RESIDENTIAL DESIGN GUIDELINES FOR VERRADO®

Design Review Application forms are also available online at:
www.verrado.com

For questions or to submit an application for review, please contact:
Verrado Community Association, Inc.
Phone: 623-466-7008
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Welcome to Verrado.

Verrado is a modern community nestled in the foothills of the White Tank Mountains where residents can establish a home and realize their dreams. Recognized for its use of timeless town-building principles, vibrant community, mountainside living, and commitment to celebrating education, Verrado fosters a sense of community and expression of individuality. Comfortably familiar, yet completely original, Verrado recaptures the friendly spirit of a great American small town.

From the earliest studies for Verrado, our focus has been on the ultimate look and feel of the built and natural environment. These Design Guidelines are where the plan and its three-dimensional reality come together. The purpose of this collection of requirements is to foster design cohesiveness and a sense of neighborhood and community identity. Our objective is to create far greater variety than the sameness, which tends to occur where there is no agreed-upon vision to guide the process.

The Residential Design Guidelines for Verrado have been shaped by more than twenty years of design guidelines experience. We hope you will find the following information to be both helpful and clear in its intent. Verrado by virtue of its size, location and beauty is the best of Home, Town and Arizona. In keeping with this uncommon opportunity, nothing has been spared in our pursuit and commitment to creating the finest planned community of its time and for generations to come.

The foundation for any high quality community is the understanding of the “Community Charter for Verrado” and the cooperation of the property owners and residents. This information was compiled to provide homeowners easy access to the applicable design guidelines and the procedures. The content of this document is important because it provides the Design Review Committee and homeowner's clear direction and understanding of the expectation of quality for Verrado.

These Residential Design Guidelines for Verrado, along with other related documents, exist to assist those who will contribute their best to the realization of our stated goal. Please take some time to familiarize yourself with this document. Your cooperation and understanding will ensure that Verrado continues to be the exceptional community that each resident desires.

- The Verrado Assembly
- The Verrado Community Association, Inc.
- The Verrado Design Review Committee
- DMB Associates, Inc.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
AUTHORITY

The authority for this document and the design review process is provided pursuant to the following:

Chapter 5 of the Community Charter for Verrado, as recorded in the Official Records of the Maricopa County Recorder as instrument 2002-1008906, and as may be amended from time to time, establishes the design review authority and process at Verrado. This Residential Design Guidelines for Verrado is referred to as “Design Guidelines” in the Community Charter for Verrado.

This Residential Design Guidelines for Verrado must be read with the other applicable governing documents, including the Community Charter for Verrado, as well as any Declaration or Supplemental Declaration(s) for specific portions of Verrado, any applicable rules of the Verrado Community Association Inc., and other restrictions. In the event of any conflict between these Guidelines and the other applicable governing documents, the strictest applicable restriction or requirement that can be enforced will apply.

As specified in the Community Charter for Verrado, the Founder maintains the initial Design Review Authority. Thereafter, the Board of Directors will appoint a Design Review Committee. For the purpose of these Residential Design Guidelines for Verrado, the term “Design Review Committee” will apply to either the Design Review Committee established by the Founder or the Design Review Committee appointed by the Board of Directors, whichever is duly authorized at the time to function in the capacity of Reviewer according to the Community Charter for Verrado.

“We shape our buildings ... and our buildings shape us.”

- Winston Churchill

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Section 1
INTRODUCTION

1.1 Purpose

The Residential Design Guidelines for Verrado have been created to assist all residents of single-family home neighborhoods in understanding the general rules and regulations pertaining to the community, and how these rules and regulations affect any proposed modifications to the built or landscaped environment. While virtually all improvements found within the confines of any single-family lot are installed at the time of Original Construction by the initial home builder, additions or modifications - such as installing a swimming pool, adding or installing new landscaping, or modifying the external appearance or configuration of the Residence - are common and are frequently requested. These Guidelines provide minimum standards and regulations that govern these additions or modifications. These Guidelines must be used by all residents of single-family home neighborhoods listed in Appendix “B” when contemplating the design and construction of any proposed addition, modification or other Improvement on a Lot.

The Residential Design Guidelines for Verrado have been formatted to focus on issues that residents will most likely encounter as a member of the Verrado community. Information regarding the general community structure is included in this document to give all residents a perspective of the design and development principals that will guide the evolution of Verrado. Also, sections that deal exclusively with landscape additions and modifications, and with other miscellaneous exterior changes, have been included. Finally, a set of procedures outlining the required review and approval process for these modifications has been included at the end of this document.

1.2 Design Review Committee

A Design Review Committee [the “DRC”] for Verrado has been established to ensure that all additions, modifications or other Improvements thereto proposed by property owners comply with the established design criteria.

The DRC function is initially operated by the Founder, according to the provisions of the Community Charter for Verrado. Subsequently, the DRC will be appointed by the Board of Directors, as provided for in the Community Charter for Verrado.

The role of the Design Review Committee is:

- To approve or disapprove proposed designs and plans for site planning, building construction, landscape modifications, exterior lighting, colors and materials, Additions and other Improvements; prior to commencement of construction;
- To ensure construction or installation conformance to the plans as submitted and approved;
- To report inconsistencies with approved plans and recommend appropriate actions for enforcement;
- To develop, review, publish and maintain minimum standards and guidelines.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
The Residential Design Guidelines for Verrado may be amended from time to time and it is the responsibility of each resident to obtain and review a copy of the most recently revised version of the Guidelines. In addition to conforming to these Guidelines, all construction must conform to all applicable design standards and ordinance requirements of the City of Buckeye or any other applicable governing agency.

All temporary and permanent Improvements at Verrado must be submitted to and approved by the DRC in writing prior to the start of construction.

The DRC is the ultimate arbiter of everything to be constructed on a residential lot or unit at Verrado. Because the goal is to treat community development as a large-scale work of art, the DRC’s decisions will include discretionary judgments. It is possible that an Applicant may feel that they have complied with the “letter of the law” and still fall short of being approved. Similarly, where justified by special circumstances, applications may be given considerations beyond the requirements as set forth. In such cases, the DRC in its sole discretion may grant variances from prescribed requirements. The DRC regards the diversity of ideas that fit within the overall Community Vision from each architect, builder, landscape architect and Owner to be a major contribution to the community’s quality of life.

1.3 Repairs, Maintenance and Replacement

Repairs, maintenance and replacement of existing, approved Improvements with the same colors, materials, details, style and appearance does not require approval of the DRC.

1.4 Interior Improvements

In general, work done to the interior of a Residence does not require approval of the DRC. However, modifications, changes or improvements to a porch, balcony, covered patio, garage, courtyard or other portions of the property that are visible from the exterior of the structure may require approval.

1.5 Governmental Codes and Ordinances and Permits

Approval of a Design Review Application by the DRC shall not be deemed to be a representation or warranty that the drawings or specifications submitted as part of such application comply with applicable governmental codes, ordinances or regulations. It shall be the sole responsibility of the property owner or other persons acting on behalf of the property owner to comply with all applicable governmental codes, ordinances and regulations. It shall be the sole responsibility of the property owner or other persons acting on behalf of the property owner to obtain building permits for any such work that requires a building permit prior to commencement of construction or installation.

In the event of conflict between any City of Buckeye ordinance standards and these Guidelines, the most restrictive provisions shall be deemed controlling. This is true of all elements of the community, including but not limited to, building heights, grading limits, drainage requirements, lot coverage, street standards, lighting standards, etc. In addition to the City of Buckeye, the same provision relates to any other entities having jurisdiction over the land, including but not limited to Maricopa County, the Army Corps of Engineers and the Arizona Department of Environmental Quality. In the event of any potential conflict, the Applicant should notify the DRC of the conflict and submit a revised plan to the DRC for

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approval prior to submitting the revisions to any other agency. The Applicant shall take whatever action is necessary to accomplish the design objectives set forth in the Guidelines, while avoiding conflict with the laws and regulations of the City or other governing entities.

1.6 **Interpretation of the Design Guidelines**

The Design Review Committee is the interpreter and administrator of the Design Guidelines. The application of the criteria in the Design Guidelines is based on the DRC’s interpretation and sole discretion. For example, if the Design Guidelines make a statement such as “no bold or bright colors”; then the interpretation of what is “bold and bright” is in the sole discretion of the DRC. Or if the Design Guidelines make a statement such as “match the authentic architectural character”; then the interpretation of what matches the authentic architectural character and what doesn’t is in the sole discretion of the DRC.

1.7 **Design Criteria for Unanticipated Improvements**

It is impossible to write guidelines and design criteria for every possible or potential Improvement, Addition, modification or change that might be considered for a residential property in a community as large as Verrado. Furthermore, new materials, methods, products and technologies will naturally occur over time. Therefore, the DRC reserves all rights, and at their sole discretion, to create additional rules, regulations, guidelines, design criteria, limitations, stipulations, and policies, either overall or on a case-by-case basis, to address the unanticipated improvements and requests that may occur. Just because the Design Guidelines are silent on a particular topic or specific Improvement does mean these Improvements are allowed or acceptable. If the Applicant is in doubt regarding design criteria for a potential Improvement that is not specifically covered in the Design Guidelines, the Applicant shall seek the opinion, direction and/or ruling of the DRC before proceeding.

1.8 **Variance for Excellence**

The DRC reserves the right to approve any application or to approve any variance to the criteria of these Guidelines, when the DRC believes in its sole discretion that the proposed Addition, modification or other Improvement represents a superior design solution. This ability to allow variances for design excellence is intended to allow the DRC to approve high quality designs that are appropriate for a Lot and the architectural style of the home, the surrounding neighborhood and the overall community. Any approval of a Variance for Excellence shall not be deemed to set a precedent for future requests; nor shall it obligate the DRC to approve similar variances in the future even if similar conditions exist.
1.9 Existing Non-Conforming Improvements

In a community as large as Verrado with thousands of homes and built over decades, there are at times existing improvements that do not conform or comply with the Design Guidelines. These conditions may include specific variances that were granted by the DRC; temporary approval of improvements for a limited time; and compliance issues that have not yet been resolved. In addition, as the DRC establishes new regulations and as the Design Guidelines are updated, there may be cases were improvements that preceded the new guidelines may exist.

Therefore, at times, Existing Non-Conforming Improvements may exist. In general, Existing Non-Conforming Improvements are few and far between.

In any case, just because a particular improvement which may not comply with the Design Guidelines exists or is allowed to exist in the Community does not establish a precedent. Just because your neighbor has an Existing Non-Conforming Improvement does not mean that the DRC has any obligation of any type to approve or allow a similar improvement even if similar conditions exist.

1.10 Applications and Submittals

Any modification, change, addition or Improvement to the exterior of the property must be reviewed and approved by the DRC prior to construction or installation. Owners, architects, designers, contractors and applicants must submit a complete and accurate application to the offices of the DRC.

All Design Review Applications must include:

- The Application Form completed with all applicable information.
- Drawings, sketches, photographs, cut sheets, specifications, samples, color chips, dimensions, or other information as necessary to provide a clear, complete and accurate explanation of the proposed Improvements. By submitting information to the DRC for review, the Applicant certifies that the information included in the submittal is accurate to the plans for the proposed improvements.
- Design Review Fee, if applicable.

The DRC reserves the right to deny or not accept any application that the DRC or its staff deems to be incomplete or inaccurate.

Application Forms can be found in Appendix "G" of these Design Guidelines. Application Forms are available at the offices of the Verrado Community Association; as well as on-line at www.verrado.com.

1.11 Terms and Expiration of a DRC Approval

An approval granted by the DRC is valid for a period of 90 calendar days from the date of approval, unless otherwise approved by the DRC in writing. If construction or installation of the improvements have not commenced within 90 calendar days, the approval shall automatically expire, unless the Applicant requests and obtains an extension in writing from the DRC.

1.12 Terms and Schedule for Completion of Work

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Any work that is approved by the DRC must be completed within 180 calendar days of commencement, unless otherwise approved by the DRC in writing. An Applicant may request an extension of time via a written request to the DRC for good cause. The DRC reserves all rights to grant or deny an extension of time.

1.13 Compliance

By proceeding with construction or installation of any modification, addition or Improvement that has been approved by the DRC, the property owner, and all persons acting on behalf of the property owner, agree to comply with the approval granted by the DRC, including any stipulations of approval. Furthermore, the property owner acknowledges and agrees to be liable for all work and costs necessary to bring any non-conforming work into compliance.

1.14 Right to Inspect

The DRC and the Verrado Community Association, Inc, reserve all rights allowed under the Community Charter for Verrado, without the obligation, to inspect the property to verify that the proposed Improvements were completed in compliance with the Design Guidelines and in accordance with the approval that was granted by the DRC, including any stipulations of approval. The DRC is not obligated to inspect a property; therefore, the absence of an inspection by the DRC shall not be deemed to be an "approval-by-default" of the work constructed or installed by the Owner.

1.15 Enforcement

The Verrado Community Association, the DRC and their assignees shall enforce the Residential Design Guidelines for Verrado, as well as enforce the decisions of the DRC including any stipulations, as allowed by the Community Charter for Verrado and as allowed by law.
Section 2

THE VERRADO COMMUNITY VISION

2.1 The Verrado Vision

Verrado is a modern community nestled in the foothills of the White Tank Mountains where residents can establish a home and realize their dreams. Recognized for its use of timeless town-building principles, vibrant community, mountainside living and commitment to celebrating education, Verrado fosters a sense of community and expression of individuality. Comfortably familiar, yet completely original, Verrado recaptures the friendly spirit of a great American small town.

The Verrado Vision celebrates four “cornerstones”:

**Small-Town Character.** Town-building principles come alive at Verrado, where residents have the opportunity to live in a modern community that is reminiscent of a great American small town. Like towns that have evolved over time, the heart of Verrado will be a vibrant, pedestrian-friendly Main Street District for shopping, dining, entertaining and doing business. Extending from Main Street are intimate neighborhoods with tree-lined streets and shaded sidewalks that encourage residents to stroll to the corner park or to the local grocer.

Homes at Verrado incorporate the use of regionally-appropriate architecture emphasizing the values of timeless and authentic design. Homes range from unique apartment and loft rentals to town homes to single-family homes to custom homes. All homes in Verrado foster a sense of community with styles and sizes that appeal to a wide variety of people. Some of the innovative design elements include front porches, alley-loaded or recessed garages, and the use of authentic, regionally-appropriate architecture.

**Celebrating Education.** Celebrating education will be a hallmark of Verrado. Working with local school districts and other educational institutions, residents will be able to access lifelong educational opportunities. Verrado’s learning opportunities will extend beyond the classroom through affinity clubs and organizations, such as book clubs, travel clubs or hobby groups.

**Engaging Life.** One of the goals of Verrado is to foster a sense of community. With the help and direction of residents, the Verrado Assembly will provide opportunities for personal growth, recreation and volunteerism.

**Arizona Desert Mountain Theater.** At Verrado, residents will find recreational opportunities throughout the community. Large-scale recreation is highlighted by the championship golf course and the path and trail system. On a more intimate level, neighborhood parks are across the street and down the block from almost every home. And the dramatic backdrop of the White Tank Mountains brings the drama of the Arizona desert to everyone’s backdoor.
2.2 Town-Building Principles

Verrado is based on the town-building principles and planning traditions that have shaped rich communities and towns that have flourished for decades. Distinct neighborhoods and diverse community elements will be woven together in a fashion that enhances the overall effect and creates a real feeling of “place” – similar to that of a traditional small town. The vision evolves from listening to the land and integrating the man-made and natural elements. The size of Verrado and the variety of land uses, vegetation and topography allow for a true diversity of residential and commercial uses organized in a town-like character. The plan evolves from the town-building principles discovered by the study of traditional small towns, master-planned communities and historic neighborhoods nationwide - living laboratories which have evolved over the last one hundred years. It is sharpened by detailed studies prepared by nationally recognized planners, engineers and consultants.

Every small town has its “center” – the heart and soul of the community. At Verrado, the Main Street District provides this civic community identity where residents can gather to shop, dine and socialize. Surrounding the Main Street District are the “near town” neighborhoods. These neighborhoods tend to be more urbane with short, grided blocks, smaller homes, and a tighter, more formal scale. The “near town neighborhoods” include apartments, row homes and cottages and have the advantage of being within easy walking distance of the amenities in the Main Street District. As the town-building philosophy radiates further from the center, the “park neighborhoods” provide a wide variety of homes focused around neighborhood parks and signature streets. The soft grid of streets leads to focal parks and open space vistas. And at the “edge of town”, the planning patterns soften and becomes more organic. The lots are larger, the houses farther apart, and the streets meander to fit with the natural terrain. This planning philosophy results in a finely woven fabric of land uses based on town-building traditions.

2.3 Neighborhood Crafting

Neighborhood Crafting is used to describe the localized level of design and planning details that connect the individual house to the community. It is important for all residents of Verrado to realize that their home is “one thread in the community fabric” and that the importance of placement, size, texture and color of each thread is what makes the fabric so beautiful. Neighborhood Crafting is based on key elements that, when used together, support the Verrado Vision, support the Town Building Principles and create neighborhoods unlike any seen before in the Phoenix metropolitan area.

Key Elements of Neighborhood Crafting include:

**Streets with a Story.** At Verrado, most streets are narrow and pedestrian friendly. The reduced pavement and increased landscape, creates a safely flowing street while still allowing on-street parking in most cases. Streets are oriented to create unique experiences. Some streets terminate on axis with a formative neighborhood park, some orient toward spectacular mountain views and others visually lead you to an open space wash. The connectivity of streets flow seamlessly between neighborhoods to create vehicular and pedestrian connections.

**Street Trees and Curb Separated Sidewalks.** Similar to those great neighborhoods in the traditional small town, Verrado has moved the sidewalks away from the street to create comfortable pedestrian...
connections. Uniformly spaced street trees line both sides of the street in this parkway zone to create shaded walkways and continuity in the neighborhoods.

**Architecture Forward / Front Porches / Recessed Garages.** The Verrado neighborhoods bring life back to the street by causing the living spaces and architectural character of the homes to address the street and the community. Verrado homes feature front porches, entry courtyards, balconies, visible front doors and recessed garages. The Verrado neighborhoods are about people, not about cars. So whether it’s the front porch swing or the red geraniums, the homes (and their residents) are connected to the community.

**Corner Lots:** Lots located on street corners or homes that have a side that faces an open space hold an important position in the Verrado neighborhoods. These unique properties present attractive faces to the community on both the front and the side of the home. The architectural forms, details and massing, as well as the location of fences and landscaping on the side of the house that faces the street or open space have been specifically designed to celebrate the unique location and importance of a Corner Lot.

**Authentic Architectural Styles and Details.** Authentic architecture is one of the many key elements of great neighborhoods that are rediscovered at Verrado. The use of authentic historical precedents as inspiration is important in that it establishes a common aesthetic quality that reaches beyond the conventional suburban blandness often built today. The home’s massing, roof forms, materials and details should reflect historic, regional architectural styles that are recognizable, familiar and comfortable. The appeal of Verrado neighborhoods will only increase over time due in large part to the authentic character of the homes that will age more gracefully.

**Diversity of Styles.** A home is one of the greatest monetary, emotional and personal investments that a person makes in their life, so why should it look exactly like everyone else’s? In keeping with the traditions of town-building principles, Verrado has a variety of regionally-appropriate architectural styles that provide diversity and variety, while still existing harmoniously side-by-side.

**Variety of Colors and Materials.** Traditional towns had a wide variety of colors, materials and details in the homes that evolved over decades. To bring the community to life, a variety of colors and materials are encouraged throughout Verrado. At Verrado, a variety of colors, tones and hues that are appropriate to the authentic architectural styles are encouraged.

**Simplicity of Landscape.** Landscape can be the great unifier of a community with its ability to bring the different aspects to the built environment together. The landscape character at Verrado supports the town-building principles with greater density and formality at the heart of the “town” and more, natural and organic patterns at “the edge of town”. In general, the landscape at Verrado should consist of larger planes of mass plantings, rich densities of plant materials and simple repose to the landscape character.

The Verrado Community Vision brings together the best planning and design principles that have created those great places that endure and improve with time. When applied to this spectacular site, nestled in the White Tank Mountains, Verrado will continue to improve as it is shaped by its residents.

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Section 3
SITE STANDARDS

The setback criteria for single-family residential lots vary throughout Verrado, depending on the lot size, subdivision plat and location in the community. Appendix “C” provides a detailed list of the setback criteria for each lot size and parcel. Any Additions or other Improvements shall comply with all applicable setback criteria.

General Requirements:
- In most cases, the setback criteria presented in these Guidelines is more restrictive than that which may be allowed by the City of Buckeye. The more restrictive criteria shall prevail.
- All setbacks are measured from, and perpendicular to, the property line.
- All setbacks must meet or exceed applicable standards, codes and ordinances of the City of Buckeye or any other governing agency.
- Any setback-related condition created as part of the Original Construction by the initial Builder and approved by the Founder that does not comply with these setback criteria are deemed approved and acceptable in perpetuity. Any non-complying setback conditions allowed as part of the Original Construction shall not create any rights or precedents for future Additions or other Improvements.
- Front Yard Setbacks - At the time of the Original Construction by the initial Builder, additional front yard setbacks were required on certain lots to achieve certain community objectives. In order to maintain those original objectives, the existing front yard setback for each lot shall be maintained as per the Original Construction, unless otherwise approved by the DRC.
- Staggered Front Yard Setbacks - Some lots on each block have an additional 5’ front yard setback in order to create greater front yard setback variety along the streets. The staggered front yard setback was established with the initial Builder as part of the Original Construction. The DRC will require lots with the staggered front yard setback, which was part of the Original Construction, to maintain the existing front yard setback for any future Additions or other Improvements.
- Deep Recessed Garage Encroachments - At the time of Original Construction by the initial Builder, certain garages that were deeply recessed within the lot, were allowed to encroach into a side yard setback as defined in these Guidelines. Under this condition, garages built as part of the Original Construction as approved by the Founder are deemed approved and acceptable in perpetuity. Such encroachments, if any, shall not create any rights or precedents for future Additions or other Improvements. All future Additions or other Improvements must comply with the setback criteria listed herein.
- Lot Ties or Lot Joins, which combine two or more lots into one legal parcel, are not allowed on non-Custom Home lots. Lot Ties or Lot Joins may be allowed on Custom Home Lots.
- The maximum lot coverage is regulated by the specific zoning requirements for each parcel.

