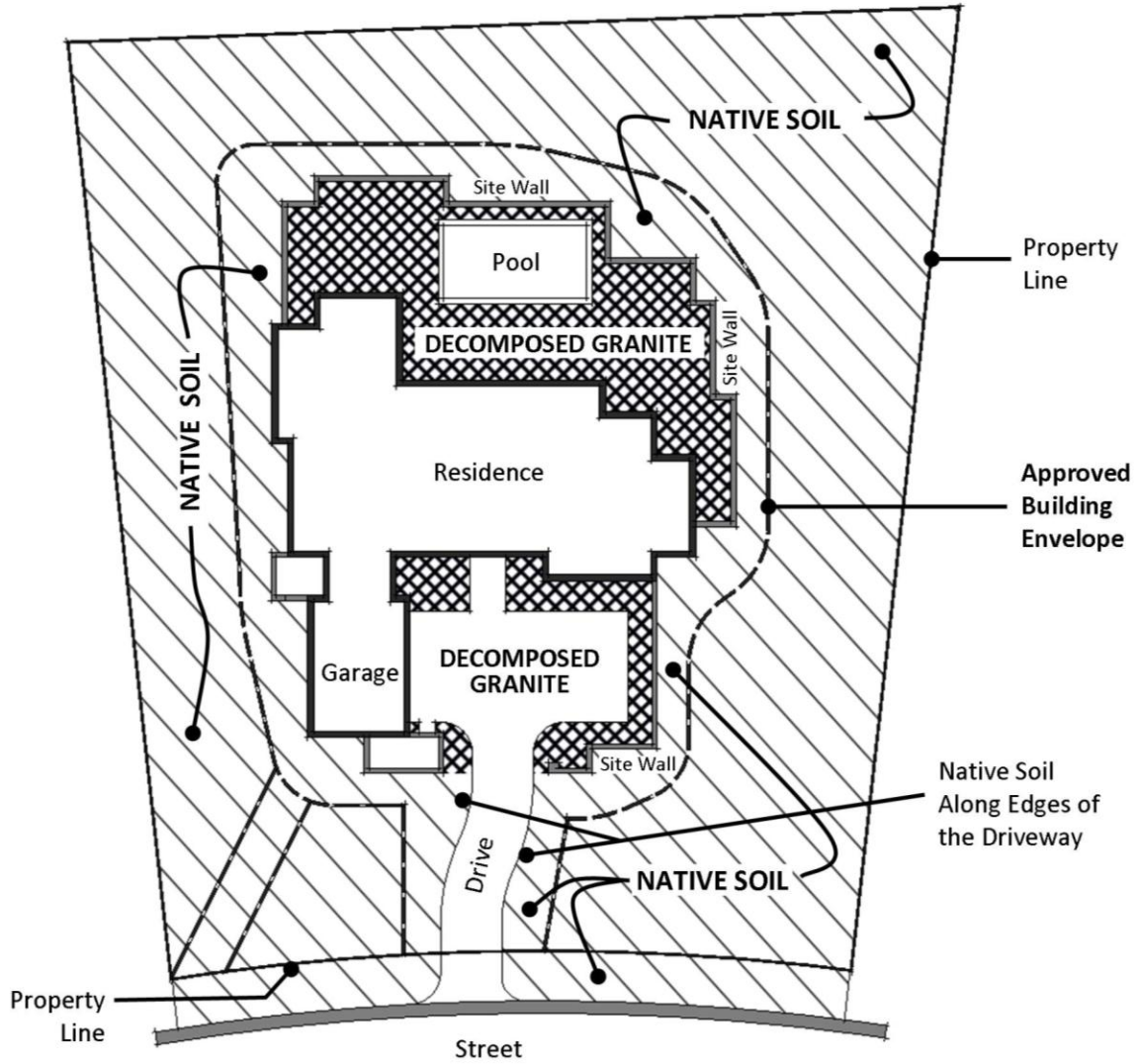
- i) In general, large indigenous-species trees shall be used to screen or visually-mitigate the garages, guest parking, and paved auto court. The Committee strongly recommends (and may require) the installation of large indigenous trees for this purpose.
- j) Any newly planted or transplanted trees that die within twelve (12) months of installation shall be replaced with a tree of the same species and same size. The Committee recommends that Owners require their Contractor or landscape contractor to provide a minimum one (1) year warranty on all new or transplanted trees.
- k) Non-indigenous trees are only allowed to be located in the Semi-Private Zone and Private Zone. Non-indigenous trees are limited to the species specifically identified on the *List of Approved Non-Indigenous Plants* in Appendix X.2 of the Design Guidelines.
 - Refer to Appendix X.1 for "*Approved Indigenous Plants*".
 - Refer to Appendix X.2 for "*Approved Non-Indigenous Plants*".

8.15. LANDSCAPE GRAVEL / DECOMPOSED GRANITE / MINERAL GROUND COVER / TOP DRESSING / GROUND PLANE TREATMENT

- a) **Native Zone:** No disturbance of any type is allowed in the Native Zone and outside of the established Building Envelope; therefore, the natural soil in the Native Zone may not be disturbed, covered, cleared, harvested, raked or otherwise modified.
- b) **Revegetation Zone:** Only native soil is allowed in the Revegetation Zone. Imported landscape gravel or imported decomposed granite is **NOT** allowed in the Revegetation Zone, including along the edges of a driveway. Within the Revegetation Zone, the native soil shall be used to restore the appearance of the natural desert floor. Typically, after a few rains, the native soil in the Revegetation Zone will restore its natural appearance to match seamlessly with the natural desert floor.
- c) **Enhanced Zone:** In general, the mineral ground cover within the Enhanced Zone shall be native soil. If enhancements to the ground plane are necessary within the Enhanced Zone, a light coating of 1/2" minus "Madison Gold" decomposed granite may be used within 5'-0" of the pavement surface of the driveway provided the edges of the imported decomposed granite are seamlessly blended into the natural desert floor. This is the only size and color of decomposed granite allowed to be added in the Enhanced Zone.
- d) **Semi-Private Zone and Private Zone:** Within the Semi-Private Zone or the Private Zone, imported decomposed granite or other mineral ground cover material may be used provided the color of the gravel material is a dark, natural, and earthy color that blends with the overall desert color palette.
- e) White, light-grey, green, pink, brick-red, or other colors of decomposed granite, landscape gravel, or mineral ground cover are not allowed in any Landscape Zone.
- f) River rock, pea gravel, beach stones, or other "rounded rocks or rounded gravels" are not allowed for landscape gravel or mineral ground cover, except for within the Private Zone and when located behind solid walls.
- g) Small decorative rock, such as black "Mexican beach pebbles" may only be used in landscape locations that are behind solid site walls and in the Private Zone.
- h) Crushed glass, glass beads, glass marbles, or other similar types of materials are not allowed as ground cover or planting base for any planting areas in any Landscape Zone.

- i) Mineral ground covers and treatments that contrast highly in color or texture with the rest of the landscape will not be allowed. Mineral ground covers and treatments should not visually dominate or contrast with the landscape areas.
- j) Mineral ground cover, gravels, rocks, and similar materials may not be used to create decorative patterns in any exposed yard.
- k) Imported decomposed granite or landscape gravel is not allowed to line the edges of the driveway, except for locations in which the driveway is behind a site wall or retaining walls.
- l) Non-native mineral ground cover is not allowed within the NAOS Easement or over any unenclosed yards per the City of Scottsdale's Environmentally Sensitive Lands Ordinance (ESLO).
- m) The Committee has the right to require any mineral ground cover, landscape gravel, or decomposed granite that does not comply with the Design Guidelines to be removed; and for the ground plane conditions to be restored to the appropriate material and appearance regardless of cost to the Owner or Contractor.
 - Refer to Section 8.3 for "*Residential Landscape Zones*".
 - Refer to Section 6 for "*Rip-Rap and Erosion Control*".

MINERAL GROUND COVER DIAGRAM #8K
Decomposed Granite / Landscape Gravel / Native Soil



	NATIVE SOIL
	DECOMPOSED GRANITE

8.16. LANDSCAPE BOULDERS.

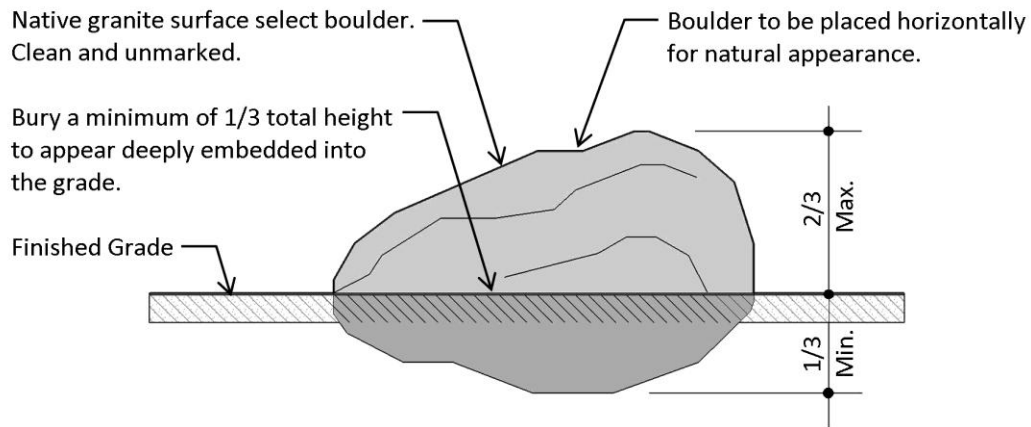
- a) The use of additional and/or relocated boulders as part of the site and landscape design requires special attention to the scale, proportions and arrangement of the boulders. Some sites have numerous native boulders and boulder outcroppings. These existing boulders are typically very large and of a scale and proportion that is difficult to reproduce. Therefore, the addition of boulder elements into the landscape and site design needs to consider the scale and character of the existing adjacent natural desert. For example, an added boulder feature of several small three feet (3'-0") in diameter or smaller boulders would seem unnatural and out of character against the large dramatic existing boulder features.
- b) Landscape Boulders must be "surface select" granite boulders. "Surface select" means landscape boulders that are taken from the surface of the land and have a natural weathering, natural aging, natural desert patina, and natural desert varnish on the exposed faces of the boulder. Surface Select Landscape Boulders have been exposed to the weather and sun for hundreds of years. Surface Select Landscape Boulders do not have broken faces, scars, drill holes, or marks from equipment that are exposed on any face of the boulder.
- c) Surface Select Landscape Boulders shall have a local indigenous appearance, color, and texture as commonly found in nature at Desert Mountain. White, colorful, or contrasting boulder colors and textures are not allowed.
- d) Landscape boulders may not have exposed broken faces or exposed scarred faces, and may not be quarry rock, subsurface rock, "blast rock", "shot rock" or crushed rock. If scarring of the boulder surface is present, the boulders should be placed to hide scarring or should be treated with desert rock varnish product such as Eonite®, Permeon®, or Natina® to conceal the scarring.
- e) All Landscape Boulders shall be installed in natural-looking arrangements and clusters, similar to natural boulders in the undisturbed desert.
- f) Landscape boulders must be integrated with the rest of the overall landscape composition, including plant material and grading in a natural-looking manner.
 - i. Boulders may not be arranged to look like sole independent features, artwork, sculpture, or focal points.
 - ii. Boulders may not be stacked in a manner that does not look natural or consistent with the appearance of the natural terrain.
 - iii. Boulders must be installed horizontal and may not be placed vertical.
 - iv. Boulders may not be "lined up" or used to create retaining walls.
 - v. Boulders may not be placed "on top" of site walls or pool edges.
 - vi. Boulders may not be placed in unnatural arrangements, geometric patterns, arbitrary configurations, or evenly scattered.

