Sycamore Canyon

Architectural Review Guidelines

Rev/March 2011

SYCAMORE CANYON HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

As adopted by the Sycamore Canyon Architectural Committee and approved by the Association Board of Directors April 25, 2005

This document is subject to revision and may be amended or supplemented from time to time. To ensure that you have the most recent edition, please contact the Association management representatives

These Architectural Design Guidelines for the Sycamore Canyon Homeowners Association have been promulgated pursuant to Article XI, Section 11.1of the Declaration of Covenants, Conditions, Restrictions, and Easements for Sycamore Canyon (the Declaration), first recorded on July 15, 2004, Pima County, Arizona, and as may be amended or supplemented from time to time. The Design Guidelines are binding upon each Owner, Builder-Developer, or other person who at any time constructs, reconstructs, refinishes, alters or maintains any Improvement upon a Lot, or makes any change in the natural or existing surface, drainage, or plant life thereof. The Design Guidelines are administered and enforced by the Sycamore Canyon Architectural Committee (SCARC) in accordance with the Declaration and the procedures herein and therein set forth.

Please note that in an effort to provide an easily read document, certain terms that appear in this document have been capitalized. If you are unsure of a term's exact interpretation, please refer to the Definitions section of this document.

Contents

1. **Sycamore Canyon Philosophy**

2. **Overview of Design Review Process**

3. **Common Project Design Standards**
   - 3.1 Lighting
   - 3.2 Structure Additions
   - 3.3 Recreation Equipment
   - 3.4 Mechanical Equipment
   - 3.5 Exterior Paint and Yardscape Color Standards
   - 3.6 Pools/Spas (and related equipment)
   - 3.7 Yardscaping
   - 3.8 Signage
   - 3.9 Ornamentation
   - 3.10 Enclosure Projects (Walls, Gates, Wrought Iron Railings)
   - 3.11 Antennae
   - 3.12 Doors/Windows/Awnings
   - 3.13 Roof Mounted Devices
   - 3.14 Roofing
   - 3.15 Miscellaneous Items

4. **Design Review Process and Submittal Requirements**
   - 4.1 Design Review Process Phases
   - 4.2 Minimum Submittal Requirements
   - 4.3 Commencement of Construction
   - 4.4 Submittal Fees
   - 4.5 Submittal Fees Adjustments
   - 4.6 Reviews of Submittals
   - 4.7 Enforcement

Appendices

A. Approved Plant List
B. Prohibited Plant List

1. Philosophy

Sycamore Canyon is committed to the creation of a community that will have a special place in Tucson for its homeowners, neighborhoods, and surrounding area, giving it a unique "sense of place" within the Sonoran Desert. With over 1,000 acres of open space located within the community, it presents the warmth of a rich, pedestrian-focused neighborhood amid striking desert foothills elegance.

Sycamore Canyon was planned and rezoned as the Santa Rita Mountain Ranch Specific Plan. This plan allows for a mix of 1,320 homes and 20 acres of commercial uses on 1,598 acres. The plan focuses on coordinating a mix of single family attached and detached homes with supporting commercial activity, and providing extraordinary circulation, open space and recreational amenities. It encourages environmental sensitivity, social interaction, and economic vitality.

2. Overview of Design Review Process

In order to assist each Owner in the development (planning, design, and construction) of their particular project, a comprehensive design review process has been established pursuant to these Design Guidelines. The process provides an opportunity to the Owner to draw upon the expertise and knowledge, which has been acquired during the planning and development of Sycamore Canyon. The preservation and enhancement of a particular existing production home community's character within the overall Sycamore Canyon context is an important principle that the Sycamore Canyon Architectural Review Committee (SCARC) is charged with ensuring and carrying out in all phases of development.

By way of a practical reminder, any and all modifications, alterations, additions, or changes to the original scope, construction, or Improvements of any production residence must be submitted to, and approved by, the SCARC prior to the construction or implementation of such contemplated work.

Please refer to Section II – K: Design Review Process and Submittal Requirements that outlines specific information and criteria dealing with all project submittals.

3. Common Project Design Standards

3.1 Lighting

The following are common lighting projects:

(1) Accent lighting
(2) Security/motion lighting
(3) Flood lighting
(4) Wall/safety mounted lamp/light
(5) Holiday lighting

3.1a Submittal requirements for lighting projects (needed for SCARC review)

Layout shows placement/location of lights, direction and elevation of illumination, color of lights, wattage of each light, type of lighting, height of pole mounted fixture, duration of usage for each light, whether lighting is continuous/automatic (on timers) or intermittent (triggered by switches or motion detectors). Holiday lighting does not require a specific submittal and approval, providing such lighting is consistent with 3.1c (5) below.

3.1b General guidelines (expected approved uses) for lighting projects

In general, other than for reasons of safety, the Association advocates the use of lighting at a minimum level. Accent lighting can be used for landscape illumination, safety lighting of pathways, sidewalks, and pools. Security/motion, flood, pole/wall lamp/light can be used to highlight areas and create safety enhancements. Holiday lighting, as with holiday decorations are to be used in consistency with the timing and theme of the holiday. Illumination of lighting should be directed on homeowner's own property and away from neighboring property. Actual wattage, bulb color, shielding of lighting, and illumination pattern to be reviewed and considered on a submittal basis, and may require post-installation inspection to determine if the intensity of the lighting meets the community standard of low intensity/low usage level.

3.1c Specific approval conditions, exclusions, etc. for lighting projects:

(1) Accent malibu type lighting: in only one bulb color (white preferred), not exceeding 18 watts per bulb. Accent/mini lighting strung in/on and around patios, eaves, porches, trees, plants, shrubs, cactus must be approved in advance unless for seasonal or singular events.

(2) Security motion detectors are to be installed with illumination directed at owner's property and

should shut off approximately 5 minutes after triggering.

3) Flood illumination is to be directed at owner's property, away from neighboring property (gazebos, ramadas, recreation areas, trees, cactus, ornamentation), actual wattage and quantity of flood lighting will be reviewed with submittal.

4) Holiday lighting can be installed 30 days prior to the recognized holiday and must be removed within 30 days after the holiday associated with the lighting (recognized holiday includes New Year's Day, Easter, Memorial Day, 4th of July, Labor Day, Halloween, Thanksgiving Day, and the Christmas season).

3.2 Structure Additions

The following are common Structure addition projects:

1) Ramadas
2) Gazebos
3) Sheds
4) Detached Structures
5) Patio (porch) Additions
6) Patio (porch) Enclosure
7) House Expansion
8) Outdoor Fireplace

3.2a Submittal requirements (needed for SCARC review)

Design layout with structural specifications noting the following (at a minimum): type of material, dimensions (width, height length) of structure, color sample of structure, lighting installation, relationship to existing house structure, location of structure on property, pictorial and/or photo of proposed structure, if available. House expansion requires a set of floor plans and elevation drawings.