The DRC reserves the right to create additional setback criteria for certain Improvements that at this time may not have been contemplated, in order to maintain the character and value of Verrado.

Refer to Appendix “C” for detailed setback standards for each parcel.
Section 4

ARCHITECTURAL STANDARDS

The construction, installation, erection, or placement of anything, permanently or temporarily, on the exterior portions of a Residence or upon or within a front, side or rear yard, whether such portion is improved or unimproved shall include, without limitation, obtaining the prior written approval of the DRC in accordance with the procedures of the Residential Design Guidelines for Verrado. Such approval shall be subject to the restrictions, requirements and conditions set forth in the applicable governing documents, including the Community Charter for Verrado, Declaration(s), Supplemental Declaration(s) and other Rules and Regulations of the Verrado Community Association, Inc.

All Improvements must be submitted to the DRC for approval prior to construction.

Great care and thought has been given to the creation of the designs, styles, colors and materials of all of the homes at Verrado. Therefore, the same attention to detail must be given to any Addition, modifications or other Improvements. In addition to these Guidelines, the criteria used during the initial design by the Homebuilders will be used by the DRC in their review of any future application from a Homeowner. In particular, the DRC will look for authenticity in the execution of the approved architectural styles. Any Addition, modification or other Improvements to a Residence must continue the authentic detailing of each architectural style. The DRC will also look for consistency in detailing, colors, materials, forms and architectural style with the Original Construction. The intent is that any Addition, modification or other Improvement fits seamlessly with the Original Construction.

Authentic architecture is a key design principle throughout Verrado. The DRC will consider the authenticity of the architectural style in the review of all applications. All proposed Additions, modifications or other Improvements shall be appropriate to the authentic detailing of each architectural style. For example, a Spanish-styled house should not have Western Regional Farmhouse styled shutters. Likewise, a Ranch style house would not have decorative, scrolled ironwork that is well suited for a Spanish style house. In general, the DRC will not allow exterior modifications that, in the opinion of the DRC, do not maintain the authentic architectural style and character of a home. For example, stone should not be added to a Spanish style home because stone is not generally authentic to the Spanish styles at Verrado. Likewise, contemporary exterior light fixtures should not be added to a traditional styled home because contemporary lights do not maintain the authentic architectural style.

The following Architectural Standards apply to all residences (attached and detached) and residential Lots covered by these Guidelines:

Accessory Buildings and Structures

- Detached accessory buildings or structures, including but not limited to: guest houses, cabanas, pool houses, detached garages, green houses, storage buildings larger than 80 sq ft, workshops, or other structures, must be architecturally compatible with the main Residence.
- Unless otherwise approved by the DRC, such structures are limited to locations within enclosed rear yards.
- Materials, colors, finishes, style and architectural details shall be carefully coordinated on all accessory structures, and visually related by way of connecting walls, pergolas, terraces, or

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other landscape treatments. Such structures must match the style, materials, colors, finishes and detailing of the Residence.

- The location, size, height and placement of all accessory buildings and structures are at the sole discretion of the DRC. The DRC reserves the right to not approve an accessory building or structure that in its sole discretion it feels is too large or oversized for the proposed Lot or location.

- It is the Homeowner’s responsibility to obtain all necessary permits or other local, state and federal approvals and to adhere to all code requirements.

- All accessory buildings or structures shall meet the setbacks required by the Residential Design Guidelines for Verrado and the City of Buckeye, which may vary depending on lot size (refer to Section 3 of these Guidelines for setback standards).

- A detached Accessory Building must be located a minimum of ten (10) feet from the main Residence.

- The maximum allowed height for any such structure is fourteen (14) feet above the primary finished floor elevation of the Residence, unless otherwise approved by the DRC or unless otherwise further limited in these Guidelines.

Additions. Expansion or addition of habitable spaces that are part of the main Residence must match the character, architectural style, forms, shapes, building massing, materials, details and colors of the Original Construction. The primary objective of any Addition is that it appears seamless with the existing home. Such Additions shall be reviewed by the DRC for appropriateness and compatibility as well as potential neighborhood impact. The DRC reserves all rights to not approve an Addition that it deems, in its sole discretion, to be too large, too tall or otherwise inappropriate. The height of any Addition to an existing Residence shall be no higher than the roofline of the Original Construction. Additions must comply with the building setbacks of both these Guidelines and applicable ordinances and regulations of the City of Buckeye (refer to Section 3 of these Guidelines for setback standards).

Address Identification. Each Residence is required to maintain address identification numerals located on the building structure, which are legible and visible from the street and comply with the criteria of the City of Buckeye. Address identification numbers may not exceed eight (8) inches in height and should be of a simple font style appropriate to the architectural design of the home. Address identification may not be placed on freestanding signs. Address identification numerals are not allowed to be painted on any curbs. Lots in which the garage is accessed from an alley are required to have additional address identification visible from the alley.

Air Conditioning and HVAC Equipment. No rooftop or window mounted air conditioning or HVAC equipment is allowed. All ground-mounted air conditioning equipment must be screened from view from adjacent streets, common areas, golf course or neighboring lots by means of a low masonry wall that is stuccoed and painted to match the Residence unless otherwise approved by the DRC. Any form of rooftop HVAC equipment, including wind turbines, is prohibited.

In victory neighborhoods, AC units on neighboring lots must be offset a minimum ten (10) feet when located in adjacent side yards and be screened from view of a street, path and trail, and/or golf course by medium to large size shrubs.
Antenna and Satellite Dishes. To control the visual clutter of non-architectural elements attached to the exterior of the building, the following requirements shall apply to antennas and satellite dishes:

- Unless otherwise permitted by law, antennas, satellite dishes, transmission dishes, or other apparatus for the transmission, reception, or communication of television, radio, satellite, data or other signals shall be discretely located in the side or rear yard, installed immediately adjacent to the Residence or below the privacy fence; and integrated with the residential structure and landscaping. Unless otherwise permitted by law, antennas and satellite dishes are not permitted in front of the front face of the Residence.
- Any such devices shall be screened or landscaped from view from the street, common area, golf course and adjacent lots.
- Unless otherwise permitted by law, Antenna or Satellite Dishes may not be mounted directly on the roof of any home.
- Antenna and Satellite Dishes may not be mounted to the chimney of any home.
- No satellite dish over forty (40) inches in diameter will be allowed unless specifically approved by the DRC.
- All equipment, including brackets, attachments and accessories should be painted to blend in to the structures upon which they are mounted, as long as painting the device does not void the manufacturer’s warranty or affect the signal.
- All wiring, cables and conduits shall be located in the least visible locations possible. Wiring and cables should be tucked into corners or run under eaves in order to minimize their visibility. All wiring and cables must be tightly and securely attached to the mounting surface; loose cables are not allowed. All wiring, cables and conduits shall be painted to match the color of the adjacent building surface.
- The location of all such antenna and satellite dishes must be approved by the DRC prior to installation.
- Refer to the Community Charter, Exhibit “C”, April 9, 2004, paragraph 1 (o).

Architectural Details (Ornamental or Structural). The architectural styles at Verrado are based on the great historic and charming styles that were relevant in traditional small towns. Architectural details, applicable to each style, are often the "jewelry" on a home. Architectural details, including ornamental and structural details, should be used to accent the authentic architectural style of the home. Details inconsistent with the architectural style or with random patterning or spacing may not be permitted. Unless specifically approved, whether for functional or aesthetic purposes, architectural details such as vents, louvers, flashing, chimney caps, railings, trims, window surrounds and decorative metalwork shall be made of complementary colors and materials. Creativity is encouraged for decorative elements such as gable vents, front door surrounds, accent trims and decorative tiles for stairs. Ornamental details should appear to be functional elements and integral with the authentic architectural style of the home. The DRC will review architectural details on a case-by-case basis.

Art / Artwork (Exterior): Refer to "Ornamentation, Artwork or Sculpture".

Awnings, Canopies, Sunscreens and Window Shades. Exterior awnings, canopies sunshades, window sunscreens, roller shades, security shades, and retractable shades of any type must be approved by the DRC prior to installation. The design, color and style must blend with the design, color and authentic architectural style of the Residence.
• Fabric awnings, if approved, shall utilize fade-resistant colors and materials with a minimum 5-year life span warrantee. The style and shape of the fabric awnings must be appropriate to the design and authentic architectural style of the home. In general, decorative supports and brackets are required; and the sides of the awning shall be open. Box, dome, convex and concave shaped awnings are not allowed. The color of the awning shall match the color palette and the authentic architectural style of the home. Bright or bold colors or patterns are not allowed for any awning. Awnings must be maintained in an attractive manner at all times.
• Roll-down security screens are prohibited on all windows except those installed on first floor windows of an enclosed rear yard.
• Exterior roll-down sunscreens or roller shades, if approved, are only allowed within an enclosed rear yard. Exterior roll-down sunscreens or roller shades are not allowed on any Front Porch.
• Window Sunscreens, if approved, shall comply with the following requirements:
  o All window sunscreens, including those on side and rear elevations, require approval from the DRC prior to installation.
  o The frame of the Window Sunscreen may not be larger than the actual frame of the window. The Window Sunscreen or its frame shall not overlap stucco or other window trim elements. The Window Sunscreen must fit tightly to the window frame.
  o The color of the Window Sunscreen frame shall match the color of the window frame to which it is attached.
  o If the window which is to receive the Window Sunscreen has decorative window grids, mullion or muntins, then the Window Sunscreen shall have the same pattern of grids as an integral part of the Window Sunscreen. The objective is that the Window Sunscreen looks like the window behind it. The grids shall be constructed of the same material as the frames of the Window Sunscreen.
  o The screen fabric shall be black, dark brown or dark bronze in color.
  o If used, a Window Sunscreen must cover the entire window and not just a portion of a window.
  o All Window Sunscreens shall be maintained in an attractive manner at all times.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
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YES
- Black sunscreen fabric so it looks like dark glass.
- Sunscreen frame that matches the color of the window frame.
- Sunscreen grids that match the pattern of the decorative grids on the window behind the sunscreen.
- The size of the sunscreen is the same size as the aluminum window frame behind it.

NO
- Wrong color of fabric - it looks like someone painted over the windows.
- It is missing the decorative window grids that are on the window behind it.
Barbecues, Firepits and Fireplaces. Built-in barbeque units, outdoor cooking equipment, fire pits, fire features, chimenea, exterior fireplaces, or other similar elements must comply with the following design criteria:

- Must be contained within the enclosed rear yard or enclosed side yard courtyard.
- Must be designed to complement and integrate with the design of the Residence and landscape.
- Shall be located a minimum of five feet (5'-0") from any property line. (Lots that have a Use and Benefit Easement, shall provide a minimum of five feet (5'-0") from the outer edge of the Use and Benefit Easement instead of the actual property line.)
- A barbeque, fire pit or fireplace taller than six (6) feet above the adjacent finished grade shall be located a minimum of ten (10) feet from any View Fence.
- Any freestanding exterior barbeque or fireplace, including the chimney, shall be proportional in size to the surrounding elements and shall not exceed a height of ten (10) feet above the primary finished floor elevation of the Residence, unless otherwise approved by the DRC.
- Both gas and wood burning types of barbeques, fire pits and fireplaces are acceptable, although gas is preferred due to reduced smoke and fire danger.
- The style, colors and materials used for a barbeque, fire pit, fire feature or fireplace shall match the character and authentic architectural style of the home. Any barbeque, fire pit, fire feature or fireplace shall use the same materials, colors and details on all four sides of the improvement to ensure that the back side which may be visible through a View Fence has the same appearance as the other faces of the improvement.
- Fuel storage tanks must comply with information in "Storage Tanks".
- Portable Outdoor Fire Elements, such as portable grills, fire stands, and patio heaters are only allowed within the enclosed rear yard. These elements are not allowed in the Front Yard Zone, including on Front Porches or in Front Courtyards.

Basketball Goals. Basketball goals, hoops and backboards may be installed on any Lot, when specifically approved in advance by the DRC. The intent is to locate the basketball goal in the least visible area and away from streets, the golf course or common areas. Permanently mounted or sleeve-set basketball goals are prohibited in front yards (defined for this purpose only as the area between the sidewalk and the front-most face of the house). Basketball goals located adjacent to driveways and behind a porte-cochere or behind the front face of the Residence may be allowed, if approved by the DRC. Rear yard installation must be approved by the DRC, provided that the goals are located near the main dwelling structure to reduce visual impact to adjacent residences and a minimum of fifteen (15) feet is maintained from any perimeter wall or property line to the pole. Basketball goals located adjacent to driveways that are accessed from alleys may be allowed, if approved by the DRC. In such cases, the basketball goal should be located on the interior side of the driveway. Basketball goals and backboards are not allowed within fifteen (15) feet of any property line adjacent to a golf course.

The basketball goal, backboard, post and support structures must come down when no longer utilized. The pole and any metal supports shall be painted black, dark green, or painted to match the house color. (Basketball rims are allowed to remain orange.) No logos or graphics may be added to the backboard or post beyond the manufacturer’s logo. Basketball goals must be maintained in a safe and attractive condition, including rims and nets. Basketball goals may not be attached to the front, rear or side of the house structure. The DRC may require additional mature landscaping to screen any basketball hoops and backboards from a street, common area, or neighboring lot. Although the general
All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Columns and Posts. Columns and posts must appear as integrally designed elements that match the authentic architectural style of the home. In general, the following design criteria shall apply to columns and posts:

- Columns and posts should appear to be solid supporting elements
- Wood posts shall be a minimum of 8" x 8" (nominal). The use of other materials that look like wood may be allowed subject to approval by the DRC
- Concrete and cut stone columns shall be a minimum of 12" diameter. The use of other materials which look like stone or concrete columns may be allowed subject to approval by the DRC.
- Stucco columns shall be a minimum of 16" x 16". The DRC may require larger proportions for stucco columns depending on the style, massing and form of the home.

Courtyards. Refer to "Front Yard Patios and Courtyards".

Decks. A Deck is a constructed elevated outdoor area attached to the Residence (i.e. a porch without a roof). Decks are only allowed within enclosed yards and must be integrated and consistent with the architectural style of the home. In general, a Deck should not be detached or isolated from the main Residence. Refer to "Roof Decks".

Dog Runs / Pet Shelters. Dog runs, pet shelters, animal cages, or similar items may only be allowed in an enclosed rear yard. Such items may not exceed the height of the surrounding walls or fences and shall not be visible from neighboring property. Such items may not be located within ten (10) feet of a View Fence. See Exhibit “C” of the Verrado Community Association Inc. Charter regarding pets and animals.

Doors (Exterior). Modifications, repainting or replacement of an exterior door on a home requires approval from the DRC prior to installation or modification. The style, pattern, appearance, materials and colors of an exterior door shall match the character and authentic architectural style of the Residence. Designs, patterns or colors for exterior doors that are deemed by the DRC to be overlay ornate, contemporary, bold, dramatic or not appropriate for the architectural style will not be approved. Materials used for exterior doors shall be durable and low-maintenance. The color of an exterior door shall complement the color palette of the Residence. Bold, bright, shiny or reflective materials or colors should not be used for an exterior door. Sliding glass doors are not allowed on the front elevation of a home. Refer to "Security Doors".

Drainage. All Lots shall drain per the engineering plans on file with the City. Generally, Lots drain to the street or alley. Obstruction, alteration or re-channeling of drainage flows from the initial location of drainage patterns, drainage swales, storm sewers, or storm drains constructed as part of the Original Construction is not permitted.
Driveways. Any modifications, changes or replacement to a driveway requires approval of the DRC prior to construction.

- Expanding or widening driveways shall not extend the width of the pavement more than two (2) feet beyond either side of the actual garage door opening; nor shall the width of the pavement extend beyond the side face of the garage structure (whichever is the most restrictive).
- Driveways cannot be expanded or widened between the street and sidewalk. Driveway locations may not impact the existing street trees in the landscape area between the street and the sidewalk.
- In general, driveways must be at least five feet (5'-0") from a public utility transformer or public utility equipment.
- Each Lot will only be allowed to have one (1) driveway access point to the street. In general, driveways shall intersect the street at a 90 degree angle.
- Circle driveways or driveways connecting two different streets are not permitted.
- Driveway pullouts for additional parking or for access to rear yards are prohibited.
- Any changes to the driveway material must be approved by the DRC prior to installation.
  - Driveway materials shall be limited to: gray concrete with light broom finish; grey concrete with salt finish; exposed aggregate concrete; integrally-colored concrete subject to review and approval of the color by the DRC; concrete pavers; brick pavers; or other materials as specifically approved by the DRC.
  - Painted finishes, acrylic coatings, epoxy coatings, tile, stamped concrete, pebblestone, or other coating materials are not allowed on any driveway, unless otherwise approved by the DRC.
- Decomposed granite, gravel, rock, earth, asphalt, and other unimproved driveway surfaces are not allowed.

Driveway Gates. Driveway Gates are not allowed in the Front Yard Zone or within the front yard building setback. Driveway Gates may be considered by the DRC on a case-by-case bases for homes with a porte cochere or with a deeply recessed side auto courtyard that is behind the front-most face of the home. Driveway gates, if allowed, shall match the authentic architectural style of the home, including the colors, materials, patterns and appearance. Driveway Gates may not be treated as artwork or design statements. The height of driveway gates may be limited as deemed appropriate in the sole opinion of the DRC.

Exterior Hardware and Accessories. Unless specifically approved, whether for functional or aesthetic purposes, materials such as flues, vents, louvers, flashing, chimney caps, railings, utility boxes and mechanical equipment and metal work of any kind must match the building color of the adjacent surface or be of a complementary color. Conduits, cables, piping and similar elements shall be either concealed within the structure of the walls, or located behind a fence. Conduits, cables, piping and similar elements may not be visible from the street or sidewalk.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Fences and Screen Walls (rear and side conditions). In most neighborhoods, fences, view walls, privacy walls, perimeter walls and party walls shall be an extension of the architectural style and character of the Residence. In some neighborhoods, walls and fences on property lines are a consistent material and color from lot to lot and part of an overall thematic character. Any modifications, replacements or extensions of any Original Construction fences or screen walls (by Builder or Founder) require the approval of the DRC. In general, the DRC will not allow increases in height or extension of fences or screen walls beyond those constructed by the initial Builder or Founder with the Original Construction.

Community Walls.
- At times, Community Walls were constructed as part of the Original Construction. These walls have a common appearance throughout the neighborhood.
- Modifications to Community Walls are not allowed.
- Theme Walls and Interior Privacy Walls may not be higher than a Community Wall.
- Temporary removal of Community Walls will not be allowed for any construction access.

Theme Walls.
- Fences and screen walls that face any street or Common Area are known as Theme Walls.
- The appearance of a Theme Wall is required to match the style and architectural character of the Residence. Any modifications to a Theme Wall shall match the colors, materials and details of the Original Construction.
- In general, the DRC will not allow increases in height or extension of Theme Walls beyond those constructed by the initial Builder with the Original Construction. In general, Theme Walls shall be setback a minimum of 10'-0" from the front face of the Residence.
- In general, Theme Walls between homes on adjacent properties shall be offset by a minimum of 2'-0" from each other.
- In general, Theme Walls shall not exceed six (6) feet above the highest adjacent finished grade, unless otherwise approved by the DRC.
- Wood, split rail, vinyl, concrete, and chain link fences are prohibited on any Lot. 4" concrete fence block (aka: "Dooley Wall") is prohibited facing any street, including streets adjacent to side yards, unless specifically approved by the DRC.
- Interior fences or privacy walls may not be higher than a Theme Wall.

View Fence.
- View Fence means metal fencing that is relatively transparent and generally composed of vertical metal pickets at four inches (4") on center. View Fencing allows for partial views through the metal pickets.
- View Fences must be painted an approved accent color and may not be painted the same color as the adjacent wall color or body color of the Residence.
- Wire or metal mesh may not be placed over a View Fence without approval of the DRC.
Fences and Walls adjacent to Open Space or Golf Course.
- The walls, retaining walls and fences that are adjacent to open space or the golf course must comply with the community standard design theme that was established as part of the Original Construction.
- In general, the DRC will not allow increases in height or extension of fences or screen walls beyond those constructed by the initial Builder with the Original Construction.
- The DRC requires special treatment of walls, retaining walls and/or fences adjacent to the golf course or common areas, including requiring changes in wall plan and direction on some Lots. Therefore, at times, walls and fences along the golf course or common areas may not be allowed to follow the property line.

Fences and Walls on a Corner Lot.
- In general, the DRC will not allow increases in height or extension of fences or screen walls beyond those constructed by the initial Builder with the Original Construction.
- A Corner Lot is a lot in which the side of the home faces a street or Common Area.
- Walls and fences that are taller than 42" on the side of the house that face the corner shall generally not cover more than the rear one-third (1/3) of the side elevation of the home.
- Courtyard walls that are 42" in height or less may be allowed on the side of a home on a Corner Lot if approved by the DRC.
- Wall and fences on a Corner Lot may not be constructed within the Public Utilities Easement (PUE).