The primary goal is for boulders and landscape rocks to look natural.

- g) Landscape Boulders in the Enhanced Zone where the driveway meets the street shall be subtle and understated. Man-made boulder sculptures and dramatic boulder features are not allowed as entry statements.
- h) Added or imported Landscape Boulders must be located within the established Building Envelope.
- i) Boulders and landscape rocks shall be buried into the ground a minimum of 1/3rd of the total height of the boulder in order to appear deeply and firmly anchored into the terrain, as illustrated in the Landscape Boulder Diagram #8J below. Boulders and landscape rocks may not appear to be "set on top of the ground", but instead must appear nestled and firmly anchored into the ground. Boulders must be placed and embedded into the ground in a

- manner resulting in a natural appearance and arrangement.
- j) Boulders used for Address Identification or Address Numbers must comply with all requirements for Landscape Boulders.
 - k) The use of any imported or relocated Landscape Boulders as part of the Landscape Design shall be clearly delineated and explained as part of any Design Review Application.
 - l) In its sole discretion, the Committee reserves all rights to limit the total quantity of added or relocated landscape boulders.
 - m) Because there are so many different possibilities and configurations, the Committee reserves the right to not approve any Landscape Boulders that the Committee deems to be inappropriate in its sole opinion.
- Refer to the Supplemental Design Guidelines for additional design criteria for existing native boulders in certain Villages.

LANDSCAPE BOULDER DIAGRAM #8J



8.17. RIPRAP. See Section 6 for "Riprap".

REMINDER:

Refer to Section 6 of the Design Guidelines for detailed and specific design criteria for riprap.

8.18. EXPOSED ROCK SURFACES.

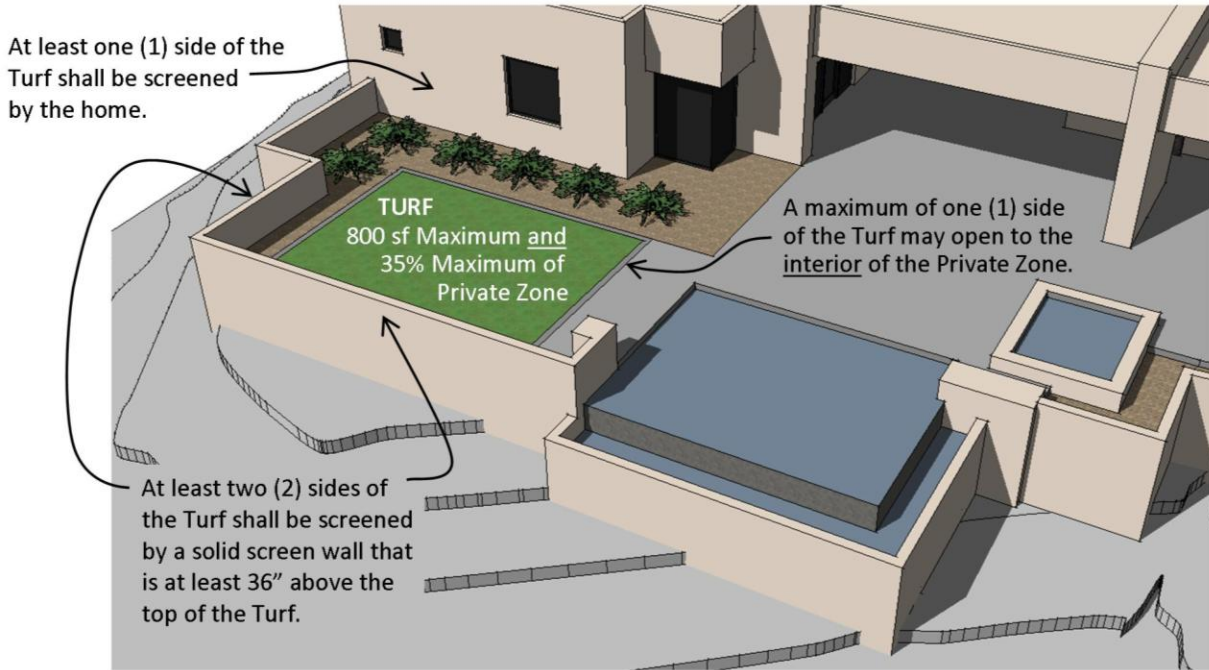
- a) When appropriate soil and geological conditions exist, the Committee may, at its sole discretion, allowed exposed rock cut faces to occur in lieu of retaining walls. In general, the Committee will only allow such conditions that are deemed by the Committee to have minimal visual impact from streets, golf course, Common Area or neighboring properties. In general, exposed rock cut faces are not preferred. One of the primary goals of the Design Guidelines is that all improvements quietly blend with the natural desert. Exposed rock cut faces do not support the primary objectives of integrating into the natural terrain; therefore, the Committee reserves the right to not approve any exposed rock cut faces that the Committee deems to be inappropriate in its sole discretion.

- b) If allowed, the exposed rock cut faces must be shaped, contoured, softened, rolled back, and sculpted to have the appearance of an aged, naturally-weathered, desert rock outcropping. The finished grading and exposed rock slopes may not appear "man-made"; and may not look like the remnants of excavation. No excavation teeth marks or drill marks may be exposed.
- c) If allowed by the Committee, exposed rock surfaces shall be treated with a desert rock varnish product such as Eonite®, Permeon®, or Natina® to conceal the scarring and to darken the exposed rock faces.
- d) If allowed, tall-growing native trees and vegetation shall be planted in and around the exposed rock surfaces in order to provide vegetative screening of the exposed rock cut faces.

8.19. TURF. (Natural Grass and Artificial Turf)

- a) This Section applies to all types and uses of Turf; including, but not limited to: natural grass, artificial turf, synthetic turf, putting greens, recreational turf, pet turf areas, and all other types of turf or turf-like improvements.
- b) Due to visual and environmental reasons, the use of Turf must comply with the design criteria noted below. In general, Turf is a stark contrast to the natural desert environment and is therefore discouraged. Because areas of Turf tend to visually stand out against the natural desert landscape, the use of Turf is significantly limited by these Design Guidelines in order to mitigate the visual impact of the Turf. Owners and designers need to understand that although "big green grass yards" may be common in other parts of the country, Turf is not as appropriate in the desert. As further explained in Section 8.2 of the Design Guidelines, one of the key design philosophies for Desert Mountain is that all improvements should blend quietly with the natural desert environment.
- c) The Committee may allow the use of Turf in the Private Zone on a case-by-case basis and at the sole discretion of the Committee.
- d) Turf is only allowed within the Private Zone. *(Refer to Section 8.8 of the Design Guidelines for a detailed explanation of the Private Zone.)*
- e) If used, Turf must be integrally designed into the overall landscape composition of the Private Zone. Because the over-riding philosophy of Desert Mountain is for all improvements to "quietly blend with the natural desert", Turf should not be used as a dominant part of any landscape design.
- f) The area of Turf may not:
 - i. Make up more than 35% of the total area of the Private Zone on any property; AND
 - ii. Exceed eight-hundred (800) square feet of total area on any property.For clarity, the most restrictive of the two criteria noted above will apply.
- g) Turf is not allowed for driveway areas or any locations in the Semi-Private Zone.
- h) In general, Turf must be screened by a building and/or solid screen wall that is at least 36" taller than the highest point of the Turf for at least 75% of the perimeter of the Turf area, as generally illustrated on Turf Diagram #8G below.
 - i. At least one (1) side or edge of the Turf area shall be screened or shielded by the house, as generally illustrated on Turf Diagram #8G below.
 - ii. At least two (2) sides or edges of the Turf area shall be screened by a solid wall that is at least 36" taller than the highest point of the Turf, as generally illustrated on Turf Diagram #8G below. For clarity, Turf may not be visible through a railing or fence system that runs along the perimeter of the Private Zone.
 - iii. A maximum of one (1) side or edge of the Turf area may be "open" to the interior of the Private Zone, as generally illustrated on Turf Diagram #8G below. The "open" side of the Turf area may not face outward, as generally illustrated on Turf Diagram #8G below.

- i) Natural Grass must meet the following minimum specifications:
 - i. Natural grass shall be located a minimum of 3'-0" away from any building walls, retaining walls, or site walls to avoid issues with irrigation overspray on wall and building surfaces.
 - ii. Natural grass shall be irrigated with an automatic spray irrigation system. The Owner will be required to maintain the spray irrigation system in a proper and effective manner at all times in order to avoid overspray beyond the location of the natural grass.
 - iii. Natural grass shall be maintained in an attractive and well-kept manner at all times.
- j) Artificial Turf must meet the following minimum specifications:
 - i. The color, texture, appearance, and character of the Artificial Turf must generally match the appearance of natural Bermuda grass. Artificial Turf is only allowed in natural green colors. Other colors of Artificial Turf are not allowed. Decorative patterns are not allowed to be created with Artificial Turf; and graphics, patterns or logos are not allowed on the Artificial Turf.
 - ii. Artificial Turf must have a layer of natural-looking brown thatch (except for putting green areas).
 - iii. Artificial Turf must have a minimum face weight of eighty (80) ounces (except for putting green areas).
 - iv. Artificial Turf shall have a minimum pile height of 1¾" (except for putting green areas).
 - v. Artificial Turf must have minimum warranty of ten (10) years.
 - vi. Artificial Turf must be maintained in an attractive and well-kept manner at all times. If the Artificial Turf becomes torn, ripped, frayed, faded, melted, or otherwise unsightly, the Owner shall immediately remove or replace the Artificial Turf.
- k) Because there are so many different potential possibilities, layouts, product types, visibility factors, and configurations for Turf:
 - i. The Committee reserves the right to not approve any proposed Turf layout or Turf Improvements that the Committee deems to be inappropriate in its sole opinion; including, but not limited to, reasons of: scale, proportion, location, visibility, dominance, lack of integration, pattern, shape, color, and material.
 - ii. The Committee reserves the right to grant variances or exceptions to the design criteria in this Section of the Design Guidelines for Turf on a case-by-case basis and at its sole discretion. Any variance or exception will be determined on a case-by-case basis and will not be deemed to establish a precedent or alternate standard.
- l) Per Section 6.1070(G)(1)(j) of the City of Scottsdale's *Environmentally Sensitive Lands Ordinance* (ESLO), the use of Turf shall be limited to enclosed areas that are not visible from offsite at a lower elevation.
- Refer to Section 8.8 for "Private Zone".