3.2b General guidelines (expected approved uses) for structural additions

In general the Association reviews structural addition plans for architectural consistency within the community. The Association encourages Owners who are planning any of these projects to consider minimizing neighboring property interference (views, color selections, lighting).

3.2c Specific approval conditions, exclusions, etc. for Structure additions

1) **Attached** Structure additions require the material and color selection to closely match the architectural construction of the existing house structure. This would include a matching of the existing house roof form and **material.**

2) All Structure additions that exceed six feet in height (except for outdoor fireplaces) must maintain a setback equal to the height of the structure from any adjacent side property !We and any adjacent rear property line. Any free-standing structure additions must maintain a ten-foot separation to the main house structure. Further, all structure additions must also comply with Pima County and any appropriate City-imposed standards. This is to include play type structures.

3) For appropriate color selection, refer to Section 3.5 Paint Colors.

4) For lighting specifications, see Section 3.1 Lighting.

5) Detached, portable storage sheds cannot be visible and cannot exceed the height of the surrounding wall. Storage sheds are not permited in front yards or side yards in front of the privacy wall.

6) Outdoor fireplaces must meet all of the following criteria:

- **a. The visible portion above any wall cannot exceed 3' in width or 30" in height.**
- **b. Installed with a spark arrestor and/or firebox.**
- **c. Installed no closer than five feet to a shared party wall.**
- **d. Cannot be installed on a wall where the exterior side of the wall faces an adjacent parallel street**

7) Carports are not permitted.

(8) Permanent tent structures are not permitted.

(9) No bright colors, aluminum, and/or reflective material will be permitted.

3.3 Recreational Equipment (temporary or permanent)
The following are common recreational equipment projects:

(1) Playhouses
(2) Playgyms
(3) Swingsets
(4) Basketball Backboard/Pole
(5) Volleyball
(6) Tetherball
(7) Field Hockey/Loose Equipment

3.3a Submittal requirements for recreational equipment projects (needed for SCARC review)
Layout of area where recreational equipment is to be installed, with a description of equipment, proposed color, design, dimensions of equipment. Sample brochures, pictorial drawing, or photographs of similar equipment are helpful. Permanent attachment of recreational equipment to house (structure requires prior SCARC approval.

3.3b General guidelines (expected approved uses) for recreational equipment
In general, the Association encourages the use of recreational equipment to promote leisure time activities for adults and children in the community. However, the Association discourages and does not endorse the installation of recreational equipment which forces users of such equipment onto the streets to use this equipment.

3.3c Specific approval conditions, exclusions, etc. for recreational equipment:
(1) To receive an approval letter from the SCARC for the installation of a permanent or portable basketball pole, the basketball poles must be placed in the enclosed rear yard areas, 10 feet from any privacy wall.

(2) Those who choose to place permanent or portable poles in driveway areas will be doing so at their own liability and risk.

(3) Permanent basketball poles and bracketry must be painted black, white, or color of house.

(4) Temporary and/or portable recreational equipment (non basketball poles) is to be stored away each day when the equipment is not in use.

(5) When placing recreation equipment, such as playhouses, play gyms, etc. in the rear yard, consideration should be given to placing the equipment a distance that equals the height of the equipment from privacy walls.

(6) All recreational equipment (other than basketball poles, which if placed in the front yard areas, are placed there at the Owner's risk and liability) shall not be permitted for permanent placement in the front yard areas.

3.4 Mechanical Equipment
The following are common mechanical equipment projects:

(1) Air Conditioning Units
(2) Evaporative Coolers
(3) Water Softeners/Conditioners
(4) Solar Heaters/Panels

3.4a Submittal requirements for mechanical equipment projects (needed for SCARC review)
Layout includes area to be screened and/or painted, designating what colors to be applied to what areas and/or equipment, and what type of landscaping plants are to be used for each area.

3.4b General guidelines (expected approved uses) for mechanical equipment projects
In general the Association encourages the placement of mechanical equipment in garages or behind privacy walls, to shield from neighboring views.

3.4c Specific approval conditions, exclusions, etc. for mechanical equipment projects:
(1) Mechanical equipment visible at the front of the house from the street or sidewalk must be shielded from view (shielding to be approved by the SCARC).

(2) No mechanical equipment, other than approved solar installations, will be installed on any roof.

3.5 Exterior Paint and Yardscape Color Standards
In general, all exterior paint shall match and maintain the original color selections of the house. Any contemplated color changes must be submitted and approved by the SCARC prior to proceeding with such changes.

3.5a Submittal requirements for exterior paint and yardscape color projects (needed for SCARC review)
Provide specific color chip sample and product manufacture information, including Light Reflective Value (LRC). In addition, the SCARC reserves the right to require and review a large sample applied on the house or improvement.

3.5b Specific approval conditions, exclusions, etc. for exterior paint and yardscape color projects:
(1) Front/rear door - Match existing color, match color of house, approved stain color.

(2) Security door - Black or match main color of house.

(3) Garage door - Match existing color.

(4) Garage door border - Match existing color.

(5) Rear patio/balcony - If wood, wood stain color or match main color of house. If stucco, paint to match main color of house.

(6) Gate - If wood, wood stain color, match main house color, or match adjacent wall color. If wrought iron, black or match color of house.

(7) Window screening - Black, match color of house, or match existing screen color.

(8) Roof tiles - match existing type and color.

(9) Flat roof coating - match existing color. White, off white, or reflective aluminum coatings will not be allowed.

(10) Privacy walls - exterior/interior to match existing finish and color.

(11) Entryway walkway/driveway - match existing finish and color. Only clear protection seal coats will be allowed.

(12) Exterior rock mulch or gravel - exterior color choices (single or dual color), earth-tone, maximum two colors of rock or gravel. Decomposed gravel is not allowed other than in areas confined by privacy walls.

(13) Wall/door ornamentation - minimal accent colors that provide alternative complimentary accent.

(14) Detached portable storage sheds – Earth-tone, low reflectivity, color needs to be submitted, and approved by SCARC.

(15) Utility boxes - match main house color.

(16) Wrought iron - Black or match color of house.

3.6 Pools/Spas (and related equipment)
The following are common pool/spa (and related equipment) projects:
(1) Pool/spa

2) Heaters (nonsolar)
3) Filters
4) Pool Lighting
5) Diving Boards
6) Pool Slides
7) Pool Decking

3.6a Submittal requirements for pool/spa projects (needed for SCARC review)
Design layout with pool specifications noting the following (at a minimum): type of pool filtering system, wall up/down access to pool area during construction, lighting enhancement around pool area, location and height of pool equipment (filters, heaters, diving boards, slides). A pool contractor will usually provide a layout with specifications to meet the above requirements. If a pool/spa installation includes a gazebo/ramada addition, refer to Section 3.2 Structure Additions. If a pool/spa installation includes landscaping additions, refer to Section 3.7 Yardscaping. If lighting is part of the pool installation, refer to Section 3.1 Lighting. - For solar heaters and panels, refer to Section 3.4 Mechanical Equipment. Above ground pools will be handled on a case-by-case basis and must be approved by the SCARC prior to installation, in particular elevated, above grade decking is subject to review and approval (with a minimum setback of five feet from privacy walls).