Interior Privacy Walls.
- In general, fences and privacy walls at the rear yard or side yard shall not exceed six (6) feet above the highest adjacent finished grade, unless otherwise approved by the DRC. The height of an interior privacy wall may not be taller than an adjacent Theme Wall or a Community Wall.
- The inside face of a privacy wall that surrounds a rear yard or side yard shall be painted to match the primary stucco color of the home; or shall be painted a neutral desert-tone brown color such as Dunn-Edward "Baked Potato #DEC717.
- If the inside face of the privacy wall is visible from eye-level from any street, sidewalk, Common Area or golf course, the inside face of the privacy wall may not include: bold colors; bright colors, dramatic colors, stone, tile, murals, signage, graphics or artwork. This criteria applies to the inside face of privacy walls that are visible through a View Fence.
- The inside face of a courtyard wall (42" or less in height) shall be finished and painted to match the exterior face of the courtyard wall for consistency.

Fences or Walls on a Common Property Line
- In general, the DRC will not allow increases in height or extension of fences or screen walls beyond those constructed by the initial Builder with the Original Construction.
- If an Owner desires to modify the height or location of a fence or wall that is located on a common property line, the Owner shall obtain and provide written approval from the neighboring owner.
- Any request to modify the height or location of a fence or wall that is located on a common property line must include a clear explanation of the construction responsibility for the changes.
to the fence or wall; as well a clear explanation of the long-term maintenance responsibility of both sides of the wall or fence.

- The height of a privacy fence or wall on a common property line may not be taller than the Theme Wall that faces a street.
- Each homeowner is responsible for the maintenance of their side of a common wall or common fence. In cases, where a wall or fence is adjacent to common area, a street, or the golf course, the Homeowner is responsible for the maintenance of both sides of the wall or fence, unless otherwise designated.

**Pool Safety Barriers.**
- Fences, screen walls and gates used for swimming pool enclosures must comply with the City of Buckeye pool safety barrier criteria.

**Fencing Materials.**
- Wood, cedar, split rail, vinyl, PVC, plastic, pre-cast concrete, wire, and chain link fences are prohibited on any Lot, unless otherwise specifically approved by the DRC.

**Victory District Walls and Fences.**
- In Victory neighborhoods, full height solid walls and view fences are not required. Full height solid walls are not allowed except when installed by the Founder. View Fences are allowed for pool safety enclosures and for pet containment. In the event that a Homeowner installs a view fence on the side yard property lines to enclose a rear yard, the Homeowners on adjacent neighboring Lot(s) are not responsible for the cost of initial construction or maintenance of the view fence. Current Victory neighborhood wall and fence specifications and standards are provided in Appendix “R” and available on verrado.com or by contacting the Verrado Community Association Office.

**Finished Grade / Finished Graded Pad.** The Lots in Verrado were developed with specific engineered Finished Graded Pads at the time of the Original Construction. In general, the grade and elevation of the Finished Graded Pad should not be modified. In general, grading or pad elevation modifications will not be allowed in the Front Yard Zone. Changes or modifications to the original Finished Graded Pad elevation within an enclosed rear yard may not exceed two feet (2'-0") above the elevation of the original Finished Graded Pad, provided that the revised grading does not negatively impact or alter existing drainage conditions. Additional low retaining walls may be added to slope grades within an enclosed rear yard or enclosed side yard. Modifications to the elevation of the original Finished Graded Pad may not be used to gain additional building height for any Addition, Accessory Structure or Shade Structure.

**Fire pits.** Refer to Barbecues, Fire pits, and Fireplaces.

**Fireplaces.** Refer to Barbecues, Fire pits, and Fireplaces.

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All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Flags and Flag Poles.
- No permanent flagpole or flag shall be installed on any Lot without prior written approval of the DRC unless otherwise permitted by law.
- Due to the residential scale and character of the neighborhoods, free-standing flagpoles are generally discouraged; with building-mounted flags preferred.
- A free-standing flagpole shall be limited to a maximum height of twenty (20) feet or the highest point of the roof of a single-story home (whichever is the smaller dimension) in any residential area.
- Only one (1) flagpole shall be permitted per Lot in residential areas (except for a model home complex approved by the DRC or the Founder).
- The color of the flagpole in a residential area shall be black, bronze or dark gray.
- Flagpoles should have an internal halyard system so that no noise is made by the flag securing system. Lanyards are not permitted to disturb the peace of the neighborhood.
- No more than two (2) flags may be displayed at the same time.
- The size of the flag shall not exceed 4’ x 6’.
- Any lighting of a flag or flag pole shall comply with the requirements for exterior lighting, as outlined elsewhere in these Guidelines.
- All flags and flagpoles shall be maintained in good condition. Faded, frayed or tattered flags are generally not allowed. The USA flag must be flown in accordance with the Federal Flag Code.
- Applications for flagpoles and flags must detail the location, size, material, color, finish, lighting (if any), and content of the pole, flag, lanyard, and any other improvements for the intended use.
- The DRC reserves the right to restrict decorative flags (such as sports teams, clubs, etc.) that are not protected by law.
- For ornamental or decorative flags, see "Ornamentation, Artwork or Sculpture".

Fountains. Refer to Water Features.

Front Porches and Balconies.
- A key design feature of the homes at Verrado are front porches and balconies, which are an important expression of the authentic architectural styles and which provide outdoor living space focused to the community. This philosophy carries forward to future Additions or other Improvements that may relate to front porches or balconies.
- Conversion of any front porch or balcony to enclosed or finished space for use as livable space, screened porch, or part of the internal living area for any Residence is not allowed.
- In general, homes that were constructed with a railing for the front porch or balcony as part of the Original Construction shall be required to keep and maintain the railing. Railings may be added to a front porch if approved by the DRC and provided that the appearance of the railing matches the authentic architectural style and character of the home. Overly complicated decoration as part of a railing which detracts from the overall composition in the opinion of the DRC shall be avoided; and may be denied by the DRC. Plain and undetailed railings may also be denied by the DRC if deemed to be inappropriate for the style of the home. Railings shall be constructed of durable and low maintenance materials such as aluminum, steel or composite. In general, wood railings will not be approved.
- Raised planters are not allowed in front of a front porch.
- The surface of a front porch may be modified from the Original Construction if approved by the DRC prior to installation. Pavers, decking, tile, flagstone, travertine and some coatings are allowed on...
the surface of a front porch provided the colors and materials match the authentic architectural style of the home. In general, materials applies to the surface of the front porch shall wrap the face of the porch slab by approximately 2" to 4". The DRC will not allow the use of materials that it deems inappropriate for a front porch such as: kool deck, carpet, vinyl and pebblestone. Bright or bold colors or patterns may not be used on a front porch surface. As a point of clarification, materials that may be approved for use on a front porch may not necessarily be allowed for a front walkway.

- Porch furniture, swings, rockers, potted plants and similar porch-like furnishings are encouraged. Furniture placed on a front porches or balconies must be manufactured for exterior use and must be kept in a neat and well-maintained appearance. General storage, including but not limited to bicycles, play equipment and barbeque grills, is not allowed on front porches or balconies.
- Exterior roll-down sunscreens, roller shades or similar elements are not allowed on any front porch or balcony.
- Front porches and balconies shall be maintained in an attractive, clean and well-maintained manner.
- Front Porches and balconies may not appear to be overly cluttered.

**Front Yard Patios and Courtyards.** Patios, courtyards and site walls on the front of the home and/or in the Front Yard Zone of the property may be approved by the DRC, if consistent with these Guidelines and if the design is appropriate to the style and floor plan of the home.

- Front Courtyards shall integrate with the architectural composition and style of the home. Front Courtyards must appear integrated with the forms and shapes of the existing home. Front yard patios or courtyards will not be allowed on homes with front porches, as the two features conflict with each other.
- Patios in a Front Yard shall be enclosed or partially enclosed by low courtyard walls that match the design character of the home. Free-standing patios without courtyard walls are not allowed in the Front Yard Zone or within the Front Setback.
- Courtyards or patios in a Front Yard are not allowed to encroach more than 6'-0" into the Front Setback, as established for each parcel.
- Fences, walls, site walls, courtyards and patios are not allowed to encroach into the Public Utilities Easement (P.U.E.) on any lot.
- All walls in the Front Yard Zone, including courtyard walls, pilasters, columns and gates may not be higher than 42" above the adjacent finished grade.
- Courtyard walls must be finished to match the existing home.
- Wrought iron fencing, wood, split rail, picket, vinyl, concrete and chain link fences are prohibited in the Front Yard Zone and are not allowed to enclosure a courtyard or patio on the front of a home. (Wrought iron accents that are part of a Front Courtyard may acceptable.)
- Front yard patios and courtyards shall be maintained in an attractive and clean manner. Front yard patios and courtyards may not be used to maintain cooking grills and equipment, picnic tables, and related or similar items.
Front Yard Retaining Walls: Several properties within Verrado have low retaining walls (between 12” and 36” tall) located within the Front Yard. Many of these low retaining walls run parallel to the public sidewalk. Some of these low retaining walls are located on common property lines between lots; and others are located within the boundaries of the lot. In general, low front yard retaining walls shall be stuccoed, painted and capped to match the adjacent home. Low front yard retaining walls that are constructed of exposed slump block may not be painted because these walls are part of a larger community character. If maintenance is necessary for an exposed slump block retaining wall, the wall may be cleaned and sealed; but may not be painted.

In cases where the Front Yard Retaining Wall runs parallel with the street, the Owner for maintenance.

Furniture (exterior). Exterior furniture, which is visible from any street, sidewalk, common area or the golf course, must be manufactured for exterior use and must be kept in a neat and well-maintained appearance. In general, outdoor furniture that is made of plastic is not allowed on a Front Porch or in a Front Courtyard. In general, the color of outdoor furniture on a Front Porch or in a Front Courtyard should complement the color palette of the home.

Garages.
• Modifications, repainting or replacement of the garage door on a home requires approval from the DRC prior to installation or modification.
• The size of a single garage door may not exceed 8'-0" in height and 18'-0" in width.
• Garages that are located within ten (10) feet of the front building face of the home are required to have a decorative garage door that is compatible with the authentic architectural style of the home and similar to the Original Construction. Designs for garage doors that are deemed by the DRC to be not appropriate for the architectural style will not be approved.
• Windows in garage doors are limited to the uppermost garage door panel, and the total surface area of glass in a garage door may not exceed 20% of the surface area of the garage door. Garage doors that are primarily glass are not allowed. Window grids on the windows of a garage door shall match the authentic architectural style of the home. Sunburst and other decorative patterns are not allowed.
• The color of the garage door shall complement the color palette of the Residence. Bold, bright, shiny or reflective materials should not be used for a garage door. Colors for garage doors that are deemed by the DRC to be not appropriate will not be approved.
• Garage doors must be maintained in an attractive manner. Garage doors that are bent, broken, dented or otherwise unsightly must be replaced immediately.
Gates (Decorative Gates). Decorative Gates used as part of an entry courtyard, entry portal, or porte cochere shall match the authentic architectural style of the home. The colors, materials, patterns and appearance shall match the authentic architectural style of the home; and shall be a subtle accent that is integrated into the overall composition. In general, Decorative Gates shall read as architectural statements in the landscape or as part of the architecture; and should include a column or other solid building element to anchor the gate. Decorative Gates may not be treated as artwork or as overly dramatic design statements. The DRC will review Decorative Gates on a case-by-case basis.

Gates (Yard Gates). Gates and gate structures that access a side yard or a rear yard, other than those installed by the initial Homebuilder as part of the Original Construction, must be approved by the DRC. The design of a Yard Gate should generally match the architectural style and character of the home. The appearance of a Yard Gate should not be overly complicated or a dramatic design statement. The width of a Yard Gate shall not exceed an opening of 48". Unless otherwise approved by the DRC, double gates, vehicular gates, or any gate opening wider than 4'-0" are prohibited on any Lot. Replacement gates may not be wider than the Original Construction. In general, each home is limited to one (1) Yard Gate, although the DRC may permit a second Yard Gate at their discretion for good cause shown. No gates or other access openings are permitted to open to common landscape areas, linear parks, the golf course or adjacent open spaces (such as the washes). The DRC may approve Yard Gates that face a side street or an alley. Yard Gates shall be solid as to screen views to the yard behind the gate. The color of the gate shall match the adjacent wall color or be of a complementing trim color to the Residence. It is most common to paint the Yard Gate the same color as the garage door. Unless otherwise approved by the DRC, natural exposed wood or stained wood gates are not allowed; wood gates must be painted. Gates may not exceed the height of the adjacent fence by more than twelve (12) inches, unless otherwise approved by the DRC.

For Victory neighborhoods, Yard Gates are not allowed except for pool equipment enclosures and/or pool barrier fencing around a rear yard.

Gazebos. Refer to “Shade Structures”.

Guest Houses. Refer to “Accessory Buildings and Structures.”

Gutters and Downspouts.

- Gutters, down spouts and exposed drain outlets must be consistent with the architecture of the Residence.
- Downspouts should be placed in locations with the least amount of visual impact. Typically downspouts are located at inside corners of the building to minimize their visibility.
- Gutters and down spouts, except copper, must be painted or factory-finished to compliment the exterior elevation materials and colors. Typically, gutters should be the same color as the fascia on the home. Unfinished, silvery or shiny gutters are not allowed.
- Gutter and downspout outlets may not extend more than 12" from the face of the Residence. Downspout extensions or extension pipes are not allowed.
- Splash guards, if necessary, shall be integrated into the landscape so as to minimize their visibility.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Holiday Lights and Decorations. The intent of this section is not to discourage exterior decorating for holidays, but only to maintain a standard of quality fitting with a community like Verrado. Holiday decorations should be subtle, soft, and tasteful. Decoration displays, including lighting, should not have a commercial appearance and should not be “overdone”. The DRC and the Association each reserve the right to prohibit any holiday lights and decorations deemed inappropriate in their opinion for the image of Verrado. Decorations, other than lights, shall not be allowed to be mounted on roofs.

Exterior holiday music is not allowed, except for exterior music for personal and social enjoyment at the outdoor living spaces, (i.e., patios, terraces, pool, etc.), provided it does not disturb other residents and subject to any restrictions in the Community Charter for Verrado, or as otherwise allowed as an event approved by the Association or the Assembly.

Halloween lights and decorations will be allowed between October 1st and November 6th. Holiday lights and decorations will be allowed between Thanksgiving and January 10th. Lights and decorations for other holidays may be installed no more than two (2) weeks prior to the holiday and must be removed within one (1) week after the holiday.

Mailboxes. Currently, there are two mailbox standards for Verrado – individual mailboxes and cluster box units (CBU). Individual mailboxes were used in some neighborhoods located within the first phase of development, the “Main Street District”, while a change to cluster box units for the remainder of the development was mandated by the United States Postal Service (USPS). No deviations from these approved standards may be made by a homeowner. Established standards are subject to change without notice.

The current approved standard for the individual mailbox is:

Manufacturer: Salsbury Industries
1010 E. 62nd Street
Los Angeles, CA 90001
1-800-MAILBOX
www.mailboxes.com

Mailbox: #4850 Heavy Duty Rural Mailbox
Color: Black
Flag: None

Replacement individual mailboxes shall use this exact specification at the homeowners’ expense. In the event that this mailbox is no longer available, the DRC or the Verrado Community Association will update the approved community standard. Homeowners may, if approved by the USPS, install a locking insert inside the individual mailbox. Homeowners are required to maintain the address numerals on the front door of the mailbox in accordance with the established community standard.

The current accepted standard locking system for curbside mailbox is the Imperial High Security Locking Insert which can be found on www.seattleluxe.com. Please be sure to check with the USPS before modifying your mailbox. In the event that a key is lost or damaged for a CBU, the box will need to be re-keyed by a locksmith or Turn Key, 480-855-3929, at the homeowner’s expense.

Modifications to the cluster box units are prohibited. Repair or maintenance to the cluster box unit shall be brought to the attention of the Verrado Community Association and or the USPS.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Misting Systems. Misting systems are not allowed on front porches, front balconies, patios or courtyards that face a street.

Ornamentation, Artwork or Sculpture (Exterior). Exterior ornamentation, artwork, sculpture or other components in the Front Yard Zone or are otherwise visible from the street, sidewalk, Common Area, Golf Course or Visible from Neighboring Property require approval of the DRC. (This restriction included items that are visible over a privacy fence per the definition of Visible from Neighboring Property.) Exterior elements such as posts or fences to mark the lot corners, statues, wagons, wagon wheels, representations of animals, weather vanes, saguaro ribs, bird baths, murals, decorative elements, or any other miscellaneous ornamentation items must not be visible from the street, sidewalk, common area, golf course, or Visible from Neighboring Property. The DRC reserves the right to allow ornamentation, artwork and sculpture on a Front Porch or within an enclosed courtyard on a case-by-case basis. The DRC reserve the right to not permit exterior artwork, sculpture and ornamentation that it deems inappropriate for reasons of: subject matter, height, color, size, reflectivity or location. Flags are permitted on a limited basis at the sole discretion of the DRC. If approved by the DRC for an enclosed yard, exterior art or sculpture shall generally not exceed a height of 9'-0" above the adjacent finished grade; and artwork or sculpture shall be constructed of materials that do not cause a nuisance to adjacent property owners or users of adjacent public spaces. Any lighting of exterior artwork or sculpture, regardless of location, requires approval of the DRC.

Painting and Repainting. Refer to "Painting and Color Scheme Design Guide" available on www.verrado.com for design criteria and submittal requirements for any exterior painting.

Parking. See Exhibit “C” of the Community Charter for Verrado.

Patio Roofs and Patio Covers. All patio roofs, covered patios, and porte-cocheres shall be a visual extension of the architectural style and main roof structure of the Residence. Such roofs shall be appropriate to the style and building massing of the Residence and must look integral with the overall composition of the home. Such roofs may not look "attached", "stuck on", or like a "lean to" or an "after thought". Such roofs must use the same forms, shapes, roof slopes, detailing, materials, finishes and colors as the Residence. Covered patios, whether existing or expanded, must appear as a logical, integrated and visual extension of the massing and forms of the Original Construction. All such structures shall comply with the applicable building setback criteria for the Lot. (Refer to Section 3 for setback standards.)

Covered patios, including those located within rear yards or side yards, may not be enclosed or converted to livable or storage spaces without approval of the DRC. Any modifications to an existing covered patio must match the same materials, colors, details, forms, shapes, roof slopes and character as the existing home. If an Owner desires to enclose a covered patio within a side or rear yard, the appearance of this portion of the house must match the appearance of the rest of the house. Walls or windows used to enclose an existing covered patio may not look like "infill" panels, "infill" sliding glass doors, or "infill" walls that are set between the existing covered patio columns. Instead, the enclosed covered patio must look like the rest of the enclosed spaces of the existing home, including all trims, colors, materials and architectural details. In general, any enclosed covered patio shall be seamless with the existing home.
Pergolas. Refer to "Shade Structures"

Pet Enclosures, Kennels, and Dog Runs. Pet enclosures including dog runs, kennels, hutches and other such areas for the containment of animals shall be designed with aesthetics, noise, and odor considerations for the adjacent neighbors and public spaces. Pet enclosures shall comply with the following design criteria:
- Only allowed within an enclosed or fenced rear yard.
- May not exceed the height of the walls or fences that surround the rear yard.
- Shall be placed in locations that minimize adverse impacts to the users of adjacent property.
- Must be located a minimum of five feet (5'-0"") from a property line.
- Must be located a minimum of ten feet (10'-0"") from a View Fence.

Refer to the Community Charter for Verrado for additional rules and regulations regarding pets and animals.

Porch. Refer to “Front Porches and Balconies”

Pots and Planters. Portable pots, planters, and other elements that contain landscape or flowers are allowed within front yards without DRC approval provided that such Pots are not larger than three (3) feet tall, three (3) feet wide and do not number greater than six (6) per Lot. Pots and planters should be selected to complement the architectural character of the Residence and the landscape design. Only plant material from the Approved Plant List (Appendix “E”) and from the applicable Landscape Theme may be used in pots and planters that are visible from the street or Common Area. Seasonal and perennial flowers that have a mature height of less than 3'-0” are allowed in pots and planters and do not have to be on the Approved Plant List.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Play Structures and Recreational Equipment. All exterior recreational or play equipment, such as swing sets, slides, play structures, play houses, tree houses, jungle gyms, sand boxes, skate board ramps, portable or above-ground swimming pools, trampolines (including netted enclosures), and similar equipment are only allowed in enclosed rear yards. Lighting of play or recreational equipment is prohibited. All portions of the equipment that are Visible from Neighboring Property must be located no closer than five (5) feet from a property line or solid fence and a minimum of ten (10) feet from any View Fence. The height of such equipment shall be limited to the maximum heights as illustrated below as measured above the primary finished floor level of the Residence. All play and recreation equipment must be maintained in an attractive manner. If play and recreation equipment meets all of the criteria of this paragraph and the height criteria illustrated below, then approval by the DRC is not required. The DRC may, at its sole discretion and without obligation, approve Play and Recreation Equipment that does not meet this criteria.

- Behind-the-Fence Zone: Except as noted above, no additional design criteria exists for Play and Recreational Equipment that is lower than the top of the adjacent yard fence, screen wall or View Fence.
- Primary Height Zone: In addition to the design criteria noted above, any single piece of Play and Recreation Equipment which extends into the Primary Height Zone (as illustrated above) may not exceed a width of 18'-0" in any dimension. No more than two (2) pieces of Play and Recreation Equipment may extend into the Primary Height Zone on any one (1) Lot.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
- **Roof Zone:** In addition to the design criteria noted above, portions of Play or Recreation Equipment which extend into the Roof Zone (as illustrated above) that function as a roof or shade device are allowed, provided that such portions are not enclosed and do not exceed a width of 8’-0” in any dimension. In general, any Play or Recreation Equipment which extends into the Roof Zone must be open and generally transparent, therefore for the purpose of this description, “enclosed” shall be defined as having any one side that is more than 20% solid or opaque material. No more than one (1) piece of Play and Recreation Equipment may extend into the Roof Zone on any one (1) Lot.