TURF DIAGRAM #8G

Key Design Criteria for Turf in the Private Zone

(Refer to Section 8.15 of the Design Guidelines for further explanation)

Location:

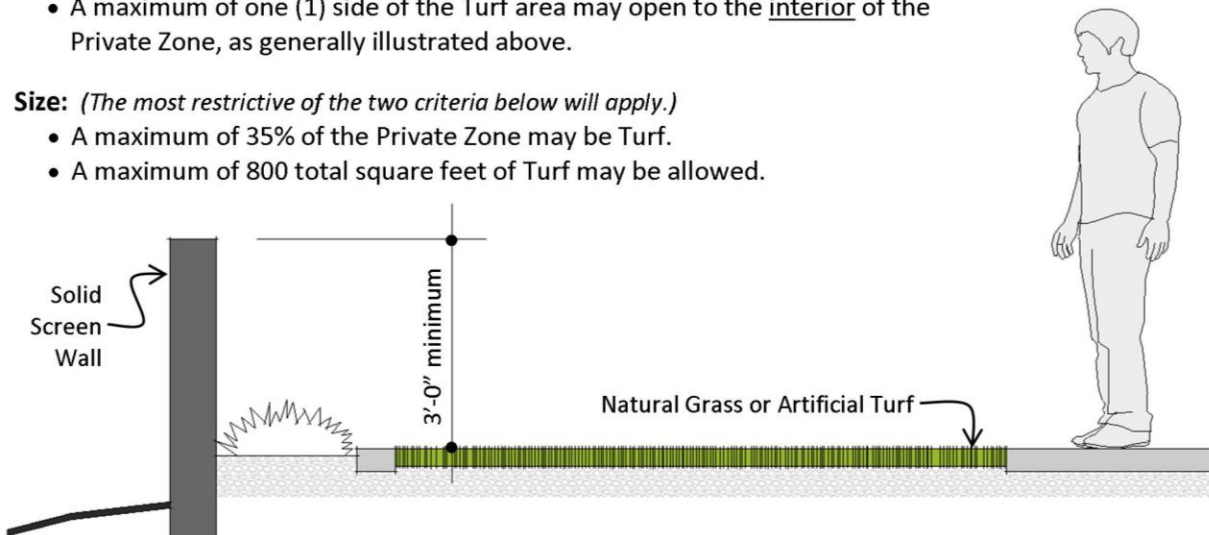
- Turf is **ONLY** allowed in the Private Zone. *(Refer to Section 8.8 for an explanation of Private Zone)*

Screening:

- Turf must be screened by a building and/or a solid screen wall that is at least 36" above the top of the Turf around at least 75% of the perimeter of the Turf, as generally illustrated herein.
- At least one (1) side of the Turf area shall be screened by the home, as generally illustrated above.
- At least two (2) sides of the Turf area shall be screened by a solid screen wall that is at least 36" above the top of the Turf, as generally illustrated above.
- A maximum of one (1) side of the Turf area may open to the interior of the Private Zone, as generally illustrated above.

Size: *(The most restrictive of the two criteria below will apply.)*

- A maximum of 35% of the Private Zone may be Turf.
- A maximum of 800 total square feet of Turf may be allowed.



8.20. IRRIGATION.

- a) While indigenous plants and many of the arid-region plant materials can survive on little or no supplemental irrigation, irrigation during the establishment period is critical.
- b) All new plants shall be irrigated by an automatic underground drip irrigation system. Drip irrigation systems deliver water directly to the root zone. Drip irrigation results in lower water usage due to efficient application; less impact to the microclimate as evaporation is decreased; and decreased weed growth as areas between shrubs are not irrigated.
- c) Separate irrigation valves should be used for trees than from shrubs in order to provide less-frequent, deep-watering of the trees.
- d) Spray irrigation systems shall be limited to natural turf areas within the Private Zone only.
- e) All irrigation systems shall operate on an automatic timer.
- f) All irrigation systems shall be installed underground. Mainline irrigation pipes shall be installed and maintained a minimum of 12" below the finished grade; and distribution irrigation lines must be installed and maintained a minimum of 8" below the finished grade. During construction, irrigation trenches shall be backfilled and properly compacted to avoid erosion. If irrigation lines become exposed, the Owner shall cover the irrigation lines in compliance with this criteria.
- g) Above-ground irrigation systems and above-ground irrigation lines are not allowed, except in special circumstances when specifically approved in writing by the Committee in its sole discretion.
- h) Irrigation within the Native Zone or within the NAOS Easement is not allowed, except for special circumstances where specific approval is granted by the Committee and the City of Scottsdale to add additional trees or plants in the Native Zone. In this case, the irrigation system must be designed to be an above-ground temporary irrigation system that will minimally impact the Native Zone.
- i) Irrigation systems established within the Revegetation Zone must be designed to eliminate runoff into the adjacent Native Zone.
- j) Established native vegetation in the Native Zone does not need irrigation, and supplemental water can lead to disease and death of many of these plants and aid in the spread of undesirable plant species or weeds; therefore, irrigation of the Native Zone is not allowed unless specifically approved by the Committee for unique circumstances.
- k) Ground-mounted irrigation valve boxes shall match the color of the ground treatment.
- l) All irrigation equipment, controllers, and valves shall be placed in inconspicuous areas of the site; generally screened from streets, golf courses, Common Areas and adjacent properties.
- m) Free-standing equipment, wall-mounted equipment, and irrigation control boxes shall be painted to match the color of the exterior of the house or the color of the walls on which the equipment is mounted.
- n) The Owner is responsible to maintain the automatic underground irrigation system is good working order at all times. Damage to an irrigation system, and in particular leaks, shall be repaired in a timely manner.
- o) Plants that die due to lack of irrigation will be required to be replaced by the Owner with new plants of the same size, same species, and same locations in order to maintain compliance with the landscape design criteria noted in these Design Guidelines.

8.21. TEMPORARY UTILITY CONSTRUCTION CORRIDOR - LANDSCAPE REQUIREMENTS.

- a) Refer to Section 6 of the Design Guidelines for specific design requirements for a Temporary Utility Construction Corridor.
- b) At times, the Committee may approve the use of a Temporary Utility Construction Corridor for the underground utility lines at such times when the Original Building Envelope created by the Master Developer did not anticipate the location of the utility stubs.
- c) If allowed by the Committee, the Temporary Utility Construction Corridor is not technically part of the Building Envelope.
- d) The Applicant shall accurately use the term "*Temporary Utility Construction Corridor*" and this term shall be clearly labeled on all submittals, if applicable.
- e) The Temporary Utility Construction Corridor may be no wider than ten feet (10') wide. The Contractor shall bring the underground utilities as close together as allowed by Code to minimize disturbance to the natural desert as much as possible.
- f) No existing trees or saguaros may be damaged or relocated by the Temporary Utility Construction Corridor.
- g) Any drainage areas disturbed by the Temporary Utility Construction Corridor must remain unobstructed during the course of construction.
- h) Upon completion of the utility connection, the Temporary Utility Construction Corridor must be naturally contoured to restore the original topography.
- i) This Temporary Utility Construction Corridor must be revegetated with native plants at a rate of seventy (70) containerized plants per 1000 sf (this is higher than the normal Desert Mountain revegetation standards). Approximately twenty percent (20%) of the required revegetation plants shall be installed at a size of fifteen (15) gallon or larger in order to bring some instant maturity to this area.
- j) Revegetation Seed Mix will be required over the entire Temporary Utility Construction Corridor as outlined in Section 8.5.3 of the Design Guidelines.
 - Refer to Section 6 for "*Temporary Utility Construction Corridor*".
 - Refer to Section 8.5 for "*Revegetation Zone*".

8.22. TEMPORARY CONSTRUCTION ACCESS ROUTE - LANDSCAPE REQUIREMENTS.

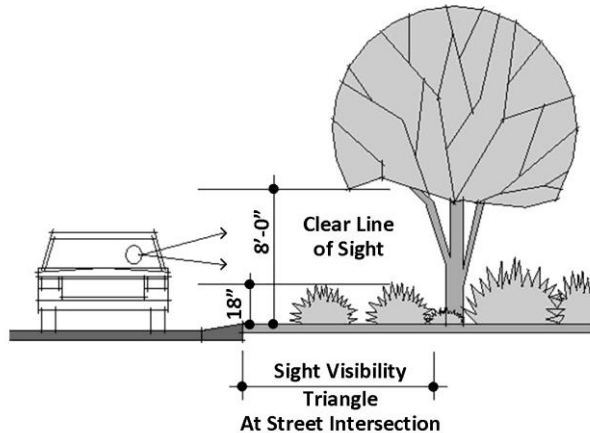
- a) Refer to Section 6 of the Design Guidelines for specific design requirements for a Temporary Construction Access Route.
- b) At times, the Committee may approve the use of a Temporary Construction Access Route as deemed appropriate in the sole opinion of the Committee. The Committee has no obligation to approve a Temporary Construction Access Route.
- c) If allowed by the Committee, the Temporary Utility Construction Corridor is not technically part of the Building Envelope.
- d) The Applicant shall accurately use the term "*Temporary Construction Access Route*" and this shall be clearly labeled on all submittals, if applicable.
- e) No existing trees or saguaros may be damaged or relocated by the Temporary Construction Access Route.
- f) Any drainage areas disturbed by the Temporary Construction Access Route must remain unobstructed during the course of construction.
- g) Upon completion of the construction, the Temporary Construction Access Route must be naturally contoured to restore the original topography.
- h) The Temporary Construction Access Route must be revegetated with native plants at a rate of seventy (70) containerized plants per 1000 sf (this is higher than the normal Desert Mountain revegetation standards). Approximately twenty percent (20%) of the required revegetation

plants shall be installed at a size of fifteen (15) gallon or larger in order to bring some instant maturity to this area.

- i) Revegetation Seed Mix will be required over the entire Temporary Construction Access Route as outlined in Section 8.5.3 of the Design Guidelines.
- Refer to Section 6 for "*Temporary Construction Access Route*".
- Refer to Section 8.5 for "*Revegetation Zone*".

8.23. SIGHT DISTANCE EASEMENT / TRAFFIC SAFETY TRIANGLE / SIGHT VISIBILITY TRIANGLE - LANDSCAPE REQUIREMENTS.

- a) For Lots located at the corner or intersection of two streets, Sight Distance Easements (S.D.E.) have been recorded on the Final Plat; or Traffic Safety Triangles / Sight Visibility Triangles have been established by default by the City of Scottsdale to ensure proper and safe visibility for traffic at street intersections. The objective is to maintain a clear line of sight from a point 18" above the ground to a point 8'-0" above the ground to provide sight visibility for traffic and safety purposes.



- b) All shrubs, bushes, groundcover plants, boulders, or other visibility obstructions located within the Traffic Safety Triangle shall be maintained at a height of 18" tall or less; or as otherwise required by the City of Scottsdale.
- c) All trees or other visibility obstructions located within the Traffic Safety Triangle shall have the bottom of the canopy maintained at least 8'-0" above the finished grade; or as otherwise required by the City of Scottsdale.

8.24. STICKS-IN-THE-DESERT FENCE - LANDSCAPE REQUIREMENTS.

- a) Refer to Section 3 of the Design Guidelines for specific design requirements for Sticks-in-the-Desert Fence.
- b) Native and indigenous plants and native soil are required on both sides of the "sticks-in-the-desert" fence. The objective is that the fence "disappears into the desert"; therefore this concept requires native desert landscaping with indigenous plant species on both sides of the "sticks-in-the-desert" fence.
- c) Manicured or non-indigenous landscape is not allowed on the inside of the "sticks-in-the-desert" fence between the fence and the edge of the hard improvements, such as the pool and the patio.
- d) The use of imported decomposed granite is not allowed on the inside of the "sticks-in-the-desert" fence between the fence and the edge of the hard improvements.
- Refer to Section 3 for "*Sticks-in-the-Desert Fence*".
- Refer to Section 8.5 for "*Revegetation Zone*".

8.25. LANDSCAPE AND PLANTING TRELIS.

- a) For the purpose of these Design Guidelines, a Planting Trellis is a vertical panel, trellis, lattice, grid or similar improvement intended to support plants and vines in order to grow the plants vertically. (For clarity, larger structures such as arbors and shade structures are subject to the Architectural Standards outlined in these Design Guidelines.)
- b) Planting Trellises are only allowed within the Semi-Private Zone or the Private Zone.
- c) The style, pattern, character and appearance of a Planting Trellis must match the architectural style of the home.
- d) The height of a Planting Trellis may not be taller than the adjacent building wall or the adjacent solid site wall, unless otherwise approved by the Committee.
- e) Planting Trellis shall be installed true, plumb, vertical, and level. If more than one Planting Trellis occurs in a series, the height of all of the Planting Trellises shall be the same height for a uniform and organized appearance.
- f) Planting Trellis should be constructed of durable and low-maintenance materials such as metal. Planting Trellises constructed of wood and vinyl are not allowed.
- g) The color of the Planting Trellis shall be black, dark brown, dark bronze, or rust color, unless otherwise approved by the Committee.