3.6b General guidelines (expected approved uses) for pool/spa projects
In general the SCARC reviews pool plans for specific safety considerations to be followed during pool construction, and to consider if the pool and recreational equipment installation provides minimal neighboring property interference.

3.6c Specific approval conditions, exclusions, etc. for pool/spa projects;
1) Diving boards are restricted to springboard types. No platform types are permitted.

2) Slides not to exceed 10' in height, color restricted to white, blue, or desert hues. All pool slide locations require SCARC approval (with a minimum setback of five feet from side property lines and ten feet from rear property lines.) Unless approved during construction stage of home.

3)) A design layout which results in backflushing into common areas or onto streets is prohibited. Diatomaceous earth or sand filters require backflushing, which are subject to regulation by Pima County. Please check with Pima County for the actual regulations for this installation.

4) A conditional approval granted for pool installation will regulate safety measures to be followed by the Owner and pool contractor during construction and must be signed by both prior to beginning of Pool excavation.

5) Pool and spa mechanical equipment located outside the privacy wall must be completely shielded from view.

6) After the installation of the pool and equipment, the wall and surrounding landscape (common areas included) must be restored to pre--construction condition.

3.7 Yardscaping

The following are common yardscaping projects:

1) Vegetation (ground cover, shrubs, trees, cactus, vines, grass, flowers)
2) Gravel Crocks, boulders, wood chips)
3) Irrigation and drainage
4) Accent walls/planter boxes
5) Trellis, fencing, staking, plant protection cloth screening
6) Fountains
7) Flagstone, brick/payers, concrete, steps
8) Driveway expansions
9) Railroad ties

3.7a Submittal requirements for yardscaping projects (needed for SCARC review)
A conceptual landscape layout plan identifies location of vegetation, botanical and common name of vegetation,

colors included in foundation/ground cover, irrigation installation, any gravel and/or pictorial samples. Submittals for trellises should include location, color and types of plants to grow on trellises. No landscape or other improvement (other than decorative rocks) will be permitted between sidewalks and street curbs without specific written SCARC approval.

3.7b General guidelines (expected approved uses) for yardscaping projects
The Sycamore Canyon landscape concept is based on a philosophy of compatibility with the existing Sonoran desert, a sensitivity to its fragile ecosystems, and a commitment to low water usage vegetation. To this end, existing natural features such as stands of saguaros, unique vegetative groups, rock outcroppings, and washes are preserved whenever possible. The majority of introduced plant materials should be indigenous, arid, or semi-arid plants insuring minimal water usage and compatibility with the built and natural environments. The Association promotes the seven principles of "Xeriscape" which include:
(1) Water conserving design
(2) Low water use/drought tolerant plants
(3) Reduction in turf areas
(4) Water harvesting techniques
(5) Appropriate irrigation methods
(6) Soil improvements and use of mulches, and
(7) Proper maintenance practices

3.7c Specific approval conditions, exclusions, etc. for yardscaping projects:
(1) All plants incorporated into any yardscaping project must comply with the Approved Plant List (see Appendix A) and must not be listed on the Prohibited Plant List. (see Appendix B)

(2) All landscaping must be installed in a manner to prevent the appearance of a "hedge" or "wall height extension". Specifically, no hedges will be permitted along property lines, sidewalks, etc. as such non random placement of landscaping would have the effect of raising sections of privacy walls, creating a secluded front yard area, etc. (Short sections of aligned bushes are encouraged to help shield utility boxes, etc.)

(3) All landscaping must be maintained within property lines.

(4) a. All Lots and parcels, excluding any portion of the Lot which is enclosed by a perimeter wall around the rear yard, shall be landscaped in a manner consistent with the natural desert, with accent features of non-indigenous plants, ground covers and yard ornaments approved in writing by the SCARC, for each lot and parcel so landscaped.

b. All original and subsequent landscaping must be installed in accordance with a plan approved by the SCARC. The objective of the landscaping is to generally enhance the natural desert environment and to screen, accent, soften and improve the visual character of Sycamore Canyon. All plant material should be drought resistant, water conserving and generally compatible with the indigenous plant materials list in the Approved Plant List. Drip irrigation systems are encouraged.

(5) All landscaping should reflect the Southwest character of the development:
a. Rocks and boulders, patios, sidewalks, courtyards and walls may be used to supplement and create imaginative landscaping design.
b. Pavers can be used in proportion to overall landscape of the front yard, providing it does not become the dominant feature of the front yard hardscaping, and is subject to SCARC approval.

(6) No tree, shrub or plant of any kind on any Lot or Parcel may overhang or otherwise encroach upon public sidewalk or other public pedestrian way or bikeway from ground level to a height of eight (8) feet without prior approval of the SCARC.

(7) Grass areas are approved ground covers in areas that are completed and confined by privacy walls and must be installed and maintained in compliance with the following conditions:
a. Common Bermuda grass, Fountain grass and all other grasses prohibited on the Prohibited Plant List of this document together with all Pima County restricted grasses shall be prohibited on any area, of any lot. Installation of

grasses shall not interfere with lot drainage, cause seepage problems through property walls, etc.

(8) When installing landscaping and/or irrigation, care should be given to maintain proper grading on property lot to eliminate any undue drainage onto neighboring lots. Irrigation systems should not produce excessive watering on walls to cause damage to party walls.

(9) Accent walls placed entirely on an owner's property shall not exceed 3' in height, nor be installed any further than the most forward point of the house structure in an appropriate proportional percentage to the area of installation.

(10) Temporary fencing, staking, and plant protection shade cloths must be properly maintained when visible from neighboring property.

(11) For color selections on yardscaping materials, refer to Section 3.5 Exterior Paint & Yardscape Color Standards.

(12) Theme Landscaping (ie, sculptured trees/bushes that reflect animals and/or other architectural designs) will be reviewed by the SCARC on a case-by-case basis.

(13) Trellis when used sporadically near the structure, providing the height does not exceed 8 feet.

(14) Trellis near property walls providing no effect of raising the height of the wall results from such placement.

3.8 Signage
The following are common sign projects:
See list of signs in Section 3.8b and Section 3.8c below

3.8a Submittal requirements for signage projects (needed for SCARC review)
Signs requiring SCARC submittal, review, and approval must designate the number of signs to be placed, location of each sign, size of all signs, design and message content of each sign, colors associated with each sign, and construction material type of each sign. Signs requiring Management Company approval only (as designated in Section 3.8b and 3.8c) will not require an SCARC submittal process. All signs, as applicable, must comply with the Sycamore Canyon Sign Program (a copy of which is available from the Management Company.)