The following illustrations provide further explanation of these design criteria.

![Diagram of Residential Design Guidelines](image)

Temporary and portable play and recreation equipment such as hockey goals, volleyball nets and skateboard ramps do not need approval from the DRC but must be removed from Public View and the view of Adjacent Lots when not in use. Because this equipment must be removed when not in use, ease of mobility and portability should be considered when choosing this type of equipment.
Roof Decks and Roof Terraces. Roof decks and roof terraces are prohibited on any Residence or Accessory Building. Balconies and patios on a second floor may be allowed if approved by the DRC; provided they are adjacent to livable interior space on the second floor and are well-integrated into the architectural composition and massing of the Residence. Exterior spiral or circular stairs are prohibited.

Roof Equipment. Unless otherwise allowed by other sections of these Guidelines, no equipment of any type is allowed on the roof surface of any Residence or Accessory Building.

Roof Massing and Forms. Any modification to an existing roof mass or addition of a new roof mass will be reviewed by the DRC on a case-by-case and must match the style, character, massing, slope, form and geometry of the existing Residence. Oddly configured or overly complicated roofs will not be allowed. If approved by the DRC, flat roofs are only allowed when appropriate to the authentic architectural style of the home; and must be surrounded by a parapet that is a minimum of 10" and a maximum of 36" higher than the highest point of the flat roof deck. Low-sloping flat roofs ranging from 1/4" per foot to 2" per foot are required to be surrounded by a parapet that matches the authentic architectural style of the home.

Roof Materials. Changes to roof materials require approval of the DRC prior to modification and will be reviewed on a case-by-case basis. The DRC reserves all rights to limit the type, color, reflectivity, material, and character of roofing materials, as it deems appropriate. The DRC reserves all rights to deny the use of roof materials that it deems to be inappropriate for the community or inappropriate for the architectural character of the home.

Roof Vents: Roof ventilation, if necessary, shall be integrally designed into the roof tile or gables. Roof vents within the field of roof tile shall be painted to match the darkest colors of the roof tile. Gable vents shall be designed to complement the authentic architectural style of the home. Dormer vents are prohibited.

Satellite Dishes. Refer to “Antenna and Satellite Dishes”.

Security Devices. Security devices, which are visible from the street or sidewalk, including, without limitation, “burglar bars” for windows and doors, are not permitted. Exterior roll-down security devices are prohibited on all windows except those installed on first floor windows of an enclosed rear yard.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Security Doors and Screen Doors. Security doors and/or screen doors that are visible from the street or sidewalk shall match the character and architectural style of the Residence. The style and colors of the security door shall match the authentic architectural style of the home. Such doors shall be painted an appropriate complementing color to the main body color of the Residence. Security Doors are not allowed on pairs of French doors. No animal, plant or character depictions are allowed on a security or screen door. Designs for security doors that are deemed to be contemporary, bold, or dramatic by the DRC will not be approved. Perforated metal mesh used as a screen material shall be painted to match the color of the security door; or shall be painted black, dark bronze, dark grey or dark brown. Screen fabric used as a screen material shall be black, dark bronze, dark grey or dark brown. No white, light, beige, tan, or colorful colored screening material is allowed.

Security doors and/or screen doors must comply with the following criteria:

Design Requirements:
- The style, pattern, character and appearance of a security door must match the authentic character and architectural style of the Residence, as determined by the DRC. In order to aid homeowner’s in the understanding of appropriate door styles and characters, the following guide is provided.
- Animal, plant, or character depictions are allowed on a security door or screen door. Sunburst or contemporary geometric designs are not allowed on a security door.
- Security and screen doors shall be painted an appropriate complementing color to the main body color of the Residence. In general, the color of a security door or screen door should match the color of the front door, the color of the stucco trim or a dark bronze, dark brown or black color.
- Metal mesh used for security doors or screen doors shall be a dark bronze, dark brown or black color.
- Screen fabric used for security doors or screen doors shall be dark bronze, dark brown, dark grey or black color.
- Hardware including door handles shall match the color of the hardware used on the front door.

Submittal Requirements:
- Photograph that shows the entire front elevation of the home. (*)
- Photograph of the door that will receive the security door or screen door. (*)
- Drawing, brochure, photograph or other design information that clearly identifies the style, pattern, shape and appearance of the proposed security door and/or screen door.
- Specifications or color samples for the color of the security door or screen door.
- Specifications or color samples for the color of the screen fabric or metal mesh.
- Dimensions or size of the security door.
- Design Review Application Form.

(*) Each photograph shall be 8½”x11” in size. All photographs shall be in color and shall be clear, legible, in-focus and free of very dark shadows. Photographs may be printed on regular white paper or they may be printed on photographic paper.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Shade Sails: Shade sails, fabric shade canopies, tensile fabric structures, and other similar fabric or plastic shade elements are prohibited.

Shade Structures. Shade structures, pergolas, gazebos, ramadas, shade trellis, and similar structures and shading devices are prohibited in front yards, but may be permitted in side courtyards, oversized side yards, and in rear yards, if such structures are consistent with the requirements of these Guidelines and are approved by the DRC.

Setbacks.
- Shade Structures that are physically attached to the main Residence must meet the setback criteria for the main Residence, as outlined in Section 3 of these Guidelines. Setbacks vary for each parcel; therefore, refer to Appendix C to determine the applicable setbacks. These setbacks are measured from the property line to the exterior face of the structural posts or columns that support the shade structure.
- Detached Shade Structures must meet the setback criteria for an "Accessory Structure" as outlined in Section 3 of these Guidelines. Setbacks vary for each parcel; therefore, refer to Appendix C to determine the applicable setbacks. Some setbacks are measured from the property line; whereas other setbacks are measured from the exterior walls of the existing home.
- Trellis members or overhangs may project into a setback up to but not exceeding 2'-0".

Height.
- The maximum allowed height for an attached Shade Structure shall not be higher than 10'-0" above the primary finished floor elevation or the lowest eave line of the existing Residence (whichever is the lower of the two heights), unless otherwise approved by the DRC.
- The maximum allowed height for a detached trellis-type Shade Structure is ten (10) feet above the primary finished floor elevation of the Residence, unless otherwise approved by the DRC.
- The maximum allowed height for a detached architectural-type Shade Structure is ten (10) feet above the primary finished floor elevation of the Residence, unless otherwise approved by the DRC.

Style, Shape and Character.
- The style, shape and character of the Shade Structure must match the style, shape and character of the Residence. The objective is that the Shade Structure is designed as a seamless and integral part of the architecture of the home. The design of the Shade Structure should not contrast or stand out from the appearance of the existing home. In general, the shape, form and geometry of a Shade Structure shall be "square" or "rectangular" in shape. Curved shapes, undulating forms, angled shapes and odd shapes and odd geometry are not allowed. Shade Structures must match the style of the home; therefore, "contemporary" and "modern" looking Shade Structures are not allowed.
Materials.
- In general, construction materials, colors, finish and architectural style used for a Shade Structure must match the existing Residence.
- AlumaWood or similar types of aluminum trellis-style Shade Structures that resemble wood are generally acceptable.
- Tent-style shade structures and shade sails, as well as shade structures constructed of fabric and metal will not be allowed, unless otherwise approved by the DRC.
- Corrugated metal, corrugated fiberglass, thin wood lattice, thin plastic lattice, and tarps are not allowed as materials that are part of a Shade Structure.
- Natural wood that is exposed is discouraged as a building material for Shade Structures. Exposed wood does not perform well in the desert environment and can often fade, crack, twist, warp, sag, and deteriorate very quickly. If an Owner elects to use exposed natural wood to construct a Shade Structure, the following additional criteria will apply:
  - Wood posts shall be 8" x 8" nominal minimum.
  - Wood beams shall be 4x nominal minimum.
  - Wood joints or wood trellis members shall be 3x nominal minimum. Exposed 2x natural wood is not allowed, unless specifically approved by the DRC. In general, exposed 2x natural wood materials do not perform well in the desert environment.
  - Structural fasteners shall be concealed or small, such as nails, screws and lag bolts. No exposed structural hangers, structural straps, or structural clips are allowed.
  - A Shade Structure that is constructed of exposed wood shall be maintained at all times in an attractive appearance. The Owner must maintain all wood members to be true, plumb, horizontal, vertical and straight. Wood shade structures that have deteriorated or become unsightly must be removed immediately.

- Colors.
  - The colors of a Shade Structure shall match and/or complement the colors of the existing home.
  - Shade Structures that are constructed of wood or Alumawood shall match the color of the existing wood trim on the main Residence. Typically, the color of a Shade Structure shall match the color of the wood fascia on the existing home.

- Details.
  - Exposed wood posts shall be a minimum of 8" x 8" in size (nominal)
  - Alumawood posts shall be a minimum of 6½" x 7" (actual)
  - Posts clad in stucco, stone or masonry shall be a minimum of 16" x 16". Stucco shall match the texture of the stucco on the existing home; and stone shall match the stone on the existing home.
  - The "end cuts" of rafters and beams shall be appropriate to the authentic architectural style of the home. For example, Spanish architectural styles can use "corbel" or "scroll" end cuts; whereas most of the other architectural styles will use "miter" or "chamfer" end cuts.
  - All Shade Structures must be permanently affixed to the ground.
  - Trellis-Type Shade Structures are typically constructed with open trellis members and beams that allow partial filtering of light.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Shutters. Modifications, repainting, replacement or addition of shutters on a home requires approval from the DRC prior to installation or modification.

- The style, pattern, appearance, materials and colors of any shutters shall match the character and authentic architectural style of the Residence.
- The width of any shutter (in the case of a pair of shutters) shall be 1/2 the width of the window opening or recess (not the width of the window itself). For a single shutter, the width of the shutter shall be equal to the overall width of the window opening or recess (not the width of the window itself).
- The height of any shutter shall match the height of the window opening or recess (not the height of the window itself).
- Shutters shall made of a durable and low maintenance material that is at least 1” thick.
- The color of shutters shall complement the color palette of the Residence. Shutters may not be painted the same color as the wall to which they are attached.
- It is unlikely that the DRC will approve the permanent removal of shutters that were part of the Original Construction.

Sidewalks. Refer to “Walkways and Sidewalks”

Signs and Signage. Unless specifically noted below, posting of signs of any kind, permanent or temporary on a residential property, is strictly prohibited, unless such sign has been approved by the DRC in advance; or unless such sign is protected by law. Because of the wide variety of potential signage, the Association and the DRC reserve all rights to create additional or modified signage criteria and signage design criteria in the future.

Election and Political Signs. Signs pertaining to elections are permitted provided they comply with the following criteria:

- Election signs may not be posted more than seventy one (71) days before an election
- Signs must be removed within three (3) days after an election
- Election signs, including size and number, must conform with all state and local laws
- Signs are not permitted on any common area, parkway property or Verrado Community Association property
- The maximum aggregate total area of all election or political signs displayed on a property is nine (9) square feet. (For clarity, nine (9) square feet is the total aggregate sum of the area of all election or political signs combined regardless of quantity.)
- Election and political signs are not permitted on any Common Area, parkway property, golf course property, property owned by the Verrado Community Association, or property owned by the Verrado Assembly.
For Sale and For Lease signs. “For Sale” and “For Lease” signs are permitted if erected in accordance with the following guidelines. See the recommended sign design illustrations shown in Exhibits “A” and “B” found in Appendix “P”.

- One (1) For Sale/For Lease sign may be placed only in the front yard or in the window of owner’s property.
- For Sale/For Lease sign shall not be permitted on fences, courtyard walls or any portion of any structure located on the property.
- Sign Specifications: Design layout and color recommendations for For Sale/For Lease are provided in Exhibit “A” or “B” in Appendix “P”.
- No balloons, flags or other promotional material may be attached to the approved sign or any structure located on the property, except as shown in Exhibit A relating to contact information.
- Only one flyer box (black in color only) may be attached to the approved sign post.
- For Sale/For Lease sign must be removed from the property when the property is taken off the market or within seven (7) days after close of escrow. “Sold”, “Pending”, “In Escrow”, etc., riders are not permitted.
- Directional signs are not permitted.

Open House signs. Only one (1) open house sign (limited to 24” x 36” and not to exceed 48” in height that is in good repair and well maintained) may be displayed in front of home on owner’s lot/property on Saturday and/or Sunday from 10:00 a.m. to 5:00 p.m. provided the owner/listing agent/representative is present at all times during the open house. The sign must be removed each day immediately after the open house is completed each day. Directional signs are not permitted.

Security/Surveillance signs. Only one (1) security/surveillance sign (limited to one (1) sq ft in size and not to exceed 18” in height from ground level) may be displayed at the home foundation or one (1) small sign (limited to 6” x 6”) may be placed in the window close to the front door.

Home-Based Business signs. Signage for a home-based business shall be reviewed by the DRC on a case-by-case basis. In general, home-based business signs may not exceed two (2) sq ft in size and must be mounted to the home near the front door or entrance to the home office. The color and character of the sign must be subtle and may not starkly contrast with the home. Free-standing signs, window signs, or signs in the front yard are not allowed, unless specifically approved by the DRC.

Non-compliant signs: Signs that do not comply with the criteria outlined in these design guidelines may be removed by the Association staff by way of notice. The Verrado Community Association may also elect to:

- Have the sign removed by a third party at the owner’s expense
- Levy a monetary penalty for the infraction
- Exercise any other remedy available through the Governing Documents or law for failure to comply with the Verrado Residential Design Guidelines.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Skylights. Skylights, including solar tubes, are prohibited on any sloped roof. Skylights may be allowed on flat roofs if approved by the DRC, provided, the skylight is located behind a parapet that is a minimum of 8” higher than the highest point of the skylight. Skylights, if approved, must be bronze or gray – white and clear are not acceptable. Because roofs may be viewed from higher elevations or second floors, skylights are strongly discouraged. No interior illumination of skylights will be permitted. No more than eight (8) skylights or a maximum of forty (40) square feet (cumulative) of skylights may be approved on a Residence.

Solar Energy Devices. Solar Energy Devices require approval of the DRC prior to installation. Refer to Appendix “H” "Solar Energy Devices" for specific design criteria and submittal requirements.

Sport Courts / Tennis Courts. Tennis courts will not be allowed on any residential lots. Sport courts will not be allowed on any residential lots, unless otherwise approved by the DRC. Lighting of sports courts is not permitted on residential lots.

Stairs (Exterior). Exterior stairs must be integrated into the architecture of the Residence and should not appear as a "tacked on" or "added" element. Exterior stairs that are exposed to Public View must use solid risers and be enclosed by a solid wall. Exterior metal stairs and spiral stairs are not allowed. Exterior ladders are not allowed as permanent elements.

Storage (Exterior). Unenclosed exterior storage areas must be within an enclosed yard surrounded by a solid wall or solid fence. Such storage may not be higher than the solid wall or solid fence. Such storage may not be Visible from Neighboring Property and must be screened from Public View, including through a View Fence. Exterior storage is not allowed on Front Porches, Front Balconies and Front Courtyards.

Storage Buildings and Sheds. In general, backyard storage sheds or accessory buildings used for storage, which exceed the height of any adjacent walls or fences, must be submitted for review and approval by the DRC. Storage buildings and sheds shall be constructed of materials that are architecturally compatible with the Residence, including color, materials, style and character. Unless otherwise approved by the DRC, such structures are limited to locations within enclosed rear yards. Storage related structures shall not exceed eighty (80) square feet in area under roof and may not exceed a height of eight (8) feet above the primary finished floor elevation of the Residence, unless otherwise approved by the DRC. Storage Sheds that are larger than eighty (80) square feet in area or taller than 8'-0" in height are considered to be an "Accessory Building". The location, height, size and placement of all storage and accessory buildings are in the sole discretion of the DRC. The DRC reserves the right to not approve a storage-related structure that in its sole discretion it feels is too large or oversized for the proposed Lot or location. It is the Homeowner’s responsibility to obtain all necessary permits including local, state and federal approvals and to adhere to all code requirements. All storage related buildings shall meet the setbacks required by these Guidelines and the City of Buckeye, which may vary depending on lot size. (See Section 3 for setback standards.) No storage related structure shall be located within fifteen (15) feet of a View Fence. Air supported structures are prohibited.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Storage Tanks.
- All fuel tanks, water tanks, water softeners, or similar storage facilities, if any, must be located within an enclosed rear yard and shall not be Visible from Neighboring Properties. The highest point of any storage tank must be a minimum of 12'' lower than the screen walls or fence walls that surrounding the tank. Storage tanks may not be visible through a View Fence.
- Propane storage tanks shall not exceed a capacity of 150 gallons and must be located 10'-0'' minimum from the Residence and 5'-0'' minimum from any property line. Propane storage tanks shall be painted to match the primary color of the Residence; or shall be painted a neutral desert-tone brown color such as Dunn-Edwards "Baked Potato #DEC717.
- On-site storage of gasoline, or other fuels, for purposes, other than the operation of lawn mowers, barbecue grills or yard maintenance tools and equipment, is not permitted.
- Water tanks may be installed below finished grade of the Lot.
  - See Rules of the Association regarding fuel storage. Storage tanks must comply with any applicable codes and ordinances.

Sunscreens. Refer to “Awnings, Canopies, Sunscreens and Window Shades”.

Swimming Pools and Spas.
- All swimming pools, pools, spas, hot tubs and similar water elements are only allowed within enclosed rear or side yards.
- All swimming pools and spas shall be of the in-ground type, except that above-ground swimming pools and spas may be permitted, if not visible from the neighboring properties, the golf course, Common Areas, and/or the street.
- Children’s portable wading pools of less than twelve (12) feet in diameter and less than twenty-four (24) inches in height are allowed in an enclosed yard and do not require DRC approval.
- All pool equipment must be screened from view from streets, sidewalks, golf course and common areas by walls, a gate or other suitable screening method to a minimum height of 12'' above the equipment. Pool and spa equipment must be a minimum of ten (10) feet from a View Fence and may not be Visible from Neighboring Properties or Common Areas.
- Building permits issued by the City of Buckeye are required for all swimming pools and spas. All swimming pools and spas shall comply with all applicable codes and ordinances, including all such requirements for minimum fence heights, self-closing gates, self-closing doors and/or windows, pool safety barriers, and the like. Chain-link fencing is prohibited.
- Pool features, such as slides, rocks or waterfalls, that are six (6) feet in height or less (as measured from the primary finished floor level of the Residence) shall be located a minimum of three (3) feet from any property line. Pool features greater than six (6) feet in height (as measured from the primary finished floor level of the Residence) require approval of the DRC and must be located a minimum of ten (10) feet from any property line and are limited to a maximum of nine (9) feet in height.
- Underground gas lines that connect the gas meter or gas stub to the pool equipment are acceptable.
- No pools can be drained or backwashed onto the street or open space or any other property. A backwash pit may be required. Any applicable regulations governing disposal of pool wastewater must be followed.
- The waterline of a swimming pool or spa shall be setback a minimum of five (5) feet from any property line.
• Decks or patios associated with a pool or spa must be setback a minimum of three (3) feet from any property line to allow for landscaping between the patio and the wall.

• Access for pool construction to an enclosed yard shall only be allowed across the subject property through the front fence return location and/or through the existing side yard gate. Access to rear yards for pool construction will not be allowed through side yard fences that face a street or common area. Access for pool construction will not be allowed over any common area, including the landscape parkway between the street and the public sidewalk, without prior written approval from the Verrado Community Association (which approval can be withheld at the sole discretion of the Association). Any damage to site walls, fences and gates caused by pool construction shall be restored to match the Original Construction. Any repair or restoration work to a wall, fence or gate must seamlessly match the Original Construction. Any damage to front or side yard landscaping, or to landscaping along an alley, caused by pool construction shall be restored to its condition prior to the damage.

• Excess earth material generated from the excavation of the pool or spa may not be placed in any exposed yard.

• Negative edge pools may be allowed facing the golf course or open space subject to approval by the DRC. Only dark colored tiles are allowed on negative edge pools. The vertical drop for a negative edge pool shall not exceed eighteen inches (18") from the top of the wall that surrounds the water trough. The DRC may create additional design criteria or stipulations for negative edge pools as it deems appropriate.

• At this time, all pool and spa plans must be submitted to the DRC prior to construction commencing.

Trash and Recycling Containers. Visual impact to neighboring properties and Common Areas should be considered in the placement of all trash, refuse and recycling containers.

• Trash and recycling containers shall not be stored in Public View and shall not be stored in the front yard, rear alley, on a porch nor in the front courtyard of any home.

• Trash and recycling containers must be stored in the garage or within enclosed yards that are screened from view from the street, alleys or adjacent properties.

• Trash and recycling containers shall be removed from the trash pick-up area and stored as provided above on the same day that trash pick-up service is provided. For homes with an alley, the trash and recycling containers shall not be stored on the paved pad immediately adjacent to the alley.