8.26. LANDSCAPE POTS AND PLANTERS.

- a) Landscape pots and planters shall be located within the Private Zone and Semi-Private Zone only. Landscape pots and planters are not allowed in the Enhanced Zone, the Revegetation Zone, or the Native Zone.
- b) In general, landscape pots or planters may not be larger than four feet (4'-0") tall and three feet (3'-0") wide, unless otherwise approved by the Committee.
- c) The Committee reserved the right to limit the total quantity of pots and/or planters in its sole discretion.
- d) Landscape pots and planters shall complement the architectural character and color palette of the Residence and the landscape design. In general, the color of landscape pots shall be dark and earthy tones. Bold colors, bright colors, and dramatic designs, as well as shiny, metallic, or similar reflective finishes, are not allowed for landscape pots and planting containers.
- e) Since the primary purpose of pots and planters is to grow accent vegetation, Owners shall maintain attractive plants and flowers in the pots and planters at all times. Empty pots and planters are not advised and may be requested to be removed.
- f) Landscape pots and planters shall be maintained by the Owner in an attractive manner at all times, including being located in an upright position. Pots and planters that are broken, cracked, dilapidated, or otherwise unsightly shall be removed or repaired immediately.

8.27. ARTIFICIAL VEGETATION.

In general, artificial vegetation of any type (except for Artificial Turf) is not allowed, unless otherwise specifically approved by the Committee.

- Refer to Section 8.19 for "Turf" including "Artificial Turf".

8.28. NO LANDSCAPING ON ROOFS.

Landscaping is not permitted on the roof of any building or above-grade structure, unless otherwise specifically approved by the Committee.

8.29. WEED BARRIERS.

Plastic sheet or fabric weed barriers are not allowed under decomposed granite or landscape areas. In general, these types of materials deteriorate and become exposed, resulting in an undesirable and unattractive appearance.

8.30. LANDSCAPE LIGHTING. See Section 9 "*Landscape Lighting*".

8.31. LANDSCAPE GRADING. See Section 6 "*Grading*".

8.32. HARDSCAPE IMPROVEMENTS.

See Section 6 and Section 7 of these Design Guidelines for various types of hardscape improvements; including, but not limited to: site walls, retaining walls, fences, railings, gates, driveways, walkways, exterior stairs, patios, outdoor fireplaces, fire pits, fire features, pools, spas, water features, barbeques, outdoor equipment, and other outdoor hardscape improvements and amenities.

8.33. LANDSCAPE MAINTENANCE.

- a) Each Owner is required to maintain the landscape on their Lot in such a manner that it does not become visually unattractive, overgrown, weed-infested, barren, sparse, or otherwise not in keeping with these Design Guidelines; the applicable policies of the Association; and/or other provisions of the Declaration.
- b) In general, the Native Zone and the Revegetation Zone require minimal to no maintenance since these landscape areas are intended to appear the same as the undisturbed desert. Landscape maintenance in the Native Zone and the Revegetation Zone should be limited to the removal of dead plant material and the removal of defined invasive species, defined weeds or other plant materials not listed in the *Lists of Approved Plants* in Appendix X.1 of these Design Guidelines. The landscape in the Native Zone and the Revegetation Zone should not have a manicured, trimmed, pruned, shaped, raked or groomed appearance and should not be kept clean of all small native grasses and plant material, exposing a bare desert floor. The Native Zone and the Revegetation Zone shall be maintained in such a manner that these areas resemble the appearance of the adjacent undisturbed natural desert. Owners can save money on their monthly landscape maintenance costs by simply instructing the landscaper to leave the desert area around the overall perimeter footprint of the home and site walls alone to grow naturally.
- c) The maintenance of an area around a Residence that is clear of vegetation is not allowed. Refer to Section 8.37 below regarding maintenance of a proper wildfire break and fire defensible space.
- d) The native desert landscape on an undeveloped vacant Lot may not be trimmed, thinned, groomed, pruned, cleared, cleaned, raked or otherwise modified in any way (including within the Building Envelope); except for the removal of invasive species and mistletoe. Undeveloped vacant lots shall be left in their natural and undisturbed condition until plans have been approved by the Committee for the construction of a home on the property.
- e) Tree maintenance resulting in the "topping" of trees in the Native Zone or the Revegetation

HINT:
Landscaping that is outside of the footprint of the home and site walls should be left natural.
Do Not Trim, Prune, Manicure, Groom, Clear or Rake.
Just let it be natural.

- Zone is not allowed. "Topping" is when the uppermost part of the tree is unnaturally pruned or trimmed to make the tree lower in height often to improve views over the tree. All trees in the Native Zone or the Revegetation Zone shall be left to grow to their natural height.
- f) The maintenance of landscape within the Private Zone, Semi-Private Zone, and Enhanced Zone shall be such that the plant material does not become overgrown, sparse, or appear unattractive.
 - g) Owners are required to properly maintain landscape a safe distance from any outdoor fire or flame elements, including, but not limited to: fire pits, outdoor fireplaces, fire bowls, or any other element that have an exposed flame.
 - h) The landscape areas between the Semi-Private Zone and the Revegetation Zone or Native Zone that are not clearly divided by site walls should naturally transition the level of maintenance so as not to create a clear line of demarcation between the two zones.
 - i) Owners are required to maintain their irrigation systems in good working order at all times. Owners shall maintain their irrigation systems to avoid significant run-off issues. Irrigation run-off into the Native Zone is not permitted. Damage or deterioration to the irrigation system, and in particular leaks, shall be repaired by the Owner in a timely manner.
 - j) Landscape waste, clippings, prunings and branches generated as the result of landscape maintenance shall be hauled away from the property by the landscape contractor, vendor or service provider in a timely manner. Paid landscapers are not allowed to stockpile landscape waste along the street for pickup by the City of Scottsdale Bulk Trash operations. (In other words, if you pay a landscaper to perform landscape maintenance, the landscaper must remove all landscape waste immediately.) Only landscape waste generated by the actual resident is allowed to be staged adjacent to the street for collection as part of the Bulk Trash pickup from the City of Scottsdale.
 - k) The Committee and the Association reserve all rights allowed by the Declaration to cause the maintenance of the landscape in accordance with these Guidelines, including the imposition of fines.
 - Refer to Section 8.3 for "*Residential Landscape Zones*".
 - Refer to Section 8.37 for "*Wildfire Break*".
 - Refer to Section 8.38 for "*Landscape Violations / Unapproved Landscape Modifications*"
 - Refer to Section 8.39 for "*Landscape Violations / Revegetation Restoration*"

Provide a copy of this page to your landscape maintenance contractor



LANDSCAPE MAINTENANCE AT DESERT MOUNTAIN

- Landscape maintenance around the perimeter of the home should be limited to the removal of dead plant material and the removal of defined weeds and defined invasive species. Other than that, the native desert landscape outside the overall perimeter footprint of the home and site walls should be left to grow naturally. It doesn't require any more work or maintenance than that !!
- The area around the perimeter of the home should not have a manicured, trimmed, pruned, raked, or groomed appearance. No need to trim or prune. No need to rake or groom.
- Allow the small native grasses and small native plant material to grow on the desert floor. It is important to let the small seasonal native plants provided by Mother Nature to grow and fill in as their roots keep the soil intact and prevent erosion.
- **Only** native and indigenous plant species as specifically listed on the *List of Approved Indigenous Plants* in Appendix X.1 of the Design Guidelines are allowed beyond the overall perimeter footprint of the home and site walls. Remember, although some plants are arid-type plants, the plant species may not be indigenous to our local desert, so always verify that the plant species are on the *List of Approved Indigenous Plants* in Appendix X.1 of the Design Guidelines.
- A minimum of 75% of the total quantity of plants outside the overall perimeter of home and site walls should be Dominant Groundcover Species, such as "Turpentine Bush", "Bursage" or "Jojoba".
- It is *not* acceptable to clear, remove or significantly thin the native vegetation outside the overall perimeter footprint of the home and site walls.
- No landscape maintenance should occur within the Native Zone or the areas protected by the NAOS Easement.
- Imported landscape gravel or decomposed granite top dressing should not be used in any of the landscape areas beyond the footprint of the home and site walls. Instead, the natural desert soil shall remain.
- No landscape lighting is allowed beyond the footprint of the home and site walls, except along the driveways when specifically approved by the Design Review Committee.
- The landscape areas outside the overall perimeter footprint of the home and site walls should be maintained in such a manner that the landscape area resembles the adjacent undisturbed natural desert.



8.34. LANDSCAPE MAINTENANCE - PROHIBITED PLANTS, INVASIVE SPECIES, WEEDS, AND PARASITES.

- a) **Prohibited Plant Removal:** Any plants listed on the *List of Prohibited Plants* in Section X.3 of Appendix "X" of these Design Guidelines that are located on any portion of a residential Lot shall be removed by the Owner in a timely manner to prevent the plants from spreading throughout the Community.
- b) **Desert Broom Removal:**
- i. An Owner is allowed and encouraged to remove Desert Broom (*Baccharis sarothroides*) from any portion of the Lot, including in the Native Zone. Desert Broom is defined as an "invasive species" due to its ability to rapidly spread and overtake the native vegetation.
 - ii. Before removing any desert plants, the Owner and landscape maintenance vendor should be certain that the plants they are removing are indeed Desert Broom. Do not accidentally remove native plants that are not Desert Broom.
 - iii. To effectively and permanently remove Desert Broom, an Owner should retain a qualified landscape maintenance contractor to cut off the Desert Broom at the base; and immediately apply a specialized herbicide called "Garlon" (Triclopyr) to the fresh cuts of the removed Desert Broom. The "Garlon" (Triclopyr) herbicide is a commercial chemical that should only be applied by qualified professionals.
- c) **Globe Chamomile Removal:** An Owner is allowed and encouraged to remove Globe Chamomile (*Oncosiphon piluliferum*) from any portion of the Lot, including in the Native Zone. Globe Chamomile is defined as an "invasive species" due to its ability to spread quickly. Globe Chamomile should be pulled out in its entirety when the plant is young and before it has fully developed its yellow seed pods. The removed plants should be bagged in a plastic bag and disposed of properly to avoid distribution of the seed. Globe Chamomile should not be removed by raking or use of a string trimmer, as this will cause greater distribution of the undesirable seed.
- d) **Mistletoe Removal:** An Owner is allowed and encouraged to remove Mistletoe (*Phoradendron californicum*) from trees in any portion of the Lot, including in the Native Zone. Mistletoe is a common parasite that can eventually kill an infested desert tree. Mistletoe is commonly spread by birds; therefore, removal of Mistletoe is the most effective way to prevent it spreading. To effectively remove Mistletoe from a tree, an Owner should retain a Certified Arborist that can assess the condition of the tree and recommend an appropriate method to remove the Mistletoe with the greatest chance of survival of the tree. Bagging and disposal of the removed Mistletoe is recommended to prevent further infestation.
- e) **Dodder Removal:** An Owner is allowed and encouraged to remove Dodder (*Cuscuta spp.*) from any portion of the Lot, including in the Native Zone. Dodder is a common parasite. To effectively remove Dodder from a plant, the parasite shall be manually removed on a regular basis. The parasite should be bagged and disposed of properly to avoid spread.
- f) **Witch's Broom Removal:** An Owner is allowed and encouraged to remove Witch's Broom from trees in any portion of the Lot, including in the Native Zone. To effectively remove Witch's Broom from a tree, an Owner should retain a Certified Arborist that can assess the condition of the tree and recommend an appropriate method to remove the Witch's Broom with the greatest chance of survival of the tree.
- Refer to Section 8.33 for "*Landscape Maintenance*".