3.8b General guidelines (expected approved uses) for signage projects
Signs requiring Management Company approval only (verbal authorization) - temporary, one-time usage signs or permanent lot identification signs: Property For Sale/Lease Signs: One (1), post-mounted, not to exceed 5' high "For Sale/Lease by Realtor/Owner" sign (professionally designed and mounted) is permitted per property lot and placed only on the specific home for sale. This sign for the lot is to be removed when the home is either sold or removed from the resell market listing. This sign is prohibited from being placed on Association common areas, walls, and/or builder construction lots (unless specific to that lot).

No other "For Sale/Lease Realtor/Owner" signs are permitted for posting. No flyer-type (paper) "For Sale/Lease Realtor/Owner" signs are allowed for postings on lots, parcels, common areas, model homes, postal/mail units, Pima County right-of-ways, regulatory poles/signs, utility boxes, fire hydrants, entryway monuments/signage or buffer walls/plantings. Signs submitted for approval to the Management Company must conform to color, design, size, message content, location, and type as required by the Sycamore Canyon Sign Program (a copy of which is available from the Management Company.)

School Announcements, Garage Sale, Bake Sale: Signs (paper and professionally designed/mounted) are allowed on property lots, association common areas, and buffer zones for the day of the event only. Once the event has been completed, all the signs are to be removed immediately. Signs are not allowed on model homes, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, buffer walls/plantings.

Open House: In conjunction with the "For Sale/Lease Realtor/Owner" sign a lot owner, may also have one (1) sign (professionally designed and mounted) announcing an open house event on the lot and one (1) small, ground level bandit and/or A-Frame realtor sign (similar in design and less than 24" in height) only in Association common areas

for the duration of open house. No flyer-type (paper) signs for open houses are allowed for postings on lots, parcels, common areas, buffer zones, model homes, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, entryway monuments/signage, County right-of-ways, or buffer walls/plantings. Signs submitted for approval to the Management Company must conform to color, design, size, message content, location, and type as directed by the SCARC.

Lost/Found: Signs placed within the community by members noting lost pets, personal articles will be permitted for three (3) days. After three days, the Management Company will remove these signs.

Lot Identification Signs: Alarm/security identification signs are permitted without SCARC approval, providing signs are placed on lots within three (3) feet of structure, no more than 18" to top of sign, and not self-illuminating.

Construction Signs: Temporary pool and construction signs as required by governmental agencies, and not self-illuminating, to be removed upon completion of the project.

Vehicular For Sale Signs: Vehicular For Sale signs are permitted on vehicles within the community, providing signs are placed in vehicle windows, made of quality construction material or store bought signs (no signage painted on vehicle and/or hand written on windows). No Vehicular For Sale signs are allowed for postings on lots, parcels, common areas, model homes, postal/mail units, regulatory poles/signs, utility boxes, County right-of-ways, fire hydrants, or buffer walls/plantings.

Vehicle Advertising: No advertising on vehicles is permitted if said vehicle is Visible from Neighboring Property without specific approval of the SCARC. If SCARC approval is granted, it may be with limited, minimal space and lettering.

3.8c Specific approval conditions, exclusions, etc.

Other signs (as noted below) are not permitted in the community without proper authorization from the SCARC. The Management Company is authorized to permit only those signs designated in Section 4.8b above without following the SCARC submittal process (unless the Management Company deems it necessary for a particular sign to be reviewed by the SCARC).

(1) During political seasons, signage for elections, political events, not to exceed 30 days in advance of election day event, and must be removed within 3 days after the election event
(2) Neighborhood watch signs
(3) Identification signs for residential usage that number more than one (1) per lot or are larger than 72 square inches
(4) Common area/trails signage
(5) Home business identification signs

3.9 Ornamentation

The following are common ornamentation projects:

(1) Yard furniture
(2) Exterior wall ornamentation
(3) Flagpole (permanent, ground installation)
(4) Yard ornaments
(5) Holiday decorations
(6) Roof ornamentation
(7) Statues
(8) Hanging ornamentation (flags, wind socks, banners)

3.9a Submittal requirements for ornamentation projects (needed for SCARC review)

Layout of area where ornamentation is to be installed, with description of ornamentation, proposed color, design, dimensions of ornamentation. Sample brochures, pictorial drawing, or photographs are helpful. No submittal is required for holiday decorations that are consistent with the theme and timing of the applicable holiday. No submittal is required for lawn furniture or lawn ornaments placed in the rear yard area. Displaying the American flag, utilizing a staff pole and bracket mounted to the main building or suspending the flag downward from the roof overhang, will be allowed without a submittal. All brackets attached to the house must be painted to match the color of the surface to which it is mounted. Any flag so displayed shall not exceed 30 square feet in area.

3.9b General guidelines (expected **approved uses) for ornamentation** projects
In general the Association promotes ornamentation in harmony with the surrounding southwestern desert theme and colors. Furniture, wall ornamentation, and yard ornamentation should be used in unobtrusive proportion to the size the house and yard. Observance of holiday and patriotic events are permitted by the SCARC, with appropriate colors and decorations.

3.9c Specific approval conditions, exclusions, etc. for ornamentation projects:
1) Permanent placement of lawn/garden patio furniture or decorative wrought iron furniture/benches in front yard requires approval.
2) For specific color choices on ornamentation projects, refer to Section 3.5 Exterior Paint and Yardscape Color Standards.
3) Holiday decorations - can be installed 30 days prior to the holiday and must be removed 30 days after the holiday associated with the decorations.
4) Permanent roof mounted ornamentation is **not permitted.**
5) Freestanding or ground mounted flagpoles are not permitted.
6) Flags displaying advertising are not permitted.
7) Permanent placement of lawn/garden ornamentation in driveways is not permitted.

3.10 Enclosure Projects (Walls, Gates, Wrought Iron, Railings)
The following are common enclosure projects:
1) Walls (privacy, party, buffer)
2) Gates/Gate Screening
3) Wrought Iron
4) Railings
5) Wrought Iron Screening

3.10a Submittal Requirements for enclosure projects (needed for SCARC review)
Layout of existing enclosures on property, noting height of existing walls, proposed height of additional courses of brick, gate/screening material. If submitting plans for screening, color of screen and/or sample of material required

3.l0b General guidelines (expected approved uses) for enclosure projects
Walls and fences in Sycamore Canyon have two functions. The most basic use of walls and fences relate to privacy and security, both of which are extremely important. The Design Guidelines, however, are concerned with the potential to provide handsome and unifying element for the overall community.

3.l0c Specific approval conditions, exclusions, etc. for enclosure projects:
1) Residential walls and fences in "normal" conditions shall be a maximum of five (5) feet high as measured from the lowest adjacent average finished grade. Closely spaced parallel walls shall be disapproved.
2) Prior to the construction of any fence or wall, plans indicating materials to be used and location shall be submitted to the Architectural Review Committee for approval. Property lines shall be verified by the Owner Prior to construction. A permit must be obtained from Pima County prior to construction.