In Victory neighborhoods, trash and recycling containers shall be stored on a concrete pad in a side yard adjacent to the garage and screened from the street by a minimum of three (3) shrubs no further apart than 36". The shrub species shall generally grow to a mature height of 4'-0" to 6'-0" tall. Homeowners are required to maintain the shrub screen permanently.
Trim and Applied Accent Details.
- Stucco trim, pre-cast concrete trim, cantera stone trim, cut stone trim, brick trim, and other applied accent details are allowed provided the trim details match the authentic architectural style and character of the home.
- In general, trim elements on a home should match for all similar conditions; or shall match the Original Construction. For example, window sill trim should generally be the same for all windows. The use of random, differing or arbitrary trim details will not be allowed.
- All trims must be installed true, plumb, level, horizontal, straight, clean and precise. Trims may not be wavy, undulating or uneven.
- Stucco trims may not look "blob-like" When stucco “pop-out” trims are used they should be in the proportions commonly used for pre-cast concrete and natural stone trim details.
- In general, trims and applied accent details that were constructed as part of the Original Construction may not be removed.

Umbrellas. Patio umbrellas and market umbrellas that are less than 10' tall and less than 10' wide are allowed within an enclosed side or rear yard without the need for approval from DRC. A maximum of three (3) patio umbrellas are allowed on a property. All exterior umbrellas must be maintained in an attractive manner. Umbrellas that are broken, ripped, torn or unsightly must be removed immediately.

Vehicle Parking. No non-enclosed parking or storage of vehicles, including, but not limited to: recreational vehicles (RV's), non-operable vehicles, campers, trailers, motor homes, ATV's, boats, jet skis, watercraft, nor any other type of recreational vehicle will be permitted within driveways, front yards or side yards, which are visible from an adjacent street or Visible from Neighboring Properties. Vehicle parking in the alleyway, other than driveways and enclosed garages, is not permitted. The Association may have additional, and at times more restrictive, criteria regarding vehicle storage.

View Fence. Refer to "Fences and Screen Walls".

Walkways and Sidewalks. Any modification or addition to the walkways or sidewalks within the Front Yard Zone requires approval of the DRC prior to construction.
- Front Walkways:
  o Primary sidewalks and walkways in a front yard that connect the front door of the home with the public sidewalk may not exceed five (5) feet in width, unless otherwise approved by the DRC.
  o Primary sidewalks and walkways in a front yard that connect the front door of the home with the driveway may not exceed four (4) feet in width, unless otherwise approved by the DRC.
  o Large landings or paved transition areas that are part of a front walkway are not allowed. In the case of a landing or paved transition area, the paving may not exceed a width of more than six (6) feet in any dimension.
  o In general, if steps are needed to access a raised front porch, the steps shall be located immediately in front of the front porch. Stepped landings, terraced walkways or stepped transition pads are not desired within a front yard.
- Walkways between Driveway and Rear Yard: Paved walkways between the driveway and the gate to the rear yard may not exceed 42” in width, unless otherwise approved by the DRC. Paved walkways between the driveway and rear yard are only allowed on the garage side of the home.
Paved walkways from the rear yard directly to the public sidewalk are not allowed, unless approved by the DRC. Paved walkways from the rear yard that extend across a majority of the front yard are not allowed.

- Walkway materials in a front yard shall be limited to: gray concrete with light broom finish; grey concrete with salt finish; exposed aggregate concrete; integrally-colored concrete subject to review and approval of the color by the DRC; concrete pavers; brick pavers; stone pavers; or other appropriate materials as specifically approved by the DRC. Painted finishes, stained finishes, acrylic coatings, epoxy coatings, tile, stamped concrete, pebblestone, or other "coating-like" or "applied" materials are not allowed on any walkway in the Front Yard Zone, unless otherwise approved by the DRC.

- In general, walkways and sidewalks in a Front Yard shall be simple rectangular shapes. Avoid meandering, wavy, curved, flared and ornamental walkway layouts.

- In general, any steps that are necessary in walkway shall be located immediately in front of the Front Porch or entry stoop. Running landings, which consist of several small steps spaces out across the depth of the front yard, are strongly discouraged and may be prohibited at times by the DRC.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Water Features. Fountains, waterfalls, ponds, reflecting pools, bird baths, water features and other water elements may be allowed subject to the following criteria.

- Water features that are installed in an enclosed side or rear yard and are not visible from Public View are allowed without approval of the DRC.
- Small-scale water features (i.e. fountains) may be allowed within a Front Courtyard or a side courtyard, if approved by the DRC prior to installation. Water features must be located in courtyards; or behind fences, walls or landscape hedges.
- Water Features are not allowed within the Front Setback.
- All Water Features, regardless of location, shall be limited to a maximum height of five (5) feet above the primary finished floor elevation of the Residence. This measurement includes the highest point of a water spray or water stream.
- The appearance of a Water Feature must be compatible with the architectural character, colors and materials of the Residence.
- All equipment must be screened from Public View.

Windows. Any modifications or changes to the size, shape, color, materials, location, quantity or other aspects of the windows shall be approved by the DRC.

- The approval of any such changes shall be at the sole discretion of the DRC; and the DRC shall evaluate the changes on a case-by-case basis with the objective of maintaining the authentic architectural character of the Original Construction.
- In general, any new or replacement windows must match the appearance of the existing windows on the home, including but not limited to: frame style, frame color, window grids, window trims, recessed conditions and glass type. It is not acceptable to have different types of windows on the same home.
- Any windows that are converted to a door, French door or sliding glass doors shall be subject to the review and discretion of the DRC on a case-by-case basis.
- Deletion of windows shall be subject to review and discretion of the DRC on a case-by-case basis.
- Changes to the windows that significantly change the appearance of the home in the opinion of the DRC will not likely be approved.

Window Coverings (Interior).

- Temporary-type window coverings, such as blankets, bed sheets, towels or aluminum foil are prohibited, except for a period of thirty (30) days following move-in.
- Reflective window coverings are not allowed without approval from the DRC.
- In order to minimize visibility into a garage, opaque window coverings are strongly recommended on all windows in a garage that face a street. The DRC reserves the right to require the use of opaque window coverings if issues arise due to uncontrolled light spill from within a garage.

Window Tint or Film. Window tint and window films that are specifically manufactured for residential windows are allowed on the interior face of the glass of a window. Highly-reflective or mirror-like window tints or films with a visible light reflection rate of 20% or greater are not allowed. An Owner is required to maintain window tints or films in an attractive manner. If a window tint or film peels, delaminates or bubbles, the Owner shall immediately remove the tint or film material.
Section 5

LANDSCAPE STANDARDS

5.1 Introduction
This section of the Residential Design Guidelines for Verrado pertains to the landscape design for all Lots, including private rear yards. These standards include appropriate plants, prohibited plants, landscaping standards, site grading and other landscape elements. Hardscape elements are generally covered in Section 4 – Architectural Standards.

5.2 Landscape Design Philosophy
The landscape at Verrado will reinforce the Town Building Principles and reflect the sense of community inherent in the great small towns of America, while being influenced by its setting in the foothills of the White Tank Mountains and the rich agricultural heritage of the West Valley. Tree-lined streets, distinctive and intimate parks, connectivity to the natural open space, and the provision of meaningful shade will create a pedestrian-scale environment that is memorable and enjoyable to all. At the neighborhood level, these Guidelines are intended to establish continuity and compatibility between neighbors.
5.3 Community Landscape Themes

Three (3) Landscape Themes have been established for Verrado, based on our Town-Building Principles. These landscape themes represent the progression of development and landscape patterns in a natural town-like evolution. Those areas closest to the “center” are more formal and formative and as the development patterns moved out from the core, the patterns become slightly softer until they dissolve into a natural and organic pattern at “the edge of town”. This philosophy is what creates the three (3) Landscape Themes at Verrado.

Plant material lists have been established for each Landscape Theme to maintain continuity within the community while creating distinctive styles for each area. Other landscape character zones may be created in the future. The current Landscape Themes are:

- Town Landscape Theme
- Transition Landscape Theme
- Desert Landscape Theme

Town Landscape Theme. The Town Landscape Theme is used throughout the “traditional” neighborhoods surrounding the center of each district, which are filled with signature streets and formative neighborhood parks. The landscape theme in this area is based on formal arrangements of street trees, large mass plantings of ground covers, appropriate use of turf, and a simple, more formal landscape character.

Transition Landscape Theme. The Transition Landscape Theme occurs as development moves closer to “the edge of town”. The landscape palette shifts to a list of more arid and native types of plants, yet some of the patterning and formality is preserved. The use of turf is very limited and the edges of development naturally dissolve into the natural desert conditions.

Desert Landscape Theme. The Desert Landscape Theme is “on the edge of town” and represents the most native and natural-looking landscape character. This zone is based on the use of native plant species placed in natural and organic patterns in order to blend as seamlessly as possible into the natural undisturbed desert. Much of the Desert Landscape Theme is revegetation, which is intended to look like the adjacent undisturbed desert upon maturity.

See Appendix “D” to determine which Landscape Theme applies to your Lot.
5.4 Residential Landscape Design Zones

Single-family residential Lots have specified Landscape Design Zones within each Lot that relate to various planting applications and locations. The design established for each zone is intended to address specific landscape criteria for each lot and provide a seamless transition between adjoining lots.

The Residential Landscape Design Zones are:
- Parkway Zone
- Front Yard Zone
- Semi-Private Zone
- Private Zone
- Transition Zone
- Alley Zone

As illustrated on the attached drawings.
**Parkway Zone.** The Parkway Zone is that area between the public sidewalk and street curb along all front or side yards for street tree and parkway planting. This area is not part of the Lot. Landscape design in the Parkway Zone is predetermined and is installed during parcel construction. Decomposed granite in the Parkway Zone must be ½ screened. The Parkway Zone is community property and maintained by the Association. **A homeowner may not change, modify, or otherwise alter any landscaping in the Parkway Zone.**

**Front Yard Zone.** The Front Yard Zone is all landscape areas between the front property line and the face of the Residence, including the area on the side of the home up to the fence return wall (or measuring sixty (60) feet from the front property line on lots in Victory). On Corner Lots with a side yard that faces the street, the landscape area between the sidewalk and the face of the Residence or walls shall be treated in the same manner as the Front Yard Zone. Initial landscaping in this Front Yard Zone is typically provided by the homebuilder as part of the Original Construction, based on approved landscape plans. Maintenance of all landscaping in the Front Yard Zone is the responsibility of the homeowner.

Due to its visibility from the streets and the entire neighborhood, the Front Yard Zone is the most important in terms of design, since it must be compatible, and of comparable quality, to all the other front yards in the neighborhood. While individuality is encouraged, the Front Yard Zone should be thought of in the larger neighborhood context and not just for the individual lot.

All landscaping within the Front Yard Zone, must comply with the following:

- The minimum density of planting in the Front Yard Zone shall be one (1) plant per twenty-five (25) square feet of planting or landscapable area, not including turf or trees.

All plant species must be selected from the List of Approved Plants in Appendix “E” of these Guidelines.

Landscaping in the Front Yard Zone should be achieved using a combination of the following planting types.

- Field Planting or Turf
- Foundation Planting
- Screen Planting
- Enhanced or Accent Planting

Refer to Appendix J "Front Yard Landscape Design Guide" for graphic explanation of planting types.

**Field Planting.**

- Field planting includes formative mass plantings of complementary shrubs or ground covers that cover large areas and provide texture and color. This planting area is composed of small and medium-sized shrubs or groundcovers, combined with accent plants for contrast.
- In general, plant species used for Field Planting have a mature height of 8” to 24”. In general, Field Planting is arranged in natural and organic patterns such as clusters, drifts and groupings. In general, Field Planting should not be lined up in rows. Field Planting shall be evenly distributed to cover all portions of the landscaped area. Bare areas larger than a 7’ diameter circle are not allowed.
- The field planting should also be used to transition from one lot to another.
- When allowed, turf may be used in lieu of Field Planting, since it achieves the same intent of a large mass planting of a single species.
Turf.
- The use of turf in front yards is allowed in the Transition Landscape Theme and Town Landscape Theme. Lots that face onto neighborhood parks are encouraged to include turf in the Front Yard Zone so as to visually tie with the turf in the neighborhood parks. Turf may be used in lieu of Field Planting, since it achieves the same intent of a large mass planting of a single species.

Foundation Planting.
- The purpose of Foundation Planting is to establish a "base" for the home with an even row of plantings. Foundation Planting is required along the exposed edges of the Residence and is composed of medium-sized shrubs that are planted at a maximum of four (4) feet on center and a minimum of 18 inches from the foundation of the Residence. In general, plant species used for Field Planting have a mature height of 18" to 36" and are trimmed to stay below windows and form attractive edges for porches or courtyards. Typically, Foundation Planting is evenly spaced and aligned in a row. Each row of Foundation Planting is usually the same plant species for continuity; and can be formal and hedged, if desired. Foundation Planting should be centered, balanced and aligned on the architecture of the home. Foundation Planting helps to anchor the house to the site and often hides unattractive building details just above the finished grade.

Screen Planting.
- Screen Planting not only serves to screen and mitigate walls, fences and unarticulated building walls, but it provides relief to large exposed areas of hardscape and also provides privacy to residential spaces exposed to pedestrian and vehicular traffic. Screening is achieved through the planting of vines and a combination of large and medium shrubs. Screen Planting is required adjacent to large unarticulated building walls or large unarticulated screen walls and fences. In general, plant species used for Screen Planting have a mature height of 4' to 6'. Typically, Screen Planting is evenly spaced and aligned in a row. Each row of Screen Planting is usually the same plant species for continuity; and can be formal and hedged, if desired.

Enhanced or Accent Planting.
- Accent Planting should be used in special locations and is typically located along residential entries to create a focal or accent to the arrival. Accent Plantings typically provide color and interest to key points in the landscape. Accent Plants tend to be more unique and come in a wide range of sizes, shapes and colors; often with more dominant colors or flowering aspects. Accent Planting may be individual plants, or they can be located in small groupings. Accent Plants should not be used as Field Planting.

In general, the landscape design of the Front Yard Zone should support the Town-Building Principles. It should have a well-designed simplicity with order, organization and pattern. Landscaping in the Front Yard Zone that is random, arbitrary or a "tossed salad" will not be allowed. Any additions, changes or modifications to the landscape in the Front Yard Zone require approval by the DRC prior to installation.
Semi-Private Zone. The Semi-Private Zone includes areas within the front yard or exposed side yard that are either partially screened by the house structure, such as a porte cochere, side-entry garages, or low walls in courtyard conditions. The Semi-Private Zone also includes courtyards on a Corner Lot that are visible from a street or Common Area. Refer to Appendix “E” Approved Plant List for plants approved for the Semi-Private Zone. Landscape maintenance in the Semi-Private Zone is the responsibility of each Homeowner.

Private Zone. The Private Zone includes areas of the residential lot enclosed by rear and side yard walls or fences. Private areas within residential lots may incorporate a more liberal use of the plant palette established within each landscape theme. Any plants that will reasonably grow to a height at maturity of six feet (6’) or higher must be selected from the Approved Plant List in Appendix “E” or be approved by the DRC prior to installation. Landscape design, installation and maintenance in the Private Zone are the responsibility of each homeowner, since typically the homebuilder did not install landscaping in the Private Zone as part of the Original Construction. Landscaping in the Private Zone must be installed by the Owner within nine (9) months of initial close of escrow.

Provided the landscape within the Private Zone complies with these Guidelines, the landscape design for the Private Zone does not require approval by the DRC, EXCEPT when the Private Zone is enclosed with transparent or semi-transparent View Fencing. When a yard is enclosed with transparent or semi-transparent View Fencing, the landscape design must be approved by the DRC prior to installation.

Within the Victory neighborhoods, the minimum density of planting in the Private Yard Zone shall be one (1) plant per forty (40) square feet of planting or landscapable area.

Transition Zone. The Transition Zone includes areas within the rear yard that are immediately adjacent to a transparent or semi-transparent View Fence. The Transition Zone is ten (10) feet deep and extends from property line to property line. (Refer to the illustration above for a graphic representation of the location of the Transition Zone.) All plant species used in the Transition Zone must be selected from the list of plants in the Transition Theme of the Approved Plant List in Appendix “E” of these Guidelines. The intent is to blend the natural landscape beyond the View Fence with landscape located within the Private Zone of the Residence. Citrus trees, Italian cypress, palms, and other lush or tropical types of plants shall not be located within the Transition Zone.

Alley Zone. The Alley Zone includes areas of the residential lot located between the rear wall or fence and the alley. Initial landscaping in this area is typically provided by the Homebuilder as part of the Original Construction, based on approved landscape plans. Modifications to the landscape in the Alley Zone must be reviewed and approved by the DRC prior to installation. Plant species used in the Alley Zone shall be selected from the List of Approved Plants in Appendix “E” of these Guidelines for the Front Yard Zone for the applicable Landscape Theme. The minimum density of plant material in the Alley Zone shall be the same as the Front Yard Zone. Maintenance of all landscaping in the Alley Zone is the responsibility of the homeowner and all landscape in the Alley Zone must be on an automatic underground irrigation system tied to the residential irrigation system.
Within four (4) feet of the alley edge, plant materials must be selected that will not grow to a mature height of higher than 18 inches. Low groundcovers, such as turf, Lantana, Myoporum, Outback Sunrise and Rosemary make good choices. Groundcovers shall be planted at a minimum density of one (1) plant per twenty-five (25) square feet. Plant materials must be a minimum size of one (1) gallon or larger at the time of initial installation.

Adjacent to rear fences along alleys, screen planting with the use of vines, medium and large shrubs is suggested.

A minimum of one (1) tree per lot (24” box min.) is suggested in the Alley Zone. The center of the tree must be planted a minimum of five (5) feet from the edge of the alley. Due to growth characteristics including canopy size, limited species of trees are allowed in the Alley Zone.

Any additions, changes or modifications to the landscape in the Alley Zone require approval by the DRC prior to installation.

5.5 General Requirements for Residential Landscape Areas
The following landscape requirements apply to all landscaping on a Lot, including front yards, side yards, and rear yards enclosed with transparent or semi-transparent view fencing.

Artificial Turf in Front Yards and/or Exposed Yards. Refer to Appendix “J”

Artificial Vegetation. Artificial vegetation of any type (except for Artificial Turf) is limited to enclosed rear yards and may not be visible from any streets or sidewalk nor Visible from Neighboring Properties unless otherwise approved by the DRC. Artificial vegetation that is located on a Front Porch or within an enclosed front entry courtyard is acceptable provided the quantity and size is not excessive as determined in the sole discretion of the DRC. To qualify as being “on a Front Porch”, the Artificial Vegetation must be located behind the line of the structural columns, posts or support of the Front Porch.

Boulders. The use of boulders in the Front Yard Zone is allowed only in the Transition Landscape Theme and the Desert Landscape Theme.

Town Landscape Theme
- Boulders and rock landscape elements are prohibited in the Front Yard Zone or Alley Zone in the Town Landscape Theme. In keeping with the Town-Building Principles of Verrado, traditional neighborhoods did not have boulders or rock features as part of the landscape palette.

Transition Landscape Theme
- Natural-looking boulders are allowed in the Front Yard Zone only in the Transition Landscape Theme and the Desert Landscape Theme. The use of boulders or other rock features in the Front Yard Zone may be allowed if approved by the DRC and subject to the following criteria:
  - Boulders must be “surface select” granite boulders.
  - If significant scarring of the boulder surface is present, the boulders should be placed to hide scarring or treated with a man-made desert varnish product such as Eonite or Permeon.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
- Boulders shall be installed in natural appearing manner and arrangements. Boulders must be buried approximately 1/3 below grade. Boulders must be integrated within the landscape including other boulders, berming or landscape materials such as plants, decomposed granite and contouring. Boulders may not be stacked. Boulders may not be placed in unnatural arrangements, geometric patterns or arbitrary configurations.
- Boulders shall be a minimum size of ½ ton and maximum size of 1½ tons, unless otherwise approved by the DRC. Small rocks that are between 2” and 18” in size are not allowed as landscape elements.
- The DRC reserves all rights to limit the quantity of boulders in any Front Yard or other visible yard, including rear yards surrounded by View Fence. In general, boulders are considered an "accent" and shall be used sparingly. Large quantities of boulders or other use of boulders deemed to be inappropriate in the sole opinion of the DRC will not be allowed.
- Boulders are not allowed in turf areas, unless otherwise approved by the DRC.

Cacti. Cacti are not allowed in the Front Yard or any exposed yard in the Town Landscape Theme.

Decomposed Granite. Decomposed granite, in an approved color, must be used in all non-turf landscape areas. Decomposed granite shall be applied to a minimum thickness of two (2) inches over the landscaped area. A pre-emergent herbicide is required beneath all decomposed granite. Plastic sheeting or plastic weed barrier under the decomposed granite is not allowed. Organic mulches are not allowed in the Front Yard Zone.

Main Street District and Heritage District.
- Decomposed granite shall be “Saddleback Brown”. White, green, brick red and/or other colors of decomposed granite are prohibited, unless otherwise approved by the DRC.
- The imported decomposed granite shall be ½ inch screened in gradation. Larger decomposed granite is not allowed in the Front Yard Zone or any exposed yard that is not behind a fence or wall.

Victory District.
- Decomposed Granite shall be “Mountain Vista Brown” for front, rear and side yards. White, green, brick red and/or other colors of decomposed granite are prohibited, unless otherwise approved by the DRC.
- The imported decomposed granite shall be ½ inch or 3/4” screened in gradation.

Drainage. All pre-graded residential lots within Verrado have been constructed based on a comprehensive grading and drainage plan for each neighborhood. Landscaping, filling or rerouting of existing natural washes or manmade drainage facilities may result in flooding, erosion or other undesirable situations. In addition, a number of natural washes throughout the community have been designated for preservation and protection by the U.S. Army Corp of Engineers. Therefore, disturbance to any natural wash corridor or designated drainage facility is prohibited.