CAUTION:

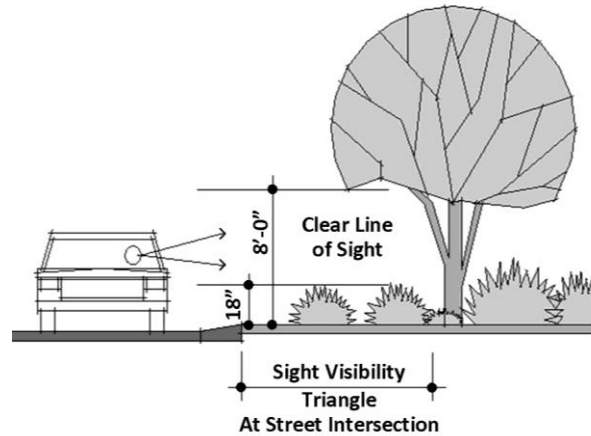
Be certain the plant you are removing is Desert Broom. A small Desert Broom has some visual similarities to the Turpentine Bush. The Turpentine Bush must remain in place as it is a Dominant Ground Cover Species.

BE SURE YOU ARE REMOVING THE CORRECT PLANT.

Ask if you are not sure !

8.35. LANDSCAPE MAINTENANCE - SIGHT DISTANCE EASEMENT / TRAFFIC SAFETY TRIANGLES / SIGHT VISIBILITY TRIANGLES.

For Lots located at the intersection of two streets, it is common for a Sight Visibility Easement (S.V.E) or a Sight Distance Easement (S.D.E.) to be recorded as part of the Final Plat. At other times, a Traffic Safety Triangle or Sight Visibility Triangle is required by the City of Scottsdale to ensure that a view triangle is provided at the intersection of the streets for safety reasons and to prevent hindering a drivers' view of oncoming obstacles. Any landscape within the Traffic Safety Triangle must be maintained by the Owner so that no plants grow taller than 18" above the ground; and the bottom of the canopy of the trees must maintained so that no portion of the tree is lower than 8'-0" above the finished grade; as shown on the adjacent illustration; or as otherwise required by the City of Scottsdale.



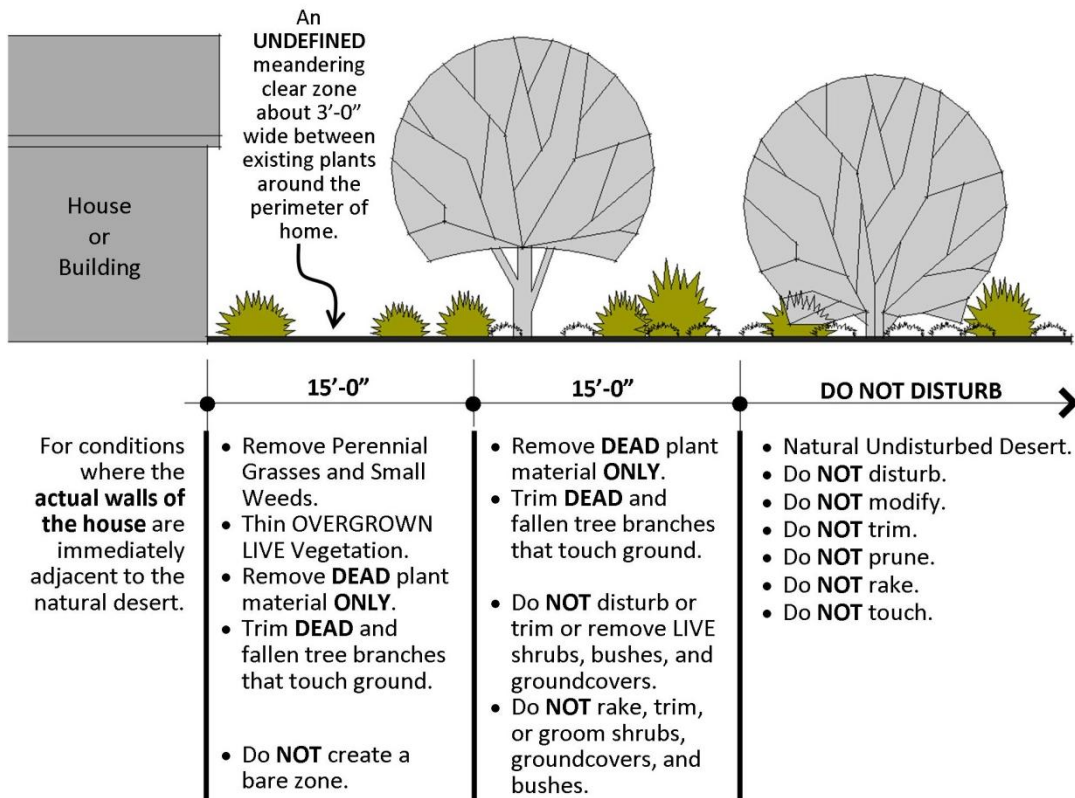
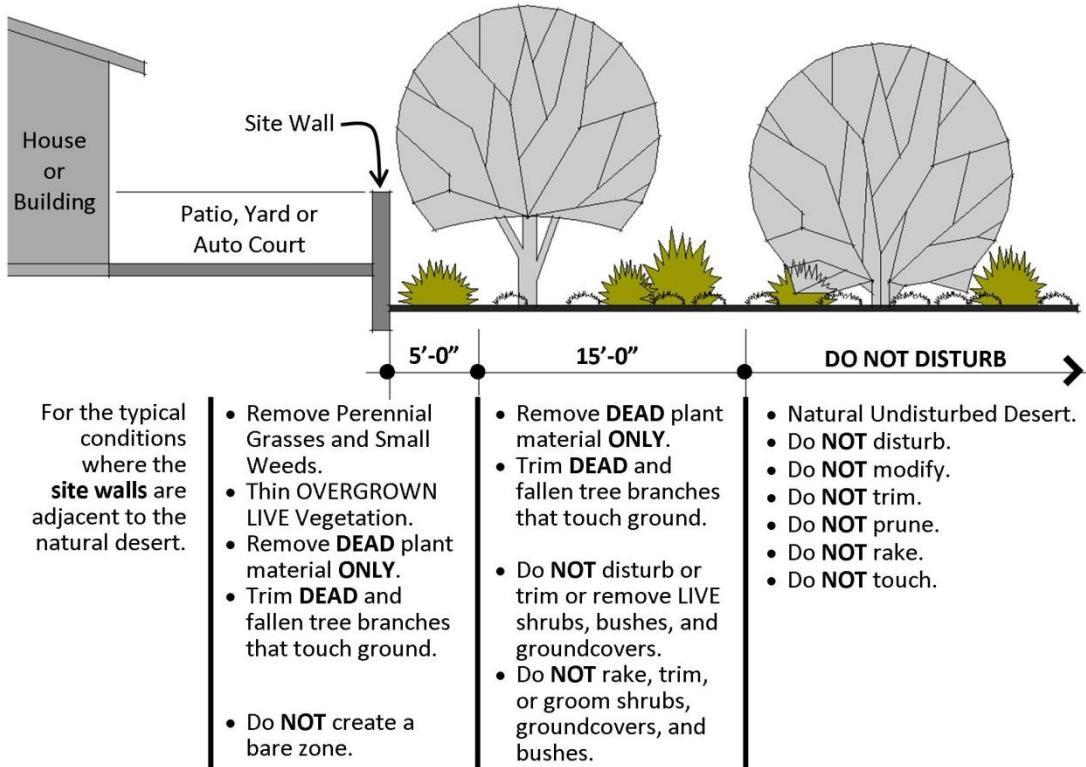
- Refer to Section 8.33 for "*Landscape Maintenance*".
- Refer to Section 8.23 for "*Site Distance Easement / Traffic Safety Triangle / Sight Visibility Triangle*".

8.36. LANDSCAPE MAINTENANCE - MAINTENANCE ACCESS ROUTES.

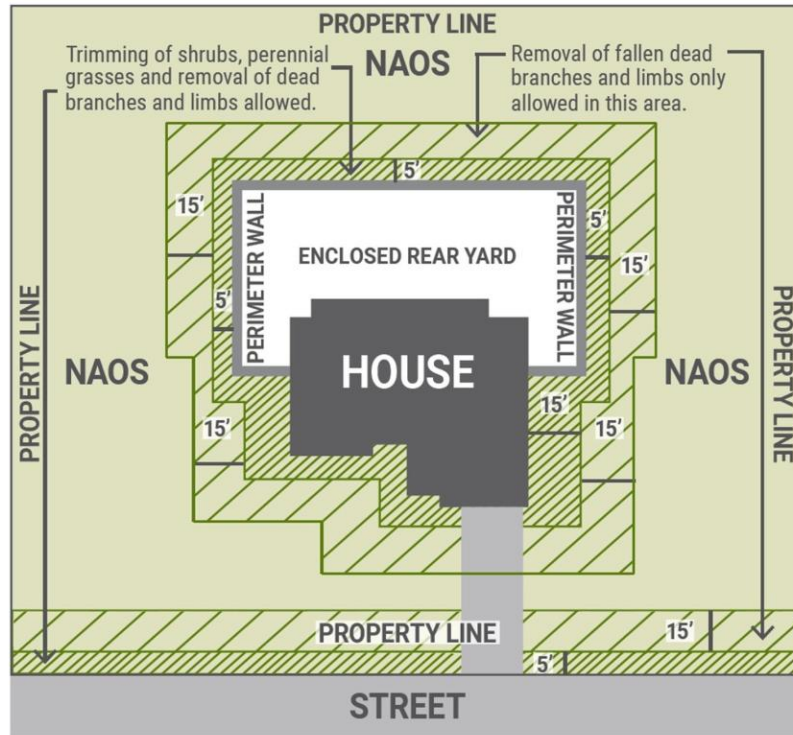
- a) Paved walkways, stepping-stones, raked gravel, and defined paths that are located outside the overall perimeter of the home and site walls in the Native Area or Revegetation are generally not allowed for the purpose of access routes for pool, landscape or equipment maintenance, unless otherwise specifically approved by the Committee.
 - b) Typically, a small approximately 2'-0" wide undefined, meandering route between and around the existing natural vegetation is sufficient to allow for access for maintenances purposes, if necessary. The objective is that the access route should not be visually obvious; but instead should consist of nothing more than a logical undefined route between existing plants to get from the driveway or street to the maintenance destination.
- Refer to Section 6 for "*Pool Maintenance Access*".