3) In the event of a dispute between Owners with respect to the construction, repair or rebuilding of a party wall or party fence, or with respect to the sharing of the cost thereof, such adjoining Owners shall submit the dispute to the SCARC for resolution.
4) Any fences or walls installed as pan of a home's original construction will not be removed, altered or painted without the SCARC"s prior written approval.
5) All colored masonry block walls visible from any street, parking area or open space within the community will be constructed and finished to match the community's original construction standards.
6)Wrought iron screening - refer to Section 3.5 Exterior Paint & Yardscape Color Standards for appropriate color selection.

3.11 Antennae
The following are common antennae projects:
1) Conventional

(2) Dish/Microwave
(3) Cabling/mounting hardware

3.11a Submittal requirements for antennae projects (needed for SCARCreview)
Layout of area where antenna is to be installed on property/structure, type of antennae, dimensions of antennae, screening/camouflaging if applicable.

3.11b General guidelines (expected approved uses) for antennae projects
Antennae definitions:
(1) Antennaes are defined as any antennae or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation (including related hardware, cables, brackets), that shall be erected, used, or maintained outdoors on any Lot, whether attached to a building or structure or otherwise located within the Lot.

(2) The definition of antennae is universal and pertains to all manufacturers and technologies.

(3) In general, antennae installations will conform to the federal government regulations as defined in FCC 96-328 or as currently amended.

3.11c Specific approval conditions, exclusions, etc. for antennae.
(1) Prior to installation, every antennae installation must be submitted to the Management Company to ensure compliance with the SCARC's standards. An approved not Visible From Neighboring Property placement of the antennae (ground mounted within walled patio yard areas encouraged) and/or adequate screening (landscaping or by other means) shall be a requirement of the installation provided that the restriction does not impair an Owner's ability to receive signals, as defined below:

a. Unreasonably delays or prevents installation, maintenance, or use of a device.
b. Unreasonably increases the cost of installation, maintenance or use of such devices.
c. Precludes reception of an acceptable quality signal.

3.12 Doors/Windows/Awnings
The following are common Door/Window/Awning projects:

(1) Internal Window Treatment
(2) Screen Doors
(3) Security Doors
(4) Gated Entry
(5) Window Framing
(6) Sunscreen (solar and film)
(7) Gutters
(8) Rolling Shutters
(9) Exterior Awnings

3.12a Submittal requirements for door/window/awning projects (needed for SCARC review)
Layout of house area where project is to be installed, with description, proposed color, design, dimensions. Sample brochures, pictorial drawing, or photographs are required.

3.12b General guidelines (expected approved uses) for door/window/awning projects
In general the Association promotes installation exterior treatments in harmony with the surrounding southwestern desert theme in colors. Exterior additions and changes should be used in unobtrusive proportion to the size of the house and yard. Exterior treatments are subject to weathering conditions and will require periodic maintenance to remain in good condition.

3.12c Specific approval conditions, exclusions, etc. for door/window/awning projects:
(1) Gutters and downspouts must closely match the color of where the gutter/downspout is to be attached (high reflective aluminum is prohibited).

(2) Sunscreen material in black, bronze, or match existing screen color (no white or bright color screening

material).

(3) Plastic sheeting material, when Visible From Neighboring Property is not permitted as an awning for patios and balconies.

(4) Security door made of welded steel tube or wrought iron (for color, refer to Section 3.5).

(5) No high reflectivity material may be installed in windows or doors.

(6) Exterior wrought iron window treatment (bars) will be considered on a case-by-case basis, and window-by-window basis, and will be required to meet the highest aesthetic standards. All wrought iron window treatment submittals will require prior written approval from the SCARC to include the specific windows approved and wrought iron design for each window. Generally speaking, any approved window wrought iron will be installed flush with the surrounding wall section, will be painted the color of the home and will have custom design characteristics. Installation of well designed, custom wrought iron window treatments may be considered for approval whereas less aesthetically pleasing "bars over windows" would be less likely to be approved.

(7) Exterior awnings (cloth)

a. Only solid color to match main exterior house color (not trim color.)
b. Awnings are permitted in the rear yard area only (no front or side elevation awnings.
c. One permitted in lieu of or in addition to rear covered patio structure, the dimensions of the patio area/awning shall not extend out from the house more than 10 feet from the access door and at full extension shall not be any closer than 5 feet from any privacy wall, while the width of the awning across the structure shall not exceed 20 feet.
d. Awnings must be maintained in good condition at all times.
e. Metal framing to be beige or other color as approved by SCARC.
f. No plastic, metal, aluminum awning material (except frame)
g. Awnings restricted to lower story only.
h. No ground mounted vertical supports.

8. Rolling shutter assemblies to match color of home and/or window trim area. All rolling shutter installation require specific written approval of the SCARC.

9. Only specified window coverings are allowed to be visible from the exterior of the house. No cardboard, aluminum foil, etc. is permitted in windows that are visible to neighboring homes or the street.

3.13 Roof mounted devices

The following are common roof mounted devices projects:

(1) Solar Panels
(2) Solar Heaters
(3) Solartube
(4) Skylights
(5) Roof Ventilators
(6) External Gable Ventilator

3.13a Submittal Requirements for roof mounted devices projects (needed for SCARC review)

Layout of area where roof mounted device is to be installed on property/structure, type of device, dimensions of device, proposed color of device, if possible, pictorial/brochure of device to be installed. Mechanical equipment, including evaporative coolers will not be allowed to be installed on any roof. As such, all mechanical equipment is to be ground mounted and screened.

3.13b General guidelines (expected approved uses) for roof mounted devices projects

In general the Association encourages the use of energy efficient devices, providing the devices, materials, colors, and screening are aesthetically acceptable to the community.

3.13c Specific approval conditions, exclusions, etc. for roof mounted devices projects:

(1) Roof mounted devices, such as solartube and skylights are to have their flashing colored or painted to closely match the adjacent roof color.
(2) Solar applications such as panels or heaters will only be considered on a specific submittal basis. Any solar applications shall be an integral part of the Structure and be concealed by it or be ground mounted within a private yard area and further concealed by landscaping. Any installation should minimize its exposure when viewed from any other Lot, Common Area, or from the surrounding Sycamore Canyon Community.

3.14 Roofing

The following are common roofing projects:

(1) Structural Additions (refer to Section 3.2 Structural Additions)
(2) Maintenance or repair

3.14a Submittal requirements for roofing projects (needed for SCARC review)

In general, roofing material installed as part of the home's original construction are reviewed and approved during the development review process with a submittal from the builder-developer.

3.14b General guidelines (expected approved uses) for roofing projects

Materials and colors of roof materials are to be maintained and remain as originally specified and installed. As such, no submittal with respect to maintenance or repair work is required.