Hardscape Elements. Refer to Section 4 - Architectural Standards for all hardscape elements, including but not limited to: driveways, sidewalks, fences, walls, gates, patios, pools, shade structures, fire elements, water features, and other hardscape elements.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Irrigation.
- All landscape areas within a lot shall be irrigated with an automatic, underground irrigation system.
- Due to issues of overspray and staining of walls, no turf or spray-type irrigation is allowed within three (3) feet of a wall or fence which is located on a property line, including rear and side yards.
- Different irrigation valves should be provided for trees, low-water-use shrubs, ornamental shrubs, turf, pots, fruit trees and vegetable gardens. Additional irrigation valves should be considered to accommodate varying sun exposures.
- Spray irrigation is limited to turf areas only.
- Irrigation run-off into streets, sidewalks, Common Areas or adjacent properties is not permitted. Owners shall maintain their irrigation system to avoid run-off issues.
- Ground-mounted valve boxes, transformers, timers or other flush-mounted boxes shall match the color of the ground treatment; and should not be placed within turf areas.
- Free-standing or wall-mounted equipment should be painted to match the exterior of the house or the walls on which it is mounted.
- All equipment, controllers and valves should be placed in inconspicuous areas of the site; generally screened from the street or sidewalk.

Landscape Borders, Headers, Curbing and Edging.
- Landscape borders, headers, curbing and edging shall be constructed of durable materials such as concrete, brick or pavers. No wood, metal or plastic edging is allowed. Scalloped or decorative edging is not allowed.
- Landscape borders shall have a minimum width of four inches (4") and a maximum width of eight inches (8").
- The top of a landscape border shall be set flush with the top of the adjacent turf or decomposed granite. No "raised" landscape borders are allowed.
- No "scuppers" or "drainage dips" are allowed in the landscape borders. In general, landscape borders shall be placed with clean, even lines.
- Landscape borders are not allowed to be placed immediately adjacent and parallel to a driveway, walkway or public sidewalk. The driveway or sidewalk can serve as the termination for the landscaping without the need for an additional border.
- In general, landscape borders shall be simple shapes; often rectangular or with minimal pattern. Highly patterned, extreme curves, and arbitrary meandering of landscape borders is not allowed.
- In cases where turf on one yard is directly adjacent to turf on an adjacent lot on a common property line, no landscape border shall be provided between the two adjacent turf yards. In this case, the turf between the two adjacent yards shall connect without interruption.
In cases where turf on one yard is directly adjacent to decomposed granite on the adjacent lot, a landscape border shall be provided to contain the turf along the common property line.

- Landscape borders are not allowed to have decomposed granite on both sides of the landscape border. If turf is removed, it is often necessary to remove the landscape border to avoid this issue.

**Landscape Grading.**

**Town Landscape Theme**
- Within the Town Landscape Theme, front yards and side yards facing streets shall be graded in simple, even planes without berms, mounds, hollows, swales and shaping. In keeping with the Town-Building Principles of Verrado, the front yards are traditionally flat or gently-sloping even planes. Where slopes are necessary, a maximum allowable slope is 4:1. Grading shall be accomplished without creating sharp transitions, unnatural shapes, mounding or berms.

**Transition Landscape Theme**
- Within the Transition Landscape Theme, subtle, soft and natural grading is allowed in the Front Yard Zone; including grading necessary to transition between properties. Any such grading in the Front Yard Zone shall be gentle and naturally-contoured. "Berms" may not appear like "piles of dirt" and may not look like "a mound with something buried below". Landscape grading must also be accomplished without interrupting established drainage elements, including natural wash corridors, drainage easements or on-lot drainage patterns.

**Landscape Lighting.** See Section 6 – Lighting Standards

**Mulch.** Organic mulches, such as wood chips, tree bark, pine needles and other similar organic landscape mulches are not allowed in the Front Yard Zone or any exposed yard.

**Ornamentation, Artwork or Sculpture.** See Section 4 – Architectural Standards.
Palms.

**Town Landscape Theme.**
- Non-dwarf palms may only be used within the Town Landscape Theme. (Non-dwarf palms are the tall palms species such as: Date Palm, Canary Island Palm, California Fan Palm and Mexican Fan Palm).
- Any palms used must be identified on the Approved Plant List.
- Since one of the primary objectives of these Guidelines is to create a shade-lined streetscape within the Town neighborhoods, palms may not be used to satisfy the required minimum number of front yard trees as required by these Guidelines.
- In general, the use of non-dwarf palms is discouraged in the Front Yard Zone of residential properties; therefore, no more than two (2) non-dwarf palms will be permitted in the Front Yard Zone of a property.
- Non-dwarf palms should be located near the front door and shall be no taller than 20 feet at time of installation as measured from the ground to the location that the lowest fronds attach to the base of the palm.
- Small palms are considered "Accent Plants" and may only be used as "accents" in the Front Yard Zone. Small palms may not be used as "Field Plants" or "Foundation Plants" in the Front Yard Zone. The DRC reserves the right to limit the quantity of small palms in the Front Yard Zone at their sole discretion.
- Queen Palms are prohibited except within an enclosed rear or side yard in the Town Landscape Theme.

**Transition Landscape Theme.**
- Non-dwarf palms may not be used in the Transition Landscape Theme.
- Small palms are considered "Accent Plants" and may only be used as "accents" in the Front Yard Zone. Small palms may not be used as "Field Plants" or "Foundation Plants" in the Front Yard Zone. The DRC reserves the right to limit the quantity of small palms in the Front Yard Zone at their sole discretion.
- Queen Palms are prohibited within the Transition Landscape Theme.

**Plant Material.** Approved Plant Lists and Prohibited Plant and Landscape Material Lists have been created for Verrado to establish continuity within the community and to create a harmonious relationship within the given Landscape Theme. Those materials are referenced within Appendix “E” and Appendix “F” of these Guidelines. Within the Front Yard Zone or the Alley Zone, any plant and landscape materials not specifically listed on the Approved Plant List must be approved by the DRC prior to installation. In the Private Zone, any plant materials that may reasonably grow to a height greater than six (6) feet and are not specifically listed on the Approved Plant List must be approved by the DRC prior to installation. Because it is difficult to list every acceptable plant material, the DRC will consider other plant materials upon written request and submittal of detailed information on the proposed plant material. The DRC reserves the right to refuse any plant material that, in their sole discretion, will not be compatible with the Verrado community image or is not beneficial to the environment.

When requesting approval of a plant species or landscape material not on the Approved Plant List, the Applicant must provide information regarding such plant including photograph, growth characteristics, mature size, water use and other pertinent information as required by the DRC.
Plant Varieties and Diversity. While the Approved Plant List contains a large number of acceptable plant species, the best landscapes are those that use a limited number of species in appropriate mass planting applications. The total number of different plant species allowed in the Front Yard Zone is seven (7) and the Alley Zone is limited to three (3) species per lot unless otherwise approved by the DRC prior to installation.

Planter Boxes, Planter Beds, Raised Planting Areas.
- Raised landscape planter boxes, raised planter beds, and raised planting areas created by retaining walls, including those within an enclosed yard may not be attached directly to party walls on the common property line of Adjacent Lots; or walls immediately adjacent to common areas or open spaces. When adjacent to a common party wall, a raised planter must have its own separate retaining wall structure with a minimum ½” air space between the walls of the planter box and the common walls. Soil from a raised planter may not retain directly against a common party wall.
- The inside of all raised planter boxes and raised planter beds must be water-proofed to prevent water damage to the walls.
- Raised planter elements in the Front Yard Zone may not exceed twenty-four inches (24”) in height.
- Raised planted elements within an enclosed rear yard may not exceed forty-two (42”) in height, unless otherwise approved by the DRC.
- Raised planters and raised planter beds are not allowed directly in front of a Front Porch.

Pots and Planters. See Section 4 – Architectural Standards

Rip-rap. The use of rip-rap in the Front Yard Zone or the Alley Zone is prohibited. Swales, ditches, “dry streams” or drainage ways filled with river rock or any other rocks are prohibited. If erosion protection is needed, the proposed solution will be reviewed by the DRC on a case-by-case basis.

Riverbed. Refer to “Rip-rap”

Swimming Pools and Spas, Fountains. See Section 4 – Architectural Standards

Walls and Fences. See Section 4 - Architectural Standards

Weed Barriers. Plastic sheet weed barriers are not allowed under decomposed granite. In general, these materials deteriorate and become exposed resulting in an undesirable and unattractive appearance.
5.6 Landscape Requirements

Front Yard Trees. A minimum quantity of trees in the Front Yard Zone has been established to create a consistent and desirable streetscape image within the residential neighborhoods. The minimum number of trees in the Front Yard Zone is determined by lot size as listed below:

<table>
<thead>
<tr>
<th>Approximate Lot Size</th>
<th>36” Box Trees Required</th>
<th>24” Box Trees Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>55 feet or less</td>
<td>--</td>
<td>1</td>
</tr>
<tr>
<td>56 feet to 100 feet</td>
<td>--</td>
<td>2</td>
</tr>
<tr>
<td>Greater than 100 feet</td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

- One (1) additional tree for each Corner Lot.
- A minimum of three (3) trees (24” box min.) for Front Yards greater than 3000 square feet.
- Irregularly shaped lots such as cul-de-sac lots or flag lots shall match the general pattern of trees required on “typical” lots within the same neighborhood.
- On a case by case basis the DRC may reduce front yard tree requirements on lots with a 12 foot or less front setback.

The minimum size of a tree at the time of installation shall be a 24” box size, in order to satisfy the requirements of these Guidelines. Smaller trees may be planted, but will not be considered toward fulfilling the landscape calculations.

Unless otherwise approved by the DRC, all trees must be planted a minimum of three (3) feet from all sidewalks, curbs, driveways, fences, walls, property lines and homes.

Rear Yard Trees (Victory Neighborhoods only). A minimum quantity of trees in the Private Zone in the rear yard has been established to create a desirable edge along paths, trails, and golf course. The minimum number of trees in the Private Zone in the rear yard is determined by lot size as listed below:

<table>
<thead>
<tr>
<th>Approximate Lot Size</th>
<th>24” Box Trees Required in rear yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>55 feet or less</td>
<td>1</td>
</tr>
<tr>
<td>56 feet to 100 feet</td>
<td>2</td>
</tr>
<tr>
<td>Greater than 100 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Shrubs and Ground Covers. To ensure similar density and coverage of plant material for all lots, the requirements for shrubs, ground covers and accent plants are based on the actual area in square feet (s.f.) of landscaped area excluding any sidewalks, driveways, patios or other hardscape elements.

The Front Yard Zone and the Alley Zone are subject to the following minimum size and density requirements. The combination of shrubs, ground covers and accent plants shall be at a minimum density of one (1) plant per twenty-five (25) square feet. Trees, turf and potted plants are not included in the plant density calculations. The size of shrubs or ground covers shall be a minimum one (1) gallon in size at time of installation in order to satisfy the density criteria.
Turf Grass (Natural). Natural turf currently may be used in front yards of homes in the Town Landscape Theme and Transition Landscape Theme, subject to the following criteria:

- Turf areas must be a minimum dimension in any direction of six (6) feet in width.
- Turf areas should be designed to complement the front walkway, courtyard or patio area.
- The shape and configuration of turf areas shall be simple and often rectangular in a manner that relates to the architecture of the home. Turf areas shall connect to walkways, driveways and the public sidewalk. Turf areas in the Front Yard Zone may not be "islands of grass" surrounded by decomposed granite on all sides; may not look like putting greens; and may not be randomly shaped.
- Turf areas are required to be defined by a landscape border.
- Turf must be held a minimum of three (3) feet away from any wall or fence that is located on a property line.
- Turf must be held a minimum of three (3) feet away from any APS electrical transformer or switch box.
- Turf areas must be irrigated with an automatic, underground irrigation system.
- Turf species and/or hybrids must be on the Approved Plant List in Appendix “E”.
- Over-seeding of turf with annual winter grass is acceptable, but not required.

5.7 Main Street Front Yard Landscape Design Criteria.

Homes located along Main Street (between Village Street and Founders Park) are subject to the additional front yard landscape design criteria listed in Appendix K for the “Main Street Front Yard Landscape Design Guide”.

5.8 Timing of Landscape Improvements

The initial Homebuilder is required to install all landscaping in the Front Yard Zone and the Alley Zone as part of the Original Construction in accordance with timing and criteria established by the Founder. This initial landscaping includes:

- those areas in a side yard between the sidewalk and rear yard fence on Corner Lots
- those areas between the alley and rear yard fence on alley-loaded lots

Landscape improvements in the Private Zone shall be completed by the property owner within nine (9) months of close of escrow. At a minimum, decomposed granite must be installed within the first nine (9) months of occupancy for dust control.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
5.9 **Approved Plant List**

See Appendix “E” for the Approved Plant List. Also, consult with the DRC for any updates to the Approved Plant List.

Because it is difficult to list every acceptable plant material, the DRC will consider other plant materials upon written request and submittal of detailed information on the proposed plant material. The DRC reserves the right to refuse any plant material that, in their sole discretion, will not be compatible with the Verrado community image or is not beneficial to the environment.

Plants located within the Private Zone (within enclosed rear yards) that do not reach a mature height of greater than six (6) feet, do not have to be selected from the Approved Plant List, provided that they are not on the Prohibited Plant List.

5.10 **Prohibited Plant and Landscape Material List**

See Appendix “F” for the Prohibited Plant and Landscape Materials List. Also, consult with the DRC for any updates to the Prohibited Plant and Landscape Materials List. Plants identified on the Prohibited Plant List may not be used in any portion of any lot.

5.11 **Landscape Maintenance**

Maintenance of the landscape and other incidental landscape items on individual single-family lots is the sole responsibility of the property owner. Owners shall maintain all visible landscape areas in a clean, neat and weed-free condition. All dead and dying plants must be replaced with same species or other compatible plants from the Approved Plant List unless otherwise approved by the DRC. The DRC and the Verrado Community Association may create additional landscape maintenance standards.

No tree, shrub, or planting of any kind shall overhang or encroach upon any public right-of-way, sidewalk, bicycle path, or any other pedestrian way from ground level to a height of eight (8) feet. Each homeowner shall be responsible for trimming and pruning of all trees in which the trunk of the tree is located within the Lot.

At this time, the Verrado Community Association is responsible for maintenance of all landscaping between the public sidewalk and the street curb. In addition, the Verrado Community Association is at this time responsible for maintenance of certain formal street trees located between the public sidewalk and the lots on Main Street, Hamilton Street and Heritage Street. The Homeowner is responsible for maintaining the ground covers, shrubs and irrigation of the area between the front lot line and the public sidewalk along Main Street, Hamilton Street and Heritage Street. If an Owner is unclear about their maintenance obligations, they may contact the Verrado Community Association.
Section 6
LIGHTING STANDARDS

Philosophy. Appropriate lighting is a key ingredient for a livable, urban community. A well-orchestrated lighting program will enhance the Town-Building Principles of Verrado by providing an inviting evening atmosphere that includes safe streets, lighted walkways, illuminated front porches, and architectural and landscape accents. Lighting is to be aesthetically pleasing and non-obtrusive. Lighting principles of the Dark Sky Association will be considered by the DRC when evaluating lighting proposals.

Exterior Lighting. All exterior lighting must be shielded to minimize glare and light spill to adjacent properties and streets. Spotlights and floodlights are prohibited except for those with proper shielding that are activated by a motion detector and only when specifically approved by the DRC. The use of colored lighting is prohibited (except for allowed Holiday Lights, as described previously in these Guidelines). Exterior lighting shall not utilize a lamp with wattage larger than 75 watts (or a comparable lumen output), unless otherwise approved by the DRC. Pole or post-mounted lights are prohibited, except for landscape lights under twenty four (24) inches tall or less. In general, exterior lighting should be used for outdoor living spaces, entries, patios, courtyards, porches and other “useable” spaces. Exterior lighting should not be used to illuminate the face of a building for decorative purposes. All exterior lighting must provide for significant shielding to ensure that light sources and lamps are not visible from Neighboring Property; no bare or exposed lamps will be permitted.

All exterior architectural and landscape lighting (not counting porch and alley lighting noted below) in the front yard (or a side yard facing the street on a corner lot) shall be limited as follows, unless otherwise approved by the DRC:
- Lots 55’ wide and less: Cumulative max. of 150 watts or 2,250 lumens (whichever is less)
- Lots 56’ wide and more: Cumulative max. of 250 watts or 3,750 lumens (whichever is less)

Light Sources. Incandescent, compact fluorescent and LED light sources are allowed for exterior use provided they comply with the criteria below. Long lasting compact fluorescent bulbs and LED lights consume very little electricity and last for several years are available. Exterior light bulbs must meet the following criteria:
- Color Temperature: between 2700 – 3000 degrees Kelvin.
  (Do not use lamps that exceed 3000 degrees Kelvin, as they are “cool” in color and not desirable.)
- Color: warm white.
- Lumens: maximum of 550 initial lumens.

Porch Lighting / Front of House Lighting. Continuously operating lighting at front porches and the front of homes is a key design principle at Verrado. This type of lighting helps to create attractive streets, welcoming neighborhoods and a sense of community vitality. Therefore, each home shall be required to maintain at least one (1) light which operates in the “on” position from dusk to dawn on all days on either the front porch or near the front door of the home. Such light shall be on a photocell or other automatic timer to ensure consistent and continuous operation.
Wall Mounted Lights / Coach Lights. Wall-Mounted Lights, also known as Coach Lights, shall comply with the following criteria:

- The appearance of wall-mounted light fixtures shall match the authentic architectural style and character of the Residence. For example, a home in a Craftsman architectural style should use a Craftsman style light fixture; and a home in a Spanish architectural style should use a Spanish style light fixture.
- The color of all exterior wall-mounted light fixtures shall be black, dark bronze, dark brown or similar. Chrome, silvery, shiny, white, light or colorful exterior light fixtures are not allowed.
- All exterior light fixtures shall either have fully shielded lamps, or in the case of coach lights use a frosted, heavy-seeded or heavy-textured glass to minimize the glare of the bulb. Clear glass lenses, seeded glass lenses, and lightly frosted glass lenses are not allowed for wall-mounted light fixtures. The simple test is that you may not see the light bulb clearly through the glass lens of the light fixture. Colored lenses are not allowed.
- In order to avoid disproportionate exterior light fixtures, the main body or housing of the primary light fixtures must be a minimum of 12" in height and the overall fixture shall be approximately 16" to 20" in total height when measuring finials and brackets. The DRC reserves all rights to not approve exterior light fixtures that it deems to be too large or too small.
- Secondary light fixtures that are located within the enclosed side yard fence, may be smaller in size, if the light fixture is available in the same style and color.
- In general, the bulb brightness for exterior wall-mounted lights shall not be greater than 550 initial lumens. (This is the equivalent of a 60 watt incandescent bulb). Bulbs that are 350 lumens or less are preferred (This is the equivalent of a 40 watt incandescent bulb).
- Colored lights are not allowed.

Alley Lights. For those homes with the garages accessed by the alley, a minimum of one (1) light is required to be located on the wall adjacent to the garage door. This light will help illuminate the alley and add visibility for all users of the alley. Such homes shall be required to maintain at least one (1) light, which operates in the “on” position from dusk to dawn on all days, adjacent to the alley. Such light shall be on a photocell or other automatic timer to ensure consistent and continuous operation.

Security Lighting. Security lights (including flood lights and lights on motion detectors for the purpose of security illumination) are strongly discouraged, but may be allowed subject to specific approval of the DRC, subject to the following criteria:

- Security lights are prohibited on any elevation of a Residence that faces a street.
- Security lights may be allowed in enclosed fenced yards or within enclosed auto courts, if approved by the DRC.
- Security lights may not exceed 1200 lumens per location (the equivalent of a 75 watt incandescent bulb).
- Security lights must still meet the requirements of shielding of the light sources, and the light sources should not be Visible from Neighboring Property. The hood or shield on a security light must extend at least 1” beyond the face of the lamp.
- Security lights may not be mounted higher than the eave line of the house or ten (10) feet from adjacent finished grade (whichever is the smaller dimension).
- Security lights must be pointed in a downward direction and may not cause excessive glare or light spill onto adjacent properties.
Security lights may be switched or on a motion detector. If on a switch, security lights may not be left on past midnight. If on a motion detector, security lights will only be allowed to stay lit for a maximum of twenty (20) continuous minutes. Care must be taken to avoid setting off the motion detector by the motion of vegetation and the movement of pets or wildlife.

- Security lights will not be allowed to operate for the purpose of general illumination.
- If problems with security lights occur, the DRC and the Verrado Community Association reserves the right to impose monetary penalties and demand that the fixtures be disconnected.

Driveway and Auto Court Lighting.

- In general, the lighting of driveways, or along the edges of driveways, is not recommended. Driveway lighting is not recommended due to the negative visual impact from the overall community and the likelihood of such lights to be damaged by vehicles. Furthermore, appropriate architectural lighting mounted to the face of the garage should minimize the need to place lights along the driveway.
- Any driveway lighting must be approved by the DRC prior to installation. The DRC reserves all rights to create specific stipulations on a case-by-case basis based on their review of a specific application. If approved, driveway lighting must comply with the design criteria below.
- Driveway lighting should not “line” the driveway with fixtures. The lighting along the driveway may not look like a "runway". Light fixtures along a driveway, if approved, may not have a spacing of less than 10'-0" apart on each side of the driveway.
- Pole-mounted down lights that are taller than 24" above the pavement surface are not allowed.
- Driveway light fixtures, if approved, shall be fully shielded to conceal the light source and eliminate glare.
- Driveway light fixtures shall be constructed of a durable materials such as aluminum or copper.
- In an effort to minimize light pollution, driveway lighting should generally be turned off by automatic methods by midnight, and should be turned off completely during extended times in which the home is not occupied.
- Driveway lighting must be maintained in an attractive manner. If the appearance of the driveway lights becomes unsightly, the Owner shall immediately remove the lights.