8.37. LANDSCAPE MAINTENANCE - WILDFIRE BREAK / DEFENSIBLE SPACE.

- a) The proper maintenance of the landscape around the perimeter of the home can reduce the risk of wildfire danger while still providing an attractive landscape that is appropriate for Desert Mountain. When creating a defensible space around the home, the key is to remove *only* the dead and overgrown plant material that could fuel a wild fire. Removing live plants or creating a barren swath around the home is not an acceptable practice, as it will create an unnatural appearance and may result in excessive erosion conditions.
- b) As recommended by the City of Scottsdale Fire Department, the native landscape around the perimeter of the home and site walls should be maintained as follows:
 - i. Within 5' of a site wall, retaining wall, screen wall, or yard wall:
 - Remove perennial grasses and very small weeds.
 - Thin overgrown live vegetation. Do not remove the live vegetation, but only thin the overgrown areas.
 - Prune and remove **dead** plant material and **dead** branches.
 - Remove **dead** and fallen tree branches that touch the ground.
 - ii. Within 20' of a site wall or yard wall:
 - Prune and remove **dead** plant material and **dead** branches.
 - Remove **dead** and fallen tree branches that touch the ground.
 - iii. Within 15' of the house or building structure: *(This criteria applies specifically to the house and building structures and NOT to site walls, yards, patios and auto courts.)*
 - Remove perennial grasses and very small weeds.
 - Thin overgrown live vegetation. Do not remove the live vegetation, but only thin the overgrown areas.
 - Prune and remove **dead** plant material and **dead** branches.
 - Remove **dead** and fallen tree branches that touch the ground.
 - iv. Within 30' of the house or building structure: *(This criteria applies specifically to the house and building structures and NOT to site walls, yards, patios and auto courts.)*
 - Prune and remove **dead** plant material and **dead** branches.
 - Remove **dead** and fallen tree branches that touch the ground.
 - v. An accessible foot route about 3'-0" wide for a firefighter should be maintained around the overall perimeter of the home. If the plants, trees, and shrubs are so thick that a firefighter cannot walk around the perimeter of the home, then some of the plant material shall be thinned or trimmed. Do **NOT** create a dedicated, defined or groomed path. Only create a natural-looking meandering route than can be traversed over the natural desert.
- c) It is not acceptable to clear a large area of all vegetation around the perimeter of the home.
- d) To be clear, in general, the natural patterns and density of plants in the undisturbed desert allow for access around the home. But if the landscape in the Revegetation Zone is overwatered, these landscape areas can become overgrown.
 - Refer to Section 8.33 for "Landscape Maintenance".
 - Refer to Section 8.9 for "Natural Area Open Space (NAOS) Easement".



WILDFIRE DEFENSIBLE SPACE DIAGRAM #8M



	Homes	Walls & Streets
Trim Live Vegetation	15 feet	5 feet
Remove Dead Vegetation	15 feet	15 feet
Total Defensible Dimensions	30 feet	20 feet

WILDFIRE DEFENSIBLE SPACE DIAGRAM #8N

8.38. LANDSCAPE VIOLATIONS / UNAPPROVED LANDSCAPE MODIFICATIONS.

- a) All landscape modifications and improvements must be submitted to and approved by the Committee or Design Review Office prior to installation.
- b) If an Owner, including through their landscape contractor or landscape maintenance provider, installs or modifies the landscape, mineral groundcover, boulders, riprap, or landscape lighting on any portion of the property without prior written approval from the Committee or the Design Review Office, the Committee reserves the right to require the Owner correct all landscaping in a timely manner in order to bring the landscaping into compliance with the design criteria and standards outlined in these Design Guidelines regardless of cost to the Owner.
- c) The Committee reserves the right to assess the Owner additional Design Review Fees in order to address the installation of unapproved landscape modifications.

8.39. LANDSCAPE VIOLATIONS / REVEGETATION RESTORATION.

- a) If an Owner, including through their landscape maintenance provider, intentionally or unintentionally clears, thins, prunes, grooms, manicures or removes vegetation in the Native Zone or the Revegetation Zone without approval of the Committee or the Design Review Office, the Committee reserves the right to require the Owner to fully restore the landscape in these areas to comply with the design criteria and revegetation standards outlined in these Design Guidelines regardless of cost to the Owner.
- b) The Committee reserves the right to access the Owner additional Design Review Fees in order to address the installation of unapproved landscape modifications.
 - Refer to Section 8.33 for "*Landscape Maintenance*".
 - Refer to Section 3 for "*Building Envelope*".
 - Refer to Section 8.4 for "*Native Zone*".
 - Refer to Section 8.5 for "*Revegetation Zone*".
 - Refer to Section 8.9 for "*Natural Area Open Space (NAOS) Easement*".

8.40. LANDSCAPE PLANS.

- a) All modifications to the landscape in any of the Landscape Zones including the Private Zone must be submitted to and approved by the Committee or the Design Review Office prior to implementation, modification or installation.
- b) Landscape Plans must be clear, complete, and easy-to-understand.
- c) Landscape Plans must clearly identify:
 - i. Plant species.
 - Plant species from the *List of Approved Indigenous Plants* in Section X.1 of the Design Guidelines.
 - Plant species from the *List of Approved Non-Indigenous Plants* in Section X.2 of the Design Guidelines.
 - Plant species not on either the *List of Approved Indigenous Plants* in Section X.1 of the Design Guidelines or on the *List of Approved Non-Indigenous Plants* in Section X.2 of the Design Guidelines.
 - ii. Plant locations.
 - iii. Plant size.
 - iv. Plant density calculations.
 - v. Revegetation Seed Mix (if applicable)
 - vi. Original Building Envelope.
 - vii. Proposed Building Envelope.
 - viii. NAOS Easement.
 - ix. Property Lines.
- d) For Landscape Plans for a new home, refer to Section 4 for a detailed list of submittal requirements.
- e) Refer to Section 4 of these Design Guidelines for a complete explanation of the Design Review Process.

8.41. MINOR LANDSCAPE MODIFICATIONS IN THE PRIVATE ZONE.

- a) Minor modifications, replacements, and enhancements to the landscape in Private Zone do not need to be submitted to the Committee for review and approval, if **ALL** of the following conditions are met.
 - i. All plants and landscape modifications are located in the Private Area behind site walls and fences.
 - ii. All plants and landscape modifications are in complete and strict compliance with the Design Guidelines.
 - iii. All plant species are selected from the *List of Approved Indigenous Plants* in Section X.1 of the Design Guidelines and/or the *List of Approved Non-Indigenous Plants* in Section X.2 of the Design Guidelines.
 - iv. All decomposed granite and landscape gravels are in complete and strict compliance with the Design Guidelines.
 - v. All landscape lighting is fully-shielded and complete and strict compliance with the Design Guidelines.
- b) Any proposed landscape modifications in the Private Zone that include Turf, Artificial Turf, patios, hardscapes, water features or other improvements must be submitted to the Committee for review prior to construction.
- c) Any proposed landscape modifications or plant species that do not strictly comply with the Design Guidelines must be submitted to the Committee for evaluation and approval prior to installation.
- d) Any proposed landscape modifications in the Native Zone, Revegetation Zone, Enhanced Zone and Semi-Private Zone must be submitted to the Committee for evaluation and approval prior to installation.

8.42. LANDSCAPE CONTRACTORS, VENDORS AND SERVICE PROVIDERS.

- a) The Committee strongly recommends that Owners and General Contractors retain experienced, qualified and professional landscape contractors, vendors and service providers with proven experience with the installation and maintenance of sensitive desert landscapes such as those at Desert Mountain.
- b) Landscape contractors, vendors and service providers should have a thorough understanding of the Landscape Design Guidelines in the Desert Mountain Design Guidelines. The Design Guidelines are available online at www.desertmtcommunity.com at all times for easy access to the design standards.

APPENDIX "X" – PLANT LISTS

Appendix "X" Contains Three (3) Plant Lists:

X.1. List of Approved Indigenous Plants

Allowed in any Landscape Zone.

X.2. List of Approved Non-Indigenous Plants

Allowed **ONLY** in the Private Zone or Semi-Private Zone.

X.3. List of Prohibited Plants

Prohibited for any location on a residential Lot.

X.1. LIST OF APPROVED INDIGENOUS PLANTS.

Approved Indigenous Plants may be used in any of the Landscape Zones on a residential lot.

ONLY approved indigenous plants may be used in the **Native Zone** and the **Revegetation Zone** for those landscape areas located beyond the perimeter footprint of the home and site walls. The density, ratios, and mix of any added indigenous plant material should approximate those found in the general area of the native undisturbed desert.

Refer to Section 8.4 and 8.5 of the Design Guidelines for an explanation and illustration of the **Native Zone** and the **Revegetation Zone**.

For clarity, Approved Indigenous Plants are considered those plant species that are specifically indigenous and native to Desert Mountain. While there may be several other plants that are native to the upper Sonoran Desert, this list is specific to indigenous and native plants within Desert Mountain.

X.1.1. Indigenous Trees:

COMMON NAME

Blue Palo Verde
Crucifixion Thorn
Desert Hackberry
Desert Willow / Desert Catalpa
Foothills Palo Verde
Net Leaf Hackberry
One-Seed Juniper
Velvet Mesquite / Native Mesquite

BOTANICAL NAME

Parkinsonia florida
Canotia holacantha
Celtis pallida
Chilopsis linearis
Parkinsonia microphylla
Celtis reticulata
Juniperus monosperma
Prosopis velutina (juliflora)

X.1.2. Indigenous Shrubs:

COMMON NAME

Anderson Thornbush
Antelope Horns
Barberry
Bear Grass
Brittle Bush

BOTANICAL NAME

Lycium andersonii
Asclepias asperula
Berberis haematocarpa
Nolina microcarpa Encelia farinosa

Bursage +	Ambrosia deltoidea +
Canyon Ragweed	<i>Ambrosia ambrosioides</i>
Catclaw Acacia / Wait-a-Minute Bush	<i>Acacia greggii / Senegalia greggii</i>
Catclaw Mimosa	<i>Mimosa aculeaticarpa var. biuncifera</i>
Chuparosa	<i>Justicia californica</i>
Creosote Bush	<i>Larrea tridentata</i>
Desert Buckwheat +	<i>Eriogonum fasciculatum +</i>
Desert Ceanothus	<i>Ceanothus greggii</i>
Desert Honeysuckle	<i>Anisacanthus thurberi</i>
Desert Lavender	<i>Hyptis emoryi</i>
Desert Milkweed	<i>Asclepias subulata</i>
Desert Rock-Pea	<i>Acmispon rigidus / Lotus rigidus / Ottleya rigida</i>
Goldeneye	<i>Bahiopsis deltoidea / Viguiera deltoidea</i>
Graythorn	<i>Ziziphus obtusifolia</i>
Hopbush	<i>Dodonaea viscosa</i>
Indigo Bush	<i>Dalea pulchra</i>
Jojoba +	<i>Simmondsia chinensis +</i>
Mojave Milkweed	<i>Asclepias nyctaginifolia</i>
Mormon Tea	<i>Ephedra species</i>
Mountain Mahogany	<i>Cercocarpus montanus</i>
Ocotillo	<i>Fouquieria splendens</i>
Pineneedle Milkweed	<i>Asclepias linaria</i>
Pink Fairy Duster	<i>Calliandra eriophylla</i>
Range Ratany / Little Leaf	<i>Krameria erecta</i>
Ratany Redberry Buckthorn	<i>Rhamnus crocea</i>
Scrub Oak	<i>Quercus turbinella</i>
Sugar Sumac	<i>Rhus ovata</i>
Sweetbush	<i>Bebbia juncea</i>
Thornbush / Baja Desert Thorn	<i>Lycium brevipes / Lycium richii</i>
Trixis	<i>Trixis californica</i>
Turpentine Bush +	<i>Ericameria laricifolia +</i>
Wolfberry, Tomatillo	<i>Lycium fremontii</i>
White Ratany	<i>Krameria grayi / Krameria bicolor</i>
Wright's Buckwheat	<i>Eriogonum wrightii</i>

+ = Dominant Ground Cover Species (refer to Section 8.5.2(e) of the Design Guidelines)

X.1.3. **Indigenous Perennials:**

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Aster	<i>Machaeranthera species</i>
Beard Tongue/Firecracker Penstemon	<i>Penstemon eatonii</i>
Blackfoot Daisy	<i>Melampodium leucanthum</i>
Blue Dick	<i>Dichelostemma capitatum</i>
Canyon Penstemon	<i>Penstemon pseudospectabilis</i>
Desert Four O'Clock	<i>Mirabilis multiflora</i>
Desert Marigold	<i>Baileya multiradiata</i>
Desert Senna / Coues' Cassia	<i>Senna covesii</i>
Dyssodia	<i>Dyssodia porophylloides</i>
Fleabane Daisy	<i>Erigeron divergens</i>
Globe Mallow (apricot)	<i>Sphaeralcea ambigua (apricot)</i>