3.15 Miscellaneous items

The following are common miscellaneous items

(1) Refuse Containers
(2) Maintenance Equipment (tools, ladders, hoses)
(3) Mailboxes
(4) Exterior Speakers and Sound Systems

3.15a Submittal requirements for miscellaneous items (needed for SCARC review)

No SCARC submittal is required (except any changes to or replacement of mailbox or mailbox post)

3.15b General guidelines (expected approved uses) for miscellaneous items

Maintenance equipment shall be visible only on as needed/usage basis. Trash/recycling containers are to be kept and stored out of view from neighboring properties and from Common Areas. These containers are to be put out (and then removed) on pickup days only.

3.15c Specific approval conditions, exclusions, etc. for miscellaneous items:

(1) Except for garden hoses, maintenance equipment is not permitted for permanent storage in front of the privacy wall and during temporary usage should not be visible longer than 48 hours.

(2) Containers, primarily designed for trash, placed on curb on pickup days shall be maintained in a clean, well-kept manner.

(3) No changes to individual mailboxes shall be granted from original builder installed approved mailboxes.

(4) No garbage or trash may be placed on any Lot or parcel except in covered containers meeting the specifications of the local jurisdiction. Rubbish, debris and garbage shall not be allowed to accumulate. Each Owner shall be responsible for removal of rubbish, debris and garbage not only from his Lot or parcel but also from all public rights-of-way either fronting or siding his Lot or Parcel excluding (a) public roadway improvements and (b) those areas maintained by the Association.

(5) Exterior Speakers and sound systems may only be installed in the rear of the house and are not allowed to cause any disturbance to neighboring homeowners.

Section 4: Specific approval conditions, exclusions, etc. for roofing projects:

(1) White, off white, aluminum or other highly reflective coatings or colors will not be permitted.
(2) Structural addition roofing color/style materials are required to match the existing house color/style roof material and installation.

(3) Aluminum flashing material must be painted to match the existing house color condition.
(4) Roof vents, and other miscellaneous roof penetrations must be colored or painted to match the adjacent roof color.

4. Design Review Process and Submittal Requirements

4.1 Design Review Process Phases

The design review process is progressive and intended to ensure compliance with these Design Guidelines.

The process is divided into five phases as follows:
(1) Project Orientation, during which the Owner or their representative is encouraged to contact the SCARC representative to discuss the conceptual design criteria of the Owner's contemplated project. Particular design criteria, based upon this Design Guideline will also be reviewed. Typically, this orientation phase occurs during the project's initial planning or idea stage.

(2) Preliminary Project Submittal, during which the Owner's preliminary submittal package is reviewed by the SCARC. Depending on the type, nature, and scope of the project, this particular review submittal might be omitted as determined by the SCARC. Typically, this submittal package consists of the project's preliminary plan and other support documents so as to communicate a general overview of the project. This review phase occurs before any aspect of the project's scope is finalized.

(3) Final Project Submittal, during which the Owner's refined and completed submittal package is reviewed by the SCARC to insure conformance with the Design Guidelines. This submittal package contains as applicable, the project's final plans and other related submittals so as to establish all aspects of the project. This review phase occurs prior to any start of construction.

(4) Pre-Construction Conference, during which the Owner meets with a representative of the SCARC representative to review, as applicable, any pre-construction requirements and Construction Regulations. This occurs prior to any start of construction.

(5) Construction-in-Progress Reviews, during which the SCARC verifies with the Owner that construction is proceeding in compliance with the approved Final Project Submittal and the Design Guidelines.

It is anticipated that for major projects, an Owner will retain a qualified design professional to provide competent professional design services. Projects of a limited scope and simplicity might be presented directly by the Owner. Clear comprehension of the DG, a thorough analysis and understanding of a particular project's merits, and the ability to convey such to the SCARC through drawings and other submittals are all important elements of the design review process.

The design review process was developed with adequate checkpoints along the way, so that time and money are not wasted on designs and plans which do not adhere to the Design Guidelines or to the overall principles of Sycamore Canyon. Every attempt has been made to streamline this review process to eliminate excessive delays. Nevertheless, each Owner is responsible for strictly complying with the Design Guidelines, all other applicable provisions of the Declaration or rules and regulations of any governmental authority, in order to bring the design review process to a speedy and satisfactory
conclusion.

4.2 Minimum Submittal Requirements

In order to assist an Owner in preparation of specific submittals, the SCAC has established a series of minimum submittal requirements for each stage of the design review process. Particular project submittals will need to include one of the series of forms as provided by the Management Company. In addition to the specific form, certain projects will require the submittal of construction plans or other exhibits, renderings, material and color samples, etc. so as to clearly communicate the full scope of the proposed project.

An Owner should consult in advance with the Management Company to establish the minimum submittal requirements for any particular project. It is the Owner's responsibility to see that these minimum requirements are met and are received by the Management Company (as the authorized agent for the SCARC) in adequate time to allow for proper consideration and review.

Any specific submittal that does not meet the outlined minimum requirements will, in all likelihood, contribute to delaying the design review process. Beyond the outlined minimum submittal requirements, any additional information that can be provided to clarify, illustrate or otherwise aid the SCARC in the design review process is encouraged.

It is recommended that when submittals require County or City approval, submittals should be made to the SCARC prior to being submitted to the County or City. However, it should be noted that approval by the SCARC does not guarantee approval by any governing agency, nor does approval by any governing agency guarantee approval by the SCARC.

In general, all submittals shall be made in duplicate. All submittals shall be coordinated through the office of Cadden Community Management acting as the authorized property management agent for Sycamore Canyon, They can be reached at (520) 648-6730. Minimum submittal deadline dates, at least 14 calendar days prior to the review meeting date, shall be set by the SCARC.

4.3 Commencement of Construction

In general, no construction activity related to any proposed Improvement shall be allowed to commence on any project until the first four phases of the design review process M e completed and approved by the SCARC.

4.4 Submittal Fees

The SCARC may adopt a fee schedule in connection with its review process. All fee amounts M e subject to periodic adjustment as determined by the SCARC. Please verify in advance with an SCARC representative the applicable fee amount for any particular project. All checks should be made payable to "Sycamore Canyon Homeowners Association" and must be included as part of the initial submittal to the SCARC. Project submittals will not be reviewed by the SCARC unless the related fees have been paid.

In addition, the SCARC may adopt a compliance deposit schedule in connection with particular Projects. Please verify in advance with a SCARC representative whether a particular project will require such a deposit prior to the start of construction.

4.5 Submittal Fees Adjustments

All fees as outlined (see 4.4 Submittal Fees) are subject to periodic adjustment as determined by the SCARC. In addition, under most conditions, the design review process is a linear one with continued movement in a forward direction. However, certain projects might back track and repeat a particular phase of the total design review process. When this occurs, an additional design review fee over and above the initial amount required shall be paid on a pro-rated basis as determined by the SCARC considering the particular phase of the design review process that was required to be duplicated or repeated.