Landscape Lighting. Landscape lighting is allowed in Verrado subject to the following criteria:

- All landscape lighting in the front yard or otherwise Visible from Neighboring Properties, including solar powered lighting, shall be approved by the DRC prior to installation.
- All landscape lights located in a front yard (or in a side yard facing a street) shall be subject to the wattage limitations noted above under “Exterior Lighting”.
- Fixtures shall be constructed of a durable material such as aluminum.
- Landscape lighting shall be low-voltage only, unless approved by the DRC.
- Landscape lighting must be controlled with an electric clock or photo-cell device.
- All light sources must be shielded from view. Shielded up-lighting to accent trees or major plants is permitted.
- All wiring for light fixtures must be buried below grade per the manufacturer’s requirements.
- Controller equipment must be located in a discrete location or screened from view from the street or adjacent property.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.

- Colored light bulbs, lens, or reflectors are not permitted.
- Rope lights are not allowed as landscape lighting.
- "Mini Light Strings" like those commonly used for Christmas and holiday decorations are not allowed as landscape lighting. (except as allowed for Holiday and Seasonal Temporary Lighting)
- If landscape lighting is installed according to these requirements and Appendix “N”, DRC approval is not required.

String Lights. String lights, strand lights, "festival lights", "party lights" or other lights that are attached to continuous strands must be approved by the DRC prior to installation and shall be subject to the following design criteria:

- The DRC reserves all rights to approve, approve with stipulations or disapprove the use of String Lights at its sole discretion on a case-by-case basis giving consideration to the unique aspects of each property. The use of String Lights must be considered "reasonable" in the opinion of the DRC. The DRC reserves the rights to create special stipulations or to allow minor exceptions as deemed appropriate by the DRC.
- String Lights are only allowed in the Private Zone or Semi Private Zone (see Section ___ for a further explanation of the Private Zone and Semi-Private Zone.)
- String lights must be located within 15'-0" of the main house.
- String lights must be located a minimum of 5'-0" from any property line; and a minimum of 5'-0" from any fence line.
- String lights may not be mounted higher than 10'-0" above the adjacent finished grade or the bottom of the lowest single-story roof eave of the existing house, whichever is more restrictive.
- String lights are allowed to be anchored directly to the home. The string lights must be connected at or below the lowest eave line of the home. A maximum of two (2) free standing posts are allowed to support the string lights, if necessary. Any posts shall be installed and maintained vertical and plumb. Any posts shall be painted black or dark bronze.
- No more than 50 total bulbs are allowed.
- No more than 100 lineal feet total of string lights are allowed.
- Each light bulb may not exceed 66 lumens (the equivalent of an 11 watt incandescent bulb).
- Bulbs may be white or clear. Colored lights are not allowed.
- Lights may not flicker, flash, blink, or animate,
- "Rope Lights" and "Mini Light Strings" like those commonly used for holiday decorations are not allowed as String Lights under this criteria.
- String lights should not be on past 10:00pm; unless the outdoor space is actively being used at the time. String lights are not allowed to be used as security lighting.
- Owners shall be required to maintain the String Lights in an attractive manner. If the appearance of the string light becomes unsightly, the Owner shall immediately remove the String Lights.
Holiday and Seasonal Temporary Lighting. Refer to Holiday Lights and Decorations, Section 4 - Architectural Standards.

Prohibited Exterior Lighting.
- Exterior lighting that is mounted higher than the eave line of the house or ten (10) feet above adjacent finished grade (whichever is the smaller dimension) is not allowed, unless otherwise approved by the DRC.
- Pole or post-mounted lights are prohibited, except for low-scale pole mounted landscape lights that are 24" tall or less.
- Colored lights are not allowed (except as allowed for Holiday and Seasonal Temporary Lighting).
- Lights that flash, slicker, blink, twinkle, strobe, move, animate or similar are not allowed. (except as allowed for Holiday and Seasonal Temporary Lighting)
- "Rope Lights" that are exposed or visible from any street, sidewalk, Common Area or Adjacent Property are not allowed.
- "Mini Light Strings" like those commonly used for holiday decorations that are exposed or visible from any street, sidewalk, Common Area or Adjacent Property are not allowed. (except as allowed for Holiday and Seasonal Temporary Lighting)
- Metal halide, high-pressure sodium, and mercury vapor lights are not allowed for residential uses.
- Unshielded floodlights.

New Lighting Technology. New lighting technology will be reviewed by the DRC on a case-by-case basis.
Section 7
CONSTRUCTION STANDARDS

As part of any approval to construct or install any Improvement on any Lot within Verrado, the following Construction Guidelines shall apply during the construction or installation period. These Construction Guidelines shall apply to each Builder, property owner, contractor, subcontractor, vendor, consultant, agent and employees related to such Improvement work. It is recommended that Owners make these regulations a part of the construction contract documents for any Improvements on a Lot. All Owners shall be bound by these Construction Guidelines and any violation by a Builder, contractor (et al) shall be deemed to be a violation by the Owner of the Lot. The Construction Guidelines may be supplemented from time to time by the DRC or the Verrado Community Association.

Codes, Ordinances, Permits and Governmental Approvals. The Owner is responsible for obtaining all necessary reviews, approvals and permits from the City of Buckeye and any other governing agency and supplying the Verrado Community Association with copies of all permits. The Owner is responsible for complying with all codes, ordinances, regulations and guidelines which apply to any proposed Improvement on a Lot.

Construction Access. In general, construction access shall occur across the existing paved driveway and shall be contained within the property boundaries of the Lot. Construction access is not allowed over Common Areas, including the landscape parkway between the street and the public sidewalk, unless specific approval is granted in writing by the DRC. Construction access is not allowed over Common Areas such as lineal parks, community paths and trails, and common open spaces areas, unless specific approval is granted in writing by the DRC. Construction access is not allowed over the golf course property or the property of others.

Construction Vehicles and Parking Areas. Vehicles related to construction activities shall be parked so as not to inhibit traffic on adjacent streets. Each Owner or their Builder shall be responsible for protecting the landscaping along the streets. Parking of construction vehicles, trailers and equipment on the streets overnight is prohibited, unless otherwise specifically approved by the DRC or the Verrado Community Association.

Daily Operation. The DRC and the Verrado Community Association reserve the right to restrict the hours of construction for certain types of Improvements. In general, working hours for a construction site shall be from thirty (30) minutes before sunrise to thirty (30) minutes after sunset unless other hours are designated in writing by the DRC or the Verrado Community Association. Construction noise shall not be audible from adjacent lots on Sundays only. Additional restrictions and regulations on hours of construction may be determined by the Verrado Community Association. Local and State guidelines may apply.

Damage to Property of Others. Damage to property of others, including, but not limited to, open space, landscape, irrigation, utilities, other Lots, roads, driveways, sidewalks, concrete curb and gutter, and/or other improvements, will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the Owner in a manner that restores the damaged property to its original condition.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Debris and Trash Removal. Owners and their Builders are required to provide trash and waste receptacles as needed for the scale of the Improvements proposed. For larger projects, a dumpster may be required. The Owners and their Builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site frequently and not be permitted to accumulate. Owners and Builders are prohibited from dumping, burying or burning trash anywhere within Verrado. During the construction period, each construction site shall be kept neat and clean, and shall be properly maintained to prevent it from becoming a public eyesore or affecting other Lots or any open space. Unsightly dirt, mud or debris resulting from activity on each construction site shall be promptly removed and the general area cleaned up. Dumpsters or other waste receptacles, if any, must be located within the Lot and may not be located on any common area, including the street, the alley or the parkway adjacent to the streets unless otherwise approved.

Design Approval Prior to Construction. As per these Guidelines, all Improvements require approval of the DRC prior to construction or installation. No work shall commence until such design approval is granted in writing by the DRC.

Dust and Noise. The Owner and their Builder shall be responsible for controlling dust and noise, including without limitation music on the construction site. The Verrado Community Association may create additional rules and regulations regarding dust and noise. All buildings, structures and other Improvement within Verrado must also comply with all applicable Town, State or Federal codes.

Excavation Materials. Excess Excavation materials, including excess earth materials from swimming pool excavation, must be hauled away from Verrado and disposed of properly. Dumping of excess Excavation materials anywhere within Verrado is prohibited.

Fire Protection. Each construction site should have at least one (1) full and operable 7-pound ABC-rated dry chemical fire extinguisher present and available in a conspicuous place at all times. The use of any equipment, which may produce a spark, flame or significant heat, must be done within reach of a fully charged and working fire extinguisher.

Miscellaneous and General Practices. All Owners will be absolutely responsible for the conduct and behavior of their agents, representatives, Builders, contractors, and subcontractors while at Verrado. The following practices are prohibited:
(a) Removing any plant material, topsoil, rocks or similar items from any property of others within Verrado, including other construction sites or other undeveloped sites.
(b) Use of any firearms, trapping or hunting within Verrado.
(c) Careless disposition of cigarettes and other flammable material.
(d) Use of, or transit over, any golf course area, including golf cart paths or golf maintenance paths.
(e) Use of, or transit over, any common areas, including paths or trails.
(f) Use of, or transit over, or access to, any undeveloped portions of Verrado. All undeveloped portions of Verrado are off limits.
(g) Use of, or transit over, or access to, any portion of the drainage ways protected by the Army Corp of Engineers 404 permit.
(h) No pets, particularly dogs, may be brought into Verrado by construction personnel.
(i) Exceeding the posted speed on any street within Verrado.

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(j) Any open fire.
(k) Any activity that is detrimental to the health and well-being of the wildlife within Verrado.
(l) Use of, or under the influence of, alcohol or any controlled substance in the course of performing any work relating to an Improvement on the Lot.

Safety. It is the responsibility of all Owners and their Builders to comply with all applicable local, State and Federal safety regulations and standards at all times, including applicable regulations and guidelines of the Occupational Safety and Health Act (OSHA).

Sanitary Facilities. Each Owner or their Builder shall be responsible for providing and maintaining adequate sanitary facilities for its construction workers. If portable toilets or similar temporary toilet facilities are needed, they shall be located within the Lot. If portable toilets are needed, they must be located to minimize visual and odor impacts to Adjacent Lots. The location and duration of portable toilets requires the specific approval of the DRC prior to being delivered.

Storage of Materials. All materials related to an Improvement shall be stored within the Lot, unless otherwise approved by the DRC or the Verrado Community Association. Such materials may only be stored for the period of time needed to install or place such material. Once an Improvement, or phase of an Improvement, is complete, any remaining materials must be removed. Materials may not be stored on streets, alleys or common areas without specific approval of the DRC or the Verrado Community Association.

Temporary Construction Signage. Temporary signage is not permitted unless otherwise approved by the DRC.

Washout and Cleaning. Washout of concrete trucks or the washout and cleaning of any equipment by masons, plasterers, painters, drywallers, etc. must be contained within the Lot. Washout or cleaning residue shall not be allowed to flow off of the Lot or into streets, alleys, common areas or Adjacent Lots. The Founder may at times provide designated locations for wash out facilities within Verrado. Use of such wash out facilities is subject to the terms of the Founder.

Failure to comply with the Construction Standards may results in fines, liens or other actions by the Verrado Community Association as allowed by law.

These Construction Guidelines may be updated and amended from time to time. Please contact the Verrado Community Association to obtain a current copy.
Section 8

DESIGN REVIEW PROCEDURES

8.0 DESIGN REVIEW PROCEDURES
The Charter and these Design Guidelines, which establish design criteria for architectural and landscape activities within Verrado, prohibit any structure from being placed, erected, or installed upon any lot, and prohibit any improvements (including staking, clearing, excavation, grading and other site work, exterior alteration of existing improvements, and planting of landscape materials) from taking place without the written approval of the Design Review Committee. The DRC has the responsibility to administer these and other design-related guidelines for the community. The DRC also has the authority to review, approve or not approve all applications for modifications to existing improvements. These Guidelines are not the exclusive basis for decisions of the DRC and compliance with the Guidelines does not guarantee approval of any application.

All buildings, structures and other Improvement within Verrado must also comply with all applicable Town, State or Federal codes. Review and approval of any application is made on the basis of aesthetic considerations and the DRC shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements.

Plans and specifications for any proposed Addition, modification or other Improvement must be submitted to the DRC prior to construction or installation. Please consult with the Verrado Community Association to obtain the address or submittal location of the DRC.

8.1 Submittals
Any modification to an existing Residence within Verrado, including the installation of a patio cover, landscaping, ramada, gazebo, or any other physical alteration to the appearance of a house or yard, must be approved in advance by the DRC (unless otherwise allowed by these Guidelines).

Due to a wide variety of possible modifications and additions, a specific submittal outline is not available. However, the Applicant shall provide the DRC with as much information as possible, including locations, color, size, setbacks and/or materials description when seeking approval. The submittal must also include photographs, product samples, or other materials that will help the DRC understand the requested modification.

Application Forms and Checklists. The appropriate submittal application form is available on verrado.com or from the Verrado Community Association Office and must accompany any submittal. In addition to the application form, a number of checklists have been created to document information typically sought by the DRC for the most commonly requested modifications. The checklists are a basis for guidance only and shall not be construed as all-inclusive. In order to minimize redesign efforts, applications for Additions, modifications or other Improvements should be reviewed and approved by the DRC prior to any submissions to the City of Buckeye for permits.
Fees. According to Chapter 5, Section 5.2(d) of the Community Charter for Verrado, the Design Review Committee may establish and charge any fees to be paid in full prior to review of any applications. Such fees may include the reasonable costs incurred in having any application review by architects, engineers or other professionals.

Review. In general, the DRC meets weekly to review applications and submittals. All Applicants are encouraged to contact the Verrado Community Association Office to obtain information on scheduled meeting dates and corresponding submittal deadlines. Incomplete information will cause delays in processing the application.

Approvals. Applicants will be notified in writing of the DRC’s findings within thirty (30) business days after receipt of all requested information. Unless otherwise provided as part of any approval, construction must commence within ninety (90) days from the date approval is given or the approval shall expire. Any changes made by the Applicant during the review process must be documented and provided to the DRC. Applicants shall be required to obtain written final approval on all plans submitted prior to commencement of the modification activities. Construction that is not per the approved plan or construction commencing before approval is subject to monetary penalties levied by the Verrado Community Association.

8.2 Work in Progress
The DRC reserves all rights to review, observe or inspect (or to designate a person to review, observe or inspect) all work in progress for the purposes of verifying compliance with the approved plans and specifications. The DRC will give notice to the Owner for any items of non-compliance that are identified. Absence of such an inspection and notification during the construction period constitutes neither approval of the work in progress nor compliance with these Guidelines or the approved plans and specifications by the DRC.

The Owner shall notify the DRC at the time of completion of work, at which time the DRC or its designee may review the completed work to validate compliance with the approved plans and specifications.

8.3 Regulatory Approvals
The Owner is responsible for obtaining all necessary reviews, approvals and permits from the City of Buckeye and any other applicable governing agency and supplying the Verrado Community Association with copies of all permits. The Owner is responsible for complying with all codes, ordinances, regulations and guidelines, which apply to any proposed Improvement on a Lot. In the event that applicable governmental regulations are more restrictive than these Guidelines, then the governmental regulations shall apply. To the extent that applicable governmental regulations are less restrictive than these Guidelines, the criteria of these Guidelines will prevail.
APPENDICES
Appendix “A”
Definitions

Unless the context otherwise specifies or requires, the following words or phrases when used in these Guidelines shall have the following specific meanings. Terms used herein which are defined in the Community Charter for Verrado shall have the meanings specified therein.

"Addition" means any changes, alterations, modifications or additions to a Lot after its Original Construction, including any excavation, cut, fill, Residence, buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, gates, patios, courtyards, pools, spas, landscaping, exterior lighting, poles, signs, exterior art or sculpture, repainting, and any structure or other improvement of any type or kind.

“Adjacent Lot” means any Lot that shares a common boundary with the subject Lot, as well as any Lot that is located directly across a street or alley; or across a Common Area open space less than fifty (50) feet wide.

“Applicant” means the specific individual person identified as the applicant on the application form submitted to the Design Review Committee as the applicant to whom all design review correspondence shall be addressed.

“Architect” means a person appropriately licensed to practice architecture in the State of Arizona.

"Association" means the Verrado Community Association as defined in the Charter of the Verrado Community Association.

“Board” means the Board of Directors of the Verrado Community Association as defined in the Charter of the Verrado Community Association.

“Builder” or “Homebuilder” means a person or entity engaged by an Owner, including the Owner acting as builder, for the purposes of constructing any Improvement on the Owner’s Lot. This term also applies to any contractors, subcontractors, vendors, agents or employees of a Builder.

“Charter” means the "Community Charter for Verrado” as recorded in the official records of the Maricopa County Recorder as instrument #2002-1008906, as may be amended from time to time and including any supplements.

“City” means the City of Buckeye, Arizona, a municipal corporation of the State of Arizona.

“Committee” means the “Reviewer” as established pursuant to the Charter of the Verrado Community Association.

“Common Area” means Common Area as defined in the Charter of the Verrado Community Association.

"Community" means the master-planned area known as Verrado.

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"Contractor" see "Builder".

“Corner Lot” means any Lot that shares at least one (1) side boundary with a public street or landscape tract and is subject to enhanced site planning, architectural, and landscape requirements.

“Cut” means removal of soil, rock or other earth materials to create a finished grade that is lower than the existing natural grade.

“Design Guidelines” means the “Residential Design Guidelines for Verrado”.

“Design Review Committee” or “DRC” means the “Reviewer” as established pursuant to the Charter of the Verrado Community Association.

“Design Review Consultant” means the individual, entity or company retained by the Design Review Committee to assist in technical evaluation and review for the Design Review Committee.

“Design Review Coordinator” means the individual appointed by the Design Review Committee to serve as the coordinator and liaison for the Design Review Committee.

“Excavation” means any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of soil, rock, other earth materials or other substance from a depth of more than twelve (12) inches below the existing surface of the land, or any grading of the surface.

“Existing Non-Conforming Improvement” means an Improvement that does not fully comply with the Design Guidelines due to a variety of reasons. The existence of an Existing Non-Conforming Improvement does not establish precedence nor does it obligate the DRC to approve a similar Improvement in the future even if similar conditions exist.

“Fill” means any addition of soil, rock or other earth materials to the surface of the land which increases the elevation of such surface from its existing state.

"Finished Graded Pad" means the engineered finished graded earthen pad that was approved by the City and created as part of the original development and Original Construction of the property upon which the home was constructed.

“Founder” means the Founder as defined in the Charter of the Verrado Community Association.

“Front Yard” means the area between the sidewalk and the face of the Residence, including the area on the side of the home up to the fence return wall. The Front Yard may include property outside of the established Lot.

“Guest House” means a structure, separate from the main structure of the Residence, having sleeping facilities for one or more guests.

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“Town-Building Principles” means those ideas or concepts that reinforce the stated vision for a unified town concept; town-building versus isolated pod planning; integrated and connected community; focus on neighborhoods; reflecting regional heritage; and diversity of form and character.

“View Fence” means fencing and associated gates that are generally constructed of relatively thin rails and open pickets which allow a person to view through the fence. A wrought iron fence is an example of a View Fence. In some cases, open rail fencing or decorative wrought iron is located on top of solid masonry fencing. In these cases, where the open rail fencing is less than 25% of the overall fence height, this fence will not be considered a View Fence for the purpose of these Guidelines.


"View Fence" means metal fencing that is relatively transparent and generally composed of vertical metal pickets and metal bars. View Fencing allows for partial views through the metal fence.

“Visible from Neighboring Property” means that an object or activity on a Lot which is or would be visible without the use of artificial site enhancements in any line of sight originating from any point six feet (6'-0") above any other property at ground level, including other Lots.
Appendix “B”

Applicability of Design Guidelines to Residential Lots

The following Lots are subject to these Residential Design Guidelines for Verrado:

- **Parcel 3.201**: Lots 101 through 138 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.201” as per instrument #2005-1016428 of the Maricopa County Records, Book 763, Page 25, or as amended from time to time.
- **Parcel 3.202**: Lots 201 through 237 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.202” as per instrument #2005-1107974 of the Maricopa County Records, Book 767, Page 27, or as amended from time to time.
- **Parcel 3.203**: Lots 301 through 358 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.203” as per instrument #2005-1016433 of the Maricopa County Records, Book 763, Page 27, or as amended from time to time.
- **Parcel 3.204**: Lots 401 through 450 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.204” as per instrument #2005-1016452 of the Maricopa County Records, Book 763, Page 32, or as amended from time to time.
- **Parcel 3.205**: Lots 501 through 551 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.205” as per instrument #2005-1107968 of the Maricopa County Records, Book 767, Page 26, or as amended from time to time.
- **Parcel 3.206**: Lots 601 through 643 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.206” as per instrument #2005-1108000 of the Maricopa County Records, Book 767, Page 31, or as amended from time to time.
- **Parcel 3.207**: Lots 701 through 722 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.207” as per instrument #2005-1107929 of the Maricopa County Records, Book 767, Page 22, or as amended from time to time.
- **Parcel 3.208**: Lots 801 through 862 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.208” as per instrument #2005-1107990 of the Maricopa County Records, Book 767, Page 30, or as amended from time to time.
- **Parcel 3.209**: Lots 901 through 936 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.209” as per instrument #2005-1107967 of the Maricopa County Records, Book 767, Page 25, or as amended from time to time.
- **Parcel 3.301**: Lots 101 through 178 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.301” as per instrument #2005-1863831 of the Maricopa County Records, Book 798, Page 4, or as amended from time to time.
- **Parcel 3.303**: Lots 301 through 348 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.303” as per instrument #2005-1424933 of the Maricopa County Records, Book 780, Page 34, or as amended from time to time.
- **Parcel 3.304**: Lots 401 through 417 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.304” as per instrument #2005-1424932 of the Maricopa County Records, Book 780, Page 33, or as amended from time to time.
- **Parcel 3.306**: Lots 601 through 643 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 3.306” as per instrument #2005-1863832 of the Maricopa County Records, Book 798, Page 6, or as amended from time to time.
- **Parcel 3.308**: Lots 801 through 882 (inclusive) as per the recorded Plat for “Final Plat For Verrado

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Parcels 4.501, 4.503 and 4.504" as per instrument #2004-0980670 of the Maricopa County Records, Book 700, Page 47, or as amended from time to time.