Golden Dyssodia	<i>Thymophylla pentachaeta</i>
Goodings Verbena	<i>Glandularia gooddingii / Verbena gooddingii</i>
Indian Paintbrush	<i>Castilleja chromosa</i>
Palmer's Penstemon	<i>Penstemon palmeri</i>
Paperflower	<i>Psilostrophe cooperi</i>
Parry's Penstemon	<i>Penstemon parryi</i>
Rock Penstemon	<i>Penstemon baccharifolius</i>
Sacred Datura	<i>Datura meteloides</i>

X.1.4. Indigenous Annuals:

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Barestemmed Larkspur	<i>Delphinium scaposum</i>
Chia	<i>Salvia columbariae</i>
Desert Chicory	<i>Rafinesquia species</i>
Desert Lupine	<i>Lupinus sparsiflorus</i>
Fleabane Daisy	<i>Erigeron species</i>
Mexican Poppy	<i>Eschscholtzia californica subsp. mexicana</i>
Stickleaf, Blazing Star	<i>Mentzelia species</i>

X.1.5. Indigenous Succulents and Cacti:

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Agave - American / Century Plant	<i>Agave americana</i>
Agave - Parry's	<i>Agave parryi</i>
Agave - Toumeyana	<i>Agave toumeyana</i>
Cholla - Buckhorn / Staghorn	<i>Cylindropuntia acanthocarpa</i>
Cholla - Chain Fruit Cholla	<i>Cylindropuntia fulgida</i>
Cholla - Desert Christmas Cholla	<i>Cylindropuntia leptocaulis</i>
Cholla - Teddy Bear Cholla	<i>Cylindropuntia bigelovii</i>
Compass Barrel Cactus	<i>Ferocactus cylindraceus</i>
Desert Prickly Pear	<i>Opuntia engelmannii</i>
Desert Spoon	<i>Dasyliirion wheeleri</i>
Fishhook Pincushion	<i>Mammillaria grahamii</i>
Hedgehog Cactus	<i>Echinocereus engelmannii</i>
Night-Blooming Cereus	<i>Peniocereus greggii</i>
Pancake Prickly Pear	<i>Opuntia chlorotica</i>
Saguaro	<i>Carnegiea gigantea</i>
Yucca - Banana	<i>Yucca baccata</i>
Yucca - Beaked	<i>Yucca rostrata</i>
Yucca - Soap tree	<i>Yucca elata</i>

X.1.6. Indigenous Grasses:

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Fluffgrass	<i>Dasyochloa pulchella</i>
Purple Threeawn	<i>Aristida purpurea</i>

X.2. LIST OF APPROVED NON-INDIGENOUS PLANTS.

Below is a list of plants for use in the **SEMI-PRIVATE ZONE** and **PRIVATE ZONE** (inside and behind site walls) **only**. (Refer to Sections 8.7 and 8.8 of the Design Guidelines for an explanation of the Semi-Private Zone and the Private Zone.)

X.2.1. Non-Indigenous Trees: (ONLY allowed in Semi-Private Zone and Private Zone)

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Abyssinian Acacia	<i>Acacia Abyssinica</i>
Apes Earring	<i>Pithecollobium bervefolium</i>
Argentine Mesquite, White Mesquite	<i>Prosopis alba</i>
Bird of Paradise *	<i>Caesalpinia platyloba</i> *
Chaste Tree *	<i>Vitex angus-castus</i> *
Desert Museum Palo Verde	<i>Parkinsonia hybrid 'Desert Museum'</i>
Guajillo Acacia / Berlandier Acacia *	<i>Senegalia berlandieri</i> *
Honey Mesquite	<i>Prosopis glandulosa</i>
Ironwood	<i>Olneya tesota</i>
Mulga	<i>Acacia aneura</i>
Needle Acacia	<i>Acacia eburnia</i>
Palo Brea	<i>Cercidium Praecox</i>
Screwbean Mesquite	<i>Prosopis pubescens</i>
Sonoran Palo Verde	<i>Parkinsonia praecox</i>
Sonoran Tree Catclaw	<i>Acacia occidentalis</i>
Sweet Acacia	<i>Acacia farnesiana (smallii)</i>
Texas Ebony *	<i>Pithecollobium flexicaule</i> *
Twisted Acacia	<i>Acacia schaffneri</i>

* = must be maintained to a height of 18'-0" tall or less at all times.

X.2.2. Non-Indigenous Shrubs: (ONLY allowed in Semi-Private Zone and Private Zone)

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Apache Plume	<i>Fallugia paradoxa</i>
Arizona Rosewood	<i>Vauquelinia californica</i>
Arizona Sophora	<i>Sophora arizonica</i>
Arizona Blue Bells / Blue Sky	<i>Eremophila hygrophana</i>
Arizona Yellow Bells	<i>Tecoma stans (and similar varieties)</i>
Autumn Sage / Red Salvia	<i>Salvia greggii red</i>
Bigelow Nolina	<i>Nolina bigelovii</i>
Blue Sage	<i>Salvia chamaedryoides</i>
Chihuahuan Sage	<i>Leucophyllum laevigatum</i>
Cleveland Sage / Cleveland Salvia	<i>Salvia clevelandii</i>
Coral Fountain	<i>Russelia equisetiformis</i>
Coffeeberry	<i>Rhamnus californica</i>
Desert Milkweed	<i>Asclepias subulata</i>
Desert Salt Bush / Cattle Spinach	<i>Atriplex polycarpa</i>
Emu Bush / Easter Egg Emu Bush	<i>Eremophila racemosa</i>
Feather Dalea	<i>Dalea formosa</i>
Feathery Cassia	<i>Cassia artemisioides</i>

Fern Acacia	<i>Acacia angustissima</i>
Firecracker Bush	<i>Hamelia patens</i>
Flattop Buckwheat	<i>Eriogonum fasciculatum</i> v. <i>polifolium</i>
Four-Wing Salt Bush	<i>Atriplex canescens</i>
Fragrant Bursera	<i>Bursera fagaroides</i>
Gold Lead Ball Tree	<i>Leucaena retusa</i>
Gold Medallion Tree	<i>Cassia leptophylla</i>
Green Cloud Sage	<i>Leucophyllum frutescens</i> 'Green Cloud'
Green Feathery Cassia	<i>Cassia nemophila</i>
Gregg Dalea	<i>Dalea greggii</i>
Highmass	<i>Aloysia wrightii</i>
Indian Hawthorn	<i>Rhaphiolepis indica</i>
Indigo Bush	<i>Wislizenus dalea</i>
Inflated Buckwheat	<i>Eriogonum inflatum</i>
Lantana - Dallas Red	<i>Lantana camara</i> 'Dallas Red'
Lantana - New Gold	<i>Lantana</i> x <i>hybrida</i> 'New Gold'
Lantana - Radiation	<i>Lantana camara</i> "Radiation"
Lantana - Purple / Trailing	<i>Lantana sellowiana</i>
Lantana - White	<i>Lantana montevidensis</i> 'White'
Leather Leaf Acacia	<i>Acacia craspedocarpa</i>
Lemonade Bush	<i>Rhus trilobata</i>
Limber Bush	<i>Jatropha cardiophylla</i>
Little John Dwarf Bottlebrush	<i>Callistemon</i> 'Little John'
Little Leaf Cordia	<i>Cordia parvifolia</i>
Little Ollie / Dwarf Olive	<i>Olea europaea</i> 'Little Ollie'
Mexican Bird of Paradise	<i>Caesalpinia pulcherrima</i>
Mexican Bush Sage	<i>Salvia leucantha</i>
Mexican Honeysuckle	<i>Justicia spicigera</i>
Mexican Poinciana	<i>Caesalpinia mexicana</i>
Mueller's Saltbush	<i>Atriplex mulleri</i>
Narrow Leaf Milkweed	<i>Asclepias angustifolia</i>
Nevada Salt Bush	<i>Atriplex torreyi</i>
Old Man Salt Bush	<i>Atriplex nummularia</i>
Orange Jubilee	<i>Tacoma</i> x 'Orange Jubilee'
Organillo	<i>Koanophyllon dolicholepis</i>
Penstemon - Cut Leaf Penstemon	<i>Penstemon baccharifolius</i>
- Rock	<i>Penstemon baccharifolius</i>
Pink Texas Sage / Pink Salvia	<i>Salvia greggii</i> pink
Plumbago / Cape Leadwort	<i>Plumbago auriculata</i> / <i>Plumbago capensis</i>
Pyracantha / Firethorn	<i>Pyracantha fortuneana</i>
Quail Bush	<i>Atriplex lentiformis</i>
Red Bird of Paradise	<i>Paradisaea rubra</i>
Red Fairy Duster	<i>Calliandra californica</i>
Red Justicia	<i>Justicia canicans</i>
Rio Bravo Sage / Texas Ranger	<i>Leucophyllum langmaniae</i> 'Rio Bravo'
Ruellia - Desert	<i>Ruellia peninsularis</i>
Ruellia - Purple / Mexican	<i>Ruellia brittoniana</i>
Petunia Ruellia - Dwarf Katie	<i>Ruellia brittoniana</i> 'Katie'
Ruellia Senna Artemisioides	<i>Cassia circinnata</i>

Senna Polyantha	<i>Cassia goldmannii</i>
Shrubby Cassia	<i>Cassia wislizenii</i>
Silver Cassia	<i>Cassia phyllodenia</i>
Silver Sage	<i>Salvia argentea</i>
Silver Saltbush	<i>Atriplex rhagodiodes</i>
Texas Cassia	<i>Cassia biflora</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Texas Sage, Texas Ranger	<i>Leucophyllum frutescens</i>
Thread Leaf Groundsel	<i>Senecio douglasii</i>
Thunder Cloud / Violet Silverleaf Sage	<i>Leucophyllum candidum</i>
Torrey Saltbush	<i>Atriplex lentiformis var. Torreyi</i>
Valentine Bush / Emu Bush	<i>Eremophila maculata 'Valentine'</i>
Velvet Pod Mimosa	<i>Mimosa dysocarpa</i>
Violet Silverleaf Sage	<i>Leucophyllum candidum</i>
Vislizenus Dalea	<i>Dalea wislizeni</i>
White Bursage	<i>Ambrosia dumosa</i>
White Thorn Acacia	<i>Acacia constricta</i>
Willow Leaf Groundsel	<i>Senecio salignus</i>
Woolly Butterfly Bush	<i>Buddleia marrubifolia</i>
Yellow Bird of Paradise	<i>Caesalpinia gilliesii</i>

X.2.3. Non-Indigenous Vines: (ONLY allowed in Semi-Private Zone and Private Zone)

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Arizona Grape Ivy	<i>Cissus trifoliata</i>
Bougainvillea	<i>Bougainvillea</i>
Coral Vine	<i>Antigonon leptopus</i>
Lady Banks' Rose	<i>Rosa banksiae</i>
Lilac Orchid Vine	<i>Mascagnia lilacina</i>
Old Man's Beard	<i>Clematis drummondii</i>
Purple Lilac Vine	<i>Hardenbergia violacea</i>
Queen's Wreath	<i>Antigonon leptopus</i>
Star Jasmine	<i>Trachelospermum jasminoides</i>

X.2.4. Non-Indigenous Groundcovers: (ONLY allowed in Semi-Private Zone and Private Zone)