4.6 Reviews of Submittals

The SCARC shall conduct reviews of submittals during its regular scheduled monthly meetings or at such other times as it deems appropriate.

Minimum submittal deadline dates, at least 14 calendar days prior to the review meeting date, will be set by the SCARC. The Owner or their representative shall not attend any meeting of the SCARC unless specifically requested by the SCARC. The SCARC will endeavor to respond in writing within 14 calendar days after the review is completed by the SCARC, Provided that the submittal is in accordance with the requirements outlined. Official results of reviews will not be discussed over the telephone by members of the SCARC with an Owner or their representative. Any responses by an Owner or their representative made in relation to a decision of the SCARC must be addressed to the SCARC in writing.

4.7 Enforcement

These Design Guidelines shall be enforced by the SCARC or the Association as provided herein or in the Declaration. The SCARC reserves the right to waive, vary, or otherwise modify any of the standards or procedures set forth herein at its discretion, for good cause shown. Notwithstanding this, the Design Guidelines may not conflict with the Provisions of the Declaration.

Approval by the SCARC, at any phase of the design review process as outlined herein, for any Improvement refers only to the Design Guidelines and in no way implies conformance with any government regulations. It shall be the sole responsibility of the Owner to comply with all applicable government regulations, ordinances, and procedures and to adequately coordinate such required governmental reviews with the process and procedures outlined in these Design Guidelines. A request for final inspection must be submitted to the SARC in writing and a copy of the Pima County A Permit, should it be required, must be provided at any stage prior to the final inspection. The Permit must be obtained before the commencement of work.

In addition, any consideration, action or approval by the SCARC shall not constitute an approval, ratification or endorsement of the quality or architectural and engineering soundness of the project or .Improvement. Further, neither the SCARC, its members, the Association, nor the Declaring shall have any liability in connection with or related to the project, its plans, its specifications, or its execution.

APPENDIX A: APPROVED TREES

WU	BOTANICAL NAME	COMMON NAME	FLOWER COLOR	BLOOM SEASON	TYPE	HEIGHT'	WIDTH'	ALLERGY	INV/SCA	HARDINESS (°F)
1	Acacia constricta	Whitethorn, Mescat Acacia	Yellow	Spring/Summer	Tree	20	20	C	Yes	5
1	Acacia crasspedocarpa	Waxleaf Acacia	Yellow	Spring/Summer	Tree	15	15	C		15
1	Acacia greggii	Catclaw Acacia	Creamy Yellow	Spring/Summer	Tree	15	20	C	Yes	0
1	Fouquieria columnaris	Boojum	White	Lt Summer/Fall	Tree	75*	1			25
1	Geoffroea (Gourieia) decorticans	Chilean Palo Verde	Yellow	Spring	Tree	20	15			15
1	Olneya tesota	Desert Ironwood, Tesota	Lavender-Pink	Late Spring/Summer	Tree	30	25			15
1	Parkinsonia microphylla	Foothill Palo Verde/Littleleaf Palo Verde	Yellow	Late Spring	Tree	20	20	B		15
1	Parkinsonia x sonorae	Sonoran Palo Verde	Yellow	Spring	Tree	20	20	B		25
2	Acacia aneura	Mulga Acacia	Yellow	Spring	Tree	18	18	C		20
2	Acacia cultriformis	Knife-leaf Acacia	Yellow	Spring	Tree	15	15	C		20
2	Acacia rigidula	Black Brush Acacia	Yellow	Spring	Tree	15	9	C		20
2	Acacia salicina	Willow Acacia	Creamy White	Spring	Tree	40	30	C		20
2	Acacia saligna	Weeping Wattle	Orange-Yellow	Early Spring	Tree	25	20	C		15
2	Acacia stenophylla	Pencil-leaf Acacia	Creamy White	Early Spring	Tree	30	20	C		18
2	Acacia willardiana	Palo Blanco	Pale Yellow	Spring	Tree	20	10	C		25
2	Brahea armata	Blue Hesper Palm	Pale Cream	Summer	Tree	35	20			15
2	Butea capitata	Jelly or Pindo Palm	Yellow-Red	Summer	Tree	15	12			15
2	Condalia globosa	Bitter Condalia	White, fragrant	Early Spring	Tree	15	20			18
2	Cordia boissieri	Anacahuita, Texas Olive	White	Spring – Fall	Tree	15	15			22
2	Ebenopsis ebano (Pithecellobium flex.)	Texas Ebony	Creamy White	Late Spring – Fall	Tree	30	20			20
2	Eucalyptus formanii	Eucalyptus	White	Summer	Tree	20	20	C		15
2	Eucalyptus spathulata	Swamp Mallee	Cream/Gold	Summer	Tree	20	20	C		17
2	Eysenhardtia orthocarpa	Kidneywood	White	Summer	Tree	10	10			15
2	Havardia mexicana (Pithecellobium mex.)	Mexican Ebony	Creamy Yellow	Spring	Tree	30	30			20
2	Havardia pallens (Pith. Pallens)	Tenaza	White	Late Spring-Summer	Tree	30	12	C		22
2	Leucaena retusa	Golden Leadball	Yellow	Spring/Summer	Tree	20	15			10
2	Lysiloma microphylla v. thornberi	Feather Bush	Creamy White	Spring-Summer	Tree	15	15			25
2	Olea europaea "Swan Hill", "Wilsoni"	Fruitless Non-Pollinating Olive	White	Spring	Tree	30	30			15
2	Parkinsonia praecox	Palo Brea	Yellow	Spring	Tree	30	25	B		25
2	Parkinsonia florida	Blue Palo Verde	Yellow	Early Spring	Tree	30	30	B	Yes	12
2	Parkinsonia hybrid "Desert Museum"	Desert Museum Palo Verde	Yellow	Spring/Summer	Tree	30	30	B		17
2	Pistacia vera	Pistachio			Tree	30	30	C		0
2	Pittosporum phillyraeoides	Willow Pittosporum	Yellow	Spring	Tree	20	15			15
2	Prosopis glandulosa & varieties	Texas Honey Mesquite	Creamy Yellow	Spring	Tree	30	30	B		10
2	Prosopis pubescens	Screwbean Mesquite	Yellow	Spring	Tree	20	20	B		0
2	Prosopis velutina (juliflora)	Velvet Mesquite	Yellow	Spring	Tree	30	30	B		0
2	Sapindus sapnaria drummondii	Soapberry	Creamy White	Late Spring	Tree	30	30			5
2	Sophora secundiflora & varieties	Texas Mountain Laurel	Purple/Lavender	Spring	Tree	25	15			5
2	Trachycarpus fortune	Windmill Palm	Cream	Summer	Tree	30	15			5
2	Vauquelinia californica & varieties	Arizona Rosewood	White	Spring/Summer	Tree	25	15			10
3	Acacia berlandieri	Guajillo	White	Summer	Tree	15	15	C		20
3	Acacia farnesiana (smalli)	Southwestern Sweet Acacia	Yellow	Spring	Tree	25	25	C	Yes	12
3	Acacia schaffneri	Twisted Acacia	Yellow	Spring	Tree	20	25	C		17
3	Brahea (Erythea) armata	Mexican Blue Palm	White	Spring	Tree	30	10	C		15
3	Caesalpinia cacalaco	Cascalote	Yellow/Orange	Winter	Tree	20	20			20
3	Callistemon citrinus	Lemon Bottlebrush	Red	Any	Tree	15	10	C		10

APPENDIX A: APPROVED TREES

3	Celtis reticulata	Netleaf or Western Hackberry	Greenish	Spring-Summer	Tree	30	30	A		-20
3	Cercis Canadensis v. Mexicana	Mexican Redbud	Magenta	Early Spring	Tree	15	15			10
WU	**BOTANICAL NAME**	**COMMON NAME**	**FLOWER COLOR**	**BLOOM SEASON**	**TYPE**	**HEIGHT'**	**WIDTH'**	**ALLERGY**	**INV/SCA**	**HARDINESS (°F)**
3	Chamaerops humilis	Mediterranean Fan Palm	Insignificant	n/a	Tree	15	10	C		12
3	Chilopsis linearis and cultivars	Desert Willow	Many available	Late Spring-Fall	Tree	30	30		Yes	0
3	Eysenhardtia texana	Texas Kidneywood	White	Spring-Summer	Tree	8	8			15
3	Feijoa sellowiana	Pineapple Guava	White	Spring	Tree	15	15			15
3	Fraxinus greggii	Littleleaf Ash	Inconspicuous	n/a	Tree	18	15	A		15
3	Geijera parviflora	Australian Willow	White	Spring	Tree	25	20			18
3	Juniperus chinensis and cultivars	Juniper	n/a		Tree	20	10	B		-30
3	Pistachia atlantica x integerrima	Pistache hybrid tereb. X integerrima			Tree	30	30	C		0
3	Punica granatum and varieties	Pomegranate	Dark Orange/Red	Summer	Tree	20	15			10
3	Quercus buckleyi (Q texana)	Texas Red Oak	Red Fall Color		Tree	30	30	B		5
3	Quercus gambelii	Gambel Oak	Inconspicuous		Tree	30	15	B		-30
3	Quercus muhlenbergia	Chinquapin Oak	Orange Fall Color		Tree	30	30	B		-20
3	Sambucus nigra spp. Cerulea	Mexican Elderberry	Creamy White	Winter/Spring	Tree	30	20			25
3	Ungnadia speciosa	Mexican Buckeye	Rose-pink	Spring	Tree	12	12			10
3	Vitex agnus-castus	Chaste Tree	Blue-White	Spring/Summer	Tree	25	25			15
3	Xylosma congestum	Xylosma	Insignificant	Spring	Tree	15	15			15
++	Citrus spp.	Citrus	Varies	Varies	Tree	20	20			25

*This is an extremely slow growing plant. It will take a very long time to reach this height.

++ Though these trees use more than moderate amounts of water, they are allowed.

KEYS –

WU = WATER USAGE

1 = Very low – irrigate every 3-4 weeks during growing season after establishment

2 = Low – irrigate every 2-3 weeks during growing season after establishment

3 = Moderate – irrigate weekly during the growing season after establishment

ALLERGY = ALLERGENICITY

A = Strongly allergenic

B = Moderately allergenic

C = Weakly allergenic

INVASIVE/SPREADS IN CULTIVATED AREAS

Yes = may intrude into natural areas and/or spread by seed or suckers in disturbed/cultivated areas

****KEEP IN MIND THAT COLD-HARDINESS WILL DEPEND ON THE TIMING, DURATION AND THE TEMPERATURES THE FOLLOWING DAY/NIGHT. EXTENDED BELOW-FREEZING TEMPERATURES WILL DAMAGE MORE PLANTS MORE SEVERELY THAN SINGLE-NIGHT FREEZES.**

APPENDIX B: PROHIBITED PLANTS

BOTANICAL NAME	COMMON NAME	TYPE	REASON FOR PROHIBITION
Acacia abyssinia	Abyssinian Acacia	Tree	Water
Baccharis sarothroides	Desert Broom	Shrub	Invasive
Bauhinia spp.	Orchid Tree	Tree	Cold
Brachychiton populneus	Bottle Tree	Tree	Height
Casuarina spp.	Australian Pine, Beefwood	Tree	Height
Catalpa speciosa	Catalpa	Tree	Height, Water
Cedrus spp.	Cedar	Tree	Height, Invasive
Ceiba speciosa	Silk Floss Tree	Tree	Height
Cupressus spp.	Cypress	Tree	Height
Cycas spp.	Sago Palm	Cycad	Toxic
Cynodon dactylon	Common Bermuda Grass	Grass	Invasive
Dioon spp.	Dioon	Cycad	Toxic
Eucalyptus (except 2 Allowed)	Eucalyptus, Gum	Tree	Height, Highly Flammable
Ficus spp.	Fig Tree	Tree	Height, Water
Fraxinus spp.	Ash	Tree	Height, Water
Gleditsia triacanthos	Honey Locust	Tree	Height, Invasive
Grevillea robusta	Silk Oak	Tree	Water
Jacaranda mimosifolia	Jacaranda	Tree	Height, Water
Juglans major	Arizona Walnut	Tree	Water
Lysiloma watsoni	Feather Tree	Tree	Height
Morus spp.	Mulberry	Tree	Invasive + Illegal to plant in Pima County due to pollen!
Nerium oleander	Oleander	Shrub	Toxic
Olea europa (exc. “Swan Hill”)	Olive	Tree	Illegal to plant in Pima County due to pollen!
Parkinsonia aculeata	Mexican Palo Verde	Tree	Invasive
Pennisetum setacium	Fountain Grass	Grass	Highly Invasive, Serious Fire Problem (like Buffelgrass)
Phoenix (except roebelenii)	Date Palm	Tree	Height, Water
Pistacia chinensis	Chinese Pastiche	Tree	Height
Picea spp.	Spruce	Tree	Height, Heat
Pinus spp.	Pine	Tree	Height, Heat
Platanus spp.	Sycamore	Tree	Height, Water
Populus spp.	Cottonwood/Poplar	Tree	Height, Water
Pseudotsuga spp.	Fir	Tree	Height, Heat
Quercus (except 3 allowed)	Oak	Tree	Height, Water
Salix spp.	Willow	Tree	Height, Water
Syagrus romanzoffiana	Queen Palm	Tree	Height, Water
Tamarix spp.	Tamarisk, Salt Cedar	Tree	Invasive
Thevetia peruviana	Lucky Nut, Yellow Oleander	Shrub	Cold
Ulmus spp.	Elm	Tree	Height, Water
Washingtonia filifera	California Fan Palm	Tree	Height
Washingtonia robusta	Mexican Fan Palm	Tree	Height