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Damianita	<i>Chrysactinia mexicana</i>
Evening Primrose	<i>Oenothera biennis</i>
Moss Verbena	<i>Verbena pulchella</i>
Peruvian Verbena	<i>Verbena peruviana</i>
Pink Evening Primrose	<i>Oenothera speciosa</i>
Trailing Acacia	<i>Acacia redolens</i>
Trailing Indigo Bush	<i>Dalea greggii</i>

X.2.5. Non-Indigenous Palms: (ONLY allowed in Semi-Private Zone and Private Zone)

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Sago Palm	<i>Cycas revoluta</i>

X.2.6. Non-Indigenous Perennials: (ONLY allowed in Semi-Private Zone and Private Zone)

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Beard Tongue	<i>Penstemon superbus</i>
Chocolate Flower	<i>Berlandiera lyrata</i>
Evening Primrose	<i>Oenothera biennis</i>
Mealycup Sage	<i>Salvia farinacea</i>
Menodora	<i>Menodora scabra</i>
Mt. Lemmon Marigold	<i>Tagetes lemmoni</i>
Phlox	<i>Phlox tenuifolia</i>
Penstemon	<i>Penstemon species</i>
Sandpaper Verbena	<i>Verbena rigida</i>

X.2.7. Non-Indigenous Annuals: (ONLY allowed in Semi-Private Zone and Private Zone)

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Arizona Poppy	<i>Kallstroemia grandiflora</i>
Lupine - Bajada	<i>Lupinus concinnus</i>
Lupine - Succulent / Arroyo	<i>Lupinus succulentus</i>

X.2.8. Non-Indigenous Cacti, Yucca, Agave and other Succulents: (ONLY allowed in Semi-Private Zone and Private Zone)

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
African Milk Tree	<i>Euphorbia trigona</i>
Aloe	<i>Aloe species</i>
Agave - Artichoke	<i>Agave parryi var. truncata</i>
Agave - Cow's Horn	<i>Agave bovicornuta</i>
Agave - Blue Americana	<i>Agave americana 'Blue'</i>
Agave - Blue Flame	<i>Agave shawii x attenuata 'Blue Flame'</i>
Agave - Blue Glow	<i>Agave 'Blue Glow'</i>
Agave - Desert	<i>Agave deserti</i>
Agave - Thread Leaf	<i>Agave fillifera</i>
Agave - King Ferdinand	<i>Agave ferdinandi-regis</i>
Agave - New Mexico	<i>Agave neomexicana</i>
Agave - Ocahui	<i>Agave ocahui</i>
Agave - Palmer's	<i>Agave palmeri</i>
Agave - Queen Victoria	<i>Agave victoriae-reginae</i>
Agave - Smooth	<i>Agave desmettiana</i>
Agave - Twin Flower	<i>Agave geminiflora</i>
Agave - Weber's	<i>Agave weberi</i>
Argentine Giant	<i>Echinopsis candicans</i>
Argentine Saguaro / Cardon Grande	<i>Trichocereus terscheckii</i>
Beavertail Prickly Pear	<i>Opuntia basilaris</i>
Blue Barrel Cactus	<i>Ferocactus glaucescens</i>
Candelillia	<i>Euphorbia antisyphilitica</i>
Easter Lily Cactus	<i>Echinopsis oxygona</i>
Elephant's Food	<i>Portulacaria afra</i>
Fishhook Barrel	<i>Ferocactus wislizenii</i>
Golden Barrel Cactus	<i>Echinocactus grusonii</i>
Gopher Plant / Silver Spurge	<i>Euphorbia rigida</i>

Green Spoon / Great Desert Spoon	<i>Dasyliirion acrotrichum</i>
Lady Slipper Plant	<i>Eurphorbia macrocarpus</i>
Mexican Fence Post	<i>Pachycereus marginatus</i>
Moroccan Mound	<i>Euphorbia resinifera</i>
Organ Pipe Cactus	<i>Stenocereus thurberi</i>
Pencil Cactus / Sticks of Fire	<i>Euphorbia tirucalli</i>
Pencil Milk Bush	<i>Euphorbia mauritanica</i>
Prickly Pear - Blind	<i>Opuntia rufida</i>
Prickly Pear - Purple	<i>Opuntia violacea</i>
Prickly Pear - Silver Dollar	<i>Opuntia robusta</i>
Red Fire Barrel Cactus	<i>Ferocactus pringlei</i>
Senita Cactus	<i>Pachycereus schottii</i>
Silver Spurge / Gopher Plant	<i>Euphorbia rigida</i>
Sticks on Fire	<i>Euphorbia tirucalli 'Sticks on Fire'</i>
Sullu Spurge / Royle's Spurge	<i>Euphorbia royleana</i>
Tall Slipper Plant	<i>Pedilanthus bracteatus</i>
Toothless Desert Spoon	<i>Dasyliirion quadrangulatum</i>
Toothpick Cactus	<i>Stetsonia coryne</i>
Totum Pole Cactus	<i>Pachycereus schottii f. monstrosus</i>
Trichocereus Poco	<i>Echinopsis tarijensis</i>
Trichocereus Terscheckii	<i>Echinopsis terscheckii</i>
Twisted Cereus	<i>Cereus hildmannianus f. tortuosus</i>
Yucca - Blue	<i>Yucca rigida</i>
Yucca - Brakelights Red	<i>Hesperaloe parviflora 'Perpa'</i>
Yucca - Curved-Leaf / Pendula	<i>Yucca recurvifolia</i>
Yucca - Faxon	<i>Yucca faxoniana</i>
Yucca - Giant Spanish Dagger	<i>Yucca carnerosana</i>
Yucca - Night Blooming	<i>Hesperaloe nocturna</i>
Yucca - Pale Leaf	<i>Yucca pallida</i>
Yucca - Red	<i>Hesperaloe parviflora</i>
Yucca - Yellow	<i>Hesperaloe parviflora 'Yellow'</i>

X.2.9. Non-Indigenous Grasses: (ONLY allowed in Semi-Private Zone and Private Zone)

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Deer Grass	<i>Muhlenbergia rigens</i>
Muhly Grass	<i>Muhlenbergia capillaris</i>
Purple Muhly Grass	<i>Muhlenbergia rigida</i>
Sand Dropseed	<i>Sporobolus cryptandrus</i>
Sedge Grass	<i>Carex tumulicola</i>

X.2.10. Governmental Regulations.

- a) Per Section 6.1070(G)(1)(i) of the City of Scottsdale's *Environmentally Sensitive Lands Ordinance* (ESLO), all non-indigenous plants shall be limited to enclosed yard areas.
- b) Per Section 6.1070(G)(1)(i) of the City of Scottsdale's *Environmentally Sensitive Lands Ordinance* (ESLO), all non-indigenous plants with the potential to grow to a height of greater than twenty feet (20'-0") tall are prohibited.

The Committee reserves the right to approve additional plant species on a case-by-case basis as deemed appropriate in the sole opinion of the Committee.

X.3. LIST OF PROHIBITED PLANTS.

X.3.1. List of Prohibited Plants. The following plant species may not be planted or maintained anywhere on the residential lots in Desert Mountain:

- a) Any species of tree, shrub or plant whose mature height may reasonably be expected to exceed twenty feet (20'-0") is prohibited, with the exception of those species specifically listed in the *List of Approved Indigenous Plants* in Section X.1 and in the *List of Approved Non-Indigenous Plants* in Section X.2 of Appendix "X" of the Design Guidelines.
- b) All **Palms** (*Palmae*) whose mature height may reasonably be expected to exceed six feet (6'-0") tall are prohibited for aesthetic reasons, as well as their high maintenance requirements. Dwarf palm varieties whose mature height may reasonably be expected to be less than four feet (4'-0") may be allowed only in Private Zone within the confines of a private garden and behind site walls when specifically approved by the Committee. If specifically approved by the Committee, small palms in the Private Zone must be maintained with a height less than four feet (4'-0") tall.
- c) All **Pines** (*Pinus*), **Cypress** (*Cupressus*), **False Cypress** (*Chamaecyparis*), **Juniper** (*Juniperus*), or **Cedar** (*Juniperus*) whose mature height may reasonably be expected to exceed six feet (6'-0") tall are prohibited for aesthetic reasons (except for species that are specifically identified on the *List of Approved Indigenous Plants* in Section X.1 and in the *List of Approved Non-Indigenous Plants* in Section X.2 of Appendix "X" of the Design Guidelines. Dwarf varieties, and those whose mature height may reasonably be expected to be less than six feet (6'-0") tall, may be used immediately adjacent to the entry to a Residence; or in Private Zone within the confines of a private garden and behind site walls when specifically approved by the Committee. If specifically approved by the Committee, small evergreens in the Private Zone must be maintained with a height less than six feet (6'-0") tall.
- d) **Tamarisk / Salt Cedar** (*Tamarix spp.*) is prohibited as a defined invasive species.
- e) **Mexican Palo Verde** (*Parkinsonia aculeatra*) is prohibited as a harbinger of pests and because of its ability to spread throughout the Community.
- f) **Brazilian Pepper Tree** (*Schinus terebinthifolius*) is prohibited as a defined invasive species by the US Department of Agriculture.
- g) **Olive Tree** (*Olea europaea*) is prohibited for reasons of their profuse production of allergy-producing pollen, as well as for height and aesthetic reasons.
- h) All varieties of **Citrus** are prohibited for height and aesthetic reasons. Dwarf varieties of citrus may be permissible only in the Private Zone within a private garden and behind site walls when specifically approved by the Committee. If specifically approved by the Committee, dwarf citrus must be maintained with a height less than six feet (6'-0") tall.
- i) **Oleander** (*Nerium oleander*) and **Thevetia** (*Thevetia species*) are prohibited for aesthetic reasons, as well as for their profuse production of allergy-producing pollen. These poisonous plants will also be prohibited for their high maintenance requirements and excessive height. Dwarf varieties may be allowed only in the Private Zone within a private garden and behind site walls when specifically approved by the Committee. If specifically approved by the Committee, small oleander plant must be maintained with a height less than six feet (6'-0") tall.
- j) **Desert Broom** (*Baccharis sarothroides*) is prohibited as a defined weed and invasive species with potential to spread throughout the development. It should be noted that although Desert Broom is indigenous, it is considered a prohibited plant and an invasive species and should be removed.

- k) **Buffel Grass** (*Pennisetum ciliare*) is prohibited as a defined weed and invasive species.
- l) **Fountain Grass** (*Pennisetum setaceum*) is prohibited as a defined weed and invasive species.
- m) **Globe Chamomile** (*Oncosiphon piluliferum*) is prohibited as a defined invasive species.
- n) **Red Bromegrass** (*Bromus rubens*) is prohibited as a defined invasive species.
- o) **Malta Starthistle** (*Centaurea melitenis*) is prohibited as a defined invasive species.
- p) **Saharan Mustard** (*Brassica tournefortii*) is prohibited as a defined weed and invasive species.
- q) **Common Bermuda Grass** (*Cynodon dactylon*) is prohibited as a defined weed and invasive species.

The Committee reserves the right to add additional plant species to the Prohibited Plant List in the future.

X.3.2. Removal of Prohibited Plants and Invasive Species.

- a) Any plants listed on the *List of Prohibited Plants* that are located on any portion of a residential Lot shall be properly removed by the Owner in a timely manner.
- b) Prohibited plants, and in particular the Invasive Species, shall be removed by the Owner in a timely manner to prevent the plants from spreading throughout the Community.
 - Refer to Section 8.X for "*Landscape Maintenance - Invasive Species and Parasites*".

X.3.3. Governmental Regulations.

- a) Per Section 6.1070(G)(1)(i) of the City of Scottsdale's *Environmentally Sensitive Lands Ordinance* (ESLO), all non-indigenous plants with the potential to grow to a height of greater than twenty feet (20'-0") tall are prohibited.