- **Parcel 4.506**: Lots 601 through 621 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.506" as per instrument #2005-1123343 of the Maricopa County Records, Book 768, Page 17, or as amended from time to time.

- **Parcel 4.601**: Lots 101 through 127 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.601" as per instrument #2003-0484936 of the Maricopa County Records, Book 631, Page 20, or as amended from time to time.

- **Parcel 4.602**: Lots 201 through 242 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.602" as per instrument #2003-0851115 of the Maricopa County Records, Book 641, Page 46, or as amended from time to time.

- **Parcel 4.603**: Lots 301 through 365 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.603" as per instrument #2003-0628292 of the Maricopa County Records, Book 636, Page 6, or as amended from time to time.

- **Parcel 4.604**: Lots 401 through 413 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.604" as per instrument #2003-0712411 of the Maricopa County Records, Book 638, Page 20, or as amended from time to time.

- **Parcel 4.605**: Lots 501 through 556 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.605" as per instrument #2003-0712408 of the Maricopa County Records, Book 638, Page 17, or as amended from time to time.

- **Parcel 4.606**: Lots 601 through 646 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.606" as per instrument #2003-0712410 of the Maricopa County Records, Book 638, Page 19, or as amended from time to time.

- **Parcel 4.607**: Lots 701 through 742 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.607" as per instrument #2003-0712409 of the Maricopa County Records, Book 638, Page 18, or as amended from time to time.

- **Parcel 4.608**: Lots 801 through 836 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.608" as per instrument #2003-0838605 of the Maricopa County Records, Book 641, Page 37, or as amended from time to time.

- **Parcel 4.609**: Lots 901 through 951 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.609" as per instrument #2003-0515024 of the Maricopa County Records, Book 632, Page 22, or as amended from time to time.

- **Parcel 4.610**: Lots 1001 through 1051 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.610" as per instrument #2003-1528246 of the Maricopa County Records, Book 658, Page 29, or as amended from time to time.

- **Parcel 4.611**: Lots 1101 through 1148 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.611" as per instrument #2003-1528485 of the Maricopa County Records, Book 658, Page 30, or as amended from time to time.

- **Parcel 4.612**: Lots 1201 through 1255 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.612" as per instrument #2003-0515025 of the Maricopa County Records, Book 632, Page 23, or as amended from time to time.

- **Parcel 4.613**: Lots 1301 through 1342 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.613" as per instrument #2003-0515026 of the Maricopa County Records, Book 632, Page 25, or as amended from time to time.

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- **Parcel 4.901**: Lots 101 through 155 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.901” as per instrument #2005-0308420 of the Maricopa County Records, Book 734, Page 31, or as amended from time to time.
- **Parcel 4.902**: Lots 201 through 252 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.902” as per instrument #2005-0301803 of the Maricopa County Records, Book 734, Page 24, or as amended from time to time.
- **Parcel 4.903**: Lots 301 through 361 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.903” as per instrument #2005-0308441 of the Maricopa County Records, Book 734, Page 32, or as amended from time to time.
- **Parcel 4.904**: Lots 401 through 445 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.904” as per instrument #2005-0308410 of the Maricopa County Records, Book 734, Page 30, or as amended from time to time.
- **Parcel 4.905**: Lots 501 through 534 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 4.905” as per instrument #2005-0308438 of the Maricopa County Records, Book 734, Page 33, or as amended from time to time.
- **Parcel 5.601**: Lots 101 through 146 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcels 5.601, 5.602 and 5.603” as per instrument #2004-0980669 of the Maricopa County Records, Book 700, Page 46, or as amended from time to time.
- **Parcel 5.602**: Lots 201 through 210 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcels 5.601, 5.602 and 5.603” as per instrument #2004-0980669 of the Maricopa County Records, Book 700, Page 46, or as amended from time to time.
- **Parcel 5.603**: Lots 301 through 335 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcels 5.601, 5.602 and 5.603” as per instrument #2004-0980669 of the Maricopa County Records, Book 700, Page 46, or as amended from time to time.
- **Parcel 5.604**: Lots 421 through 434 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 5.604” as per instrument #2004-1247554 of the Maricopa County Records, Book 710, Page 41, or as amended from time to time.
- **Parcel 5.702**: Lots 201 through 247 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 5.702” as per instrument #2003-0838606 of the Maricopa County Records, Book 641, Page 38, or as amended from time to time.
- **Parcel 5.703**: Lots 301 through 349 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 5.703” as per instrument #2003-0839218 of the Maricopa County Records, Book 641, Page 41, or as amended from time to time.
- **Parcel 5.704**: Lots 401 through 420 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 5.704” as per instrument #2004-0029131 of the Maricopa County Records, Book 666, Page 21, or as amended from time to time. *(Note: At the time of this edition, this plat had not yet been recorded.)*
- **Parcel 5.707**: Lots 701 through 738 (inclusive) as per the recorded Plat for “Final Plat For Verrado Parcel 5.707” as per instrument #2004-1479977 of the Maricopa County Records, Book 719, Page 11, or as amended from time to time.
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Appendix “C”
Setback Standards

As noted in Section 3 of these Guidelines, the following setback criteria applies to each of the specified parcels, sorted in ascending order by Lot size.

<table>
<thead>
<tr>
<th>Parcels:</th>
<th>2.101, 2.102, 2.103, 2.104, 2.105, 2.106</th>
</tr>
</thead>
<tbody>
<tr>
<td>Builder: TBD</td>
<td></td>
</tr>
<tr>
<td>Standard Lot Size:</td>
<td>Varies</td>
</tr>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Low/Medium</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>15’ for porch or balcony structures or courtyard wall</td>
</tr>
<tr>
<td></td>
<td>15’ for one-story building structures</td>
</tr>
<tr>
<td></td>
<td>20’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>15’ aggregate sum of both side yards; 5’ min. from an interior property line; 5’ for deep-recessed garages only</td>
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<tr>
<td></td>
<td>15’ from a side property line adjacent to a street</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>20’ for one-story building structures for a maximum of 50% of building width across rear</td>
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<tr>
<td></td>
<td>30’ for two-story building structures</td>
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<tr>
<td>Min. Setback for an Accessory Building:</td>
<td>5’ setback from the side and rear property line</td>
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<tr>
<td>Min. Distance between the Main Building and an Accessory Building on the same lot:</td>
<td>10’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>55%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>8’</td>
</tr>
</tbody>
</table>

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
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All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
### Parcels:

<table>
<thead>
<tr>
<th>Builder: Centex Homes</th>
<th>3.303, 3.304 and 4.805</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Lot Size:</td>
<td>32’ x 71’</td>
</tr>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential High – Platted Lots</td>
</tr>
</tbody>
</table>

| Min. Front Building Setbacks: | 10’ for porch or balcony structures or courtyard wall |
|                              | 15’ for one-story building structures |
|                              | 15’ for two-story building structures |
|                              | 20’ for three-story building structures |

| Min. Side Building Setbacks: | 5’ |
|                             | 12’ from side property line from adjacent street |

| Min. Rear Building Setback: | 5’ |
| Maximum Lot Coverage:       | 65% |
| Min. Distance between a fence and an alley: | 8’ |
| Min. Distance between a fence and a side street on a corner lot: | 8’ |

* Joint Use and Benefit Easement may apply

---

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<table>
<thead>
<tr>
<th>Parcels:</th>
<th>3.209, 3.405 and 3.411</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Builder: Capital Pacific Homes</strong></td>
<td></td>
</tr>
<tr>
<td>Standard Lot Size:</td>
<td>40’ x 80’</td>
</tr>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential High – Platted Lots</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>10’ for porch or balcony structures or courtyard wall 15’ for one-story building structures 15’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>5’ 10’ from a side property line adjacent to a street, 5’ min. from an interior property line</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>5’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>65%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>8’</td>
</tr>
<tr>
<td>Min. Distance between a fence and an alley:</td>
<td>8’</td>
</tr>
<tr>
<td><em>Joint Use and Benefit Easement may apply</em></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcels:</th>
<th>4.504, 4.602, 5.601, 5.703 and Lots 113, 114 &amp; 115 in 4.601</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Builder: Ashton Woods Homes</strong></td>
<td></td>
</tr>
<tr>
<td>Standard Lot Size:</td>
<td>40’ x 124’</td>
</tr>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Medium</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>10’ for one-story porch structures 12’ for one-story building structures 15’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>5’ each side 10’ from a side property line adjacent to a street</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>5’ for garage 10’ for living space</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>65%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>8’</td>
</tr>
<tr>
<td>Min. Distance between a fence and an alley:</td>
<td>8’</td>
</tr>
</tbody>
</table>

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### Parcels: 4.801 Attached Golf Villas

**Builder: Cachet Homes**

<table>
<thead>
<tr>
<th>Standard Lot Size:</th>
<th>Varies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential High – Platted Lots</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>10’ for porch or balcony structures or courtyard wall 15’ for one-story building structures 20’ for two-story building structures 10’ for side on garage 23’ for front facing garage</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>10’ variable from interior property line 15’ from a side property line adjacent to a street</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>25’ for porches or covered patios 30’ for one-story building structures 30’ for two-story building structures for a maximum of 50% of building width across rear</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>30’</td>
</tr>
</tbody>
</table>

### Parcels: 3.404, 3.406 and 4.809

**Builder: Ashton Woods Homes**

<table>
<thead>
<tr>
<th>Standard Lot Size:</th>
<th>45’ x 100’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Medium</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>10’ for porch or balcony structures or courtyard wall 12’ for one-story building structures 15’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>5’ 15’ from a side property line adjacent to a street, 5’ from an interior property line</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>5’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>65%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>8’</td>
</tr>
<tr>
<td>Min. Distance between a fence and an alley:</td>
<td>8’</td>
</tr>
</tbody>
</table>

---

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<table>
<thead>
<tr>
<th>Parcels:</th>
<th>3.204, 3.402, 3.403 and 3.410</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Builder: Ashton Woods Homes</strong></td>
<td></td>
</tr>
<tr>
<td>Standard Lot Size:</td>
<td>45’ x 120’</td>
</tr>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Medium</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>15’ for porch or balcony structures or courtyard wall 15’ for one-story building structures 20’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>5’ 10’ from a side property line adjacent to a street</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>20’ for one-story building structures 30’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
<td>5’ from both the side and rear property lines</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory Building on the same lot:</td>
<td>10’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>65%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>8’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Builder: Ashton Woods Homes</strong></td>
<td></td>
</tr>
<tr>
<td>Standard Lot Size:</td>
<td>45’ x 124’</td>
</tr>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Medium</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>15’ for one-story building structures 20’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>5’ 10’ from a side property line adjacent to a street</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>18’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>65%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>8’</td>
</tr>
<tr>
<td>Min. Distance between a fence and an alley:</td>
<td>8’</td>
</tr>
</tbody>
</table>

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### Parcels: Pulte Homes

<table>
<thead>
<tr>
<th>Builder: Pulte Homes</th>
<th>3.207, 3.208 and 4.804</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Lot Size:</td>
<td>50’ x 120’</td>
</tr>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Medium</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>15’ for porch or balcony structures or courtyard wall</td>
</tr>
<tr>
<td></td>
<td>15’ for one-story building structures</td>
</tr>
<tr>
<td></td>
<td>20’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>5’ from an interior property line</td>
</tr>
<tr>
<td></td>
<td>10’ from a side property line adjacent to a street</td>
</tr>
<tr>
<td></td>
<td>0’ for deep-recessed garage only</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>20’ for one-story building structures for a maximum of 50% of building width across rear</td>
</tr>
<tr>
<td></td>
<td>30’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
<td>5’ setback from side or rear property line</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory Building on the same lot:</td>
<td>10’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>60%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>8’</td>
</tr>
</tbody>
</table>

### Parcels: Capital Pacific Homes

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Lot Size:</td>
<td>55’ x 120’</td>
</tr>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Low/Medium</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>15’ for porch or balcony structures or courtyard wall</td>
</tr>
<tr>
<td></td>
<td>15’ for one-story building structures</td>
</tr>
<tr>
<td></td>
<td>20’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>15’ aggregate sum of both side yards; 5’ min. from an interior property line; 5’ for deep-recessed garages only</td>
</tr>
<tr>
<td></td>
<td>15’ from a side property line adjacent to a street</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>20’ for one-story building structures for a maximum of 50% of building width across rear</td>
</tr>
<tr>
<td></td>
<td>30’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
<td>5’ setback from the side and rear property line</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory Building on the same lot:</td>
<td>10’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>55%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>8’</td>
</tr>
</tbody>
</table>

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### Parcels: 3.205, 3.407, 3.409 and 4.806

**Builder: Hacienda Builders and Trend Homes**

<table>
<thead>
<tr>
<th>Standard Lot Size:</th>
<th>55x120</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Low/Medium</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>15’ for porch or balcony structures or courtyard wall&lt;br&gt;15’ for one-story building structures&lt;br&gt;20’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>15’ aggregate sum of both side yards; 5’ min. from an interior property line; 5’ for deep-recessed garages only&lt;br&gt;15’ from a side property line adjacent to a street</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>20’ for one-story building structures for a maximum of 50% of building width across rear&lt;br&gt;30’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
<td>5’ setback from the side and rear property line</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory Building on the same lot:</td>
<td>10’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>55%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>8’</td>
</tr>
</tbody>
</table>

### Parcels: 3.203, 4.603, 4.610 and Lots 119, 120 & 121 in 4.601

**Builder: Pulte Homes**

<table>
<thead>
<tr>
<th>Standard Lot Size:</th>
<th>55’ x 124’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Low/Medium</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>15’ for one-story building structures&lt;br&gt;20’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>5’ each side&lt;br&gt;10’ from a side property line adjacent to a street</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>20’&lt;br&gt;10’ for side entry garage</td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
<td>5’ setback from side property line&lt;br&gt;10’ setback from a property line adjacent to a street, alley or common area</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory Building on the same lot:</td>
<td>10’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>65%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>8’</td>
</tr>
<tr>
<td>Min. Distance between a fence and an alley:</td>
<td>8’</td>
</tr>
</tbody>
</table>

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### Parcels: 4.503, 4.612, 4.615, 4.905, 5.602 and Lots 101, 102 & 103 in 4.601

#### Builder: Engle Homes

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Lot Size:</td>
<td>65’ x 130’</td>
</tr>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Low</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>15’ for one-story building structures, 20’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>15’ aggregate sum of both side yards; 5’ min. from an interior property line, 15’ from a side property line adjacent to a street</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>20’ for one-story building structures for a maximum of 60% of building width across rear, 30’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
<td>5’ setback from side or rear property line, 10’ setback from a property line adjacent to a street</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory Building on the same lot:</td>
<td>10’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>60%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>8’</td>
</tr>
</tbody>
</table>

### Parcels: 4.802 and 4.904

#### Builder: Cachet Homes

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Lot Size:</td>
<td>70’ x 130’</td>
</tr>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Low</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>17’ for porch or balcony structures or courtyard wall, 20’ for one-story building structures, 25’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>15’ aggregate sum of both side yards; 5’ min. from an interior property line, 15’ from a side property line adjacent to a street.</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>20’ for one-story building structures for a maximum of 50% of building width across rear, 30’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
<td>5’ setback from side property line, 10’ setback from rear property line</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory Building on the same lot:</td>
<td>10’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>15’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>50%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>8’</td>
</tr>
</tbody>
</table>

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### Parcels: 3.201, 4.605, 4.614 and Lots 122, 123 & 124 in 4.601

**Builder: Monterey Homes**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard Lot Size:</strong></td>
<td>70’ x 130’</td>
</tr>
<tr>
<td><strong>Verrado CMP Land Use Designation:</strong></td>
<td>Residential Low</td>
</tr>
<tr>
<td><strong>Min. Front Building Setbacks:</strong></td>
<td>15’ for one-story building structures</td>
</tr>
<tr>
<td></td>
<td>20’ for two-story building structures</td>
</tr>
<tr>
<td><strong>Min. Side Building Setbacks:</strong></td>
<td>15’ aggregate sum of both side yards; 5’ min. from an interior property line</td>
</tr>
<tr>
<td></td>
<td>15’ from a side property line adjacent to a street</td>
</tr>
<tr>
<td><strong>Min. Rear Building Setback:</strong></td>
<td>20’ for one-story building structures for a maximum of 60% of building width across rear</td>
</tr>
<tr>
<td></td>
<td>30’ for two-story building structures</td>
</tr>
<tr>
<td><strong>Min. Setback for an Accessory Building:</strong></td>
<td>5’ setback from side or rear property line</td>
</tr>
<tr>
<td></td>
<td>10’ setback from a property line adjacent to a street</td>
</tr>
<tr>
<td><strong>Min. Distance between the Main Building and an Accessory Building on the same lot:</strong></td>
<td>10’</td>
</tr>
<tr>
<td><strong>Min. Distance between Buildings on Adjacent Lots:</strong></td>
<td>15’</td>
</tr>
<tr>
<td><strong>Maximum Lot Coverage:</strong></td>
<td>60%</td>
</tr>
<tr>
<td><strong>Min. Distance between a fence and a side street on a Corner Lot:</strong></td>
<td>8’</td>
</tr>
</tbody>
</table>

### Parcels: 4.604, 4.606 and Lots 104, 105 & 106 in 4.601

**Builder: T.W. Lewis Company**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard Lot Size:</strong></td>
<td>80’ x 130’</td>
</tr>
<tr>
<td><strong>Verrado CMP Land Use Designation:</strong></td>
<td>Residential Very Low</td>
</tr>
<tr>
<td><strong>Min. Front Building Setbacks:</strong></td>
<td>20’</td>
</tr>
<tr>
<td><strong>Min. Side Building Setbacks:</strong></td>
<td>15’ aggregate sum of both side yards; 5’ min. from an interior property line</td>
</tr>
<tr>
<td></td>
<td>15’ from a side property line adjacent to a street</td>
</tr>
<tr>
<td><strong>Min. Rear Building Setback:</strong></td>
<td>20’ for one-story building structures for a maximum of 60% of building width across rear</td>
</tr>
<tr>
<td></td>
<td>30’ for two-story building structures</td>
</tr>
<tr>
<td><strong>Min. Setback for an Accessory Building:</strong></td>
<td>5’ setback from side or rear property line</td>
</tr>
<tr>
<td></td>
<td>10’ setback from a property line adjacent to a street</td>
</tr>
<tr>
<td><strong>Min. Distance between the Main Building and an Accessory Building on the same lot:</strong></td>
<td>10’</td>
</tr>
<tr>
<td><strong>Min. Distance between Buildings on Adjacent Lots:</strong></td>
<td>15’</td>
</tr>
<tr>
<td><strong>Maximum Lot Coverage:</strong></td>
<td>60%</td>
</tr>
<tr>
<td><strong>Min. Distance between a fence and a side street on a Corner Lot:</strong></td>
<td>8’</td>
</tr>
</tbody>
</table>

---

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Residential Design Guidelines for Verrado
Revised: August 7, 2015

### Parcels: 4.623 and 4.901

**Builder: Toll Brothers**

<table>
<thead>
<tr>
<th>Item</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Lot Size:</td>
<td>80’ x 135’</td>
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<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Very Low</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>20’ for porch or balcony structures or courtyard wall</td>
</tr>
<tr>
<td></td>
<td>20’ for one-story building structures</td>
</tr>
<tr>
<td></td>
<td>25’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>15’ aggregate sum of both side yards; 5’ min. from an interior property line</td>
</tr>
<tr>
<td></td>
<td>15’ from a side property line adjacent to a street.</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>20’ for one-story building structures for a maximum of 50% of building width</td>
</tr>
<tr>
<td></td>
<td>across rear</td>
</tr>
<tr>
<td></td>
<td>30’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
<td>5’ setback from side property line</td>
</tr>
<tr>
<td></td>
<td>10’ setback from rear property line</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory</td>
<td>10’</td>
</tr>
<tr>
<td>Building on the same lot:</td>
<td></td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>15’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>50%</td>
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<tr>
<td>Min. Distance between a fence and a side street on a Corner</td>
<td>8’</td>
</tr>
<tr>
<td>Lot:</td>
<td></td>
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### Parcels: 4.803, 4.902 and 5.801

**Builder: Cachet Homes**

<table>
<thead>
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<th>Item</th>
<th>Specification</th>
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<td>Standard Lot Size:</td>
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<td>Verrado CMP Land Use Designation:</td>
<td>Residential Low</td>
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<tr>
<td>Min. Front Building Setbacks:</td>
<td>20’ for one-story building structures</td>
</tr>
<tr>
<td></td>
<td>25’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>10’ each side</td>
</tr>
<tr>
<td></td>
<td>15’ from a side property line adjacent to a street.</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>20’ for one-story building structures for a maximum of 60% of building width</td>
</tr>
<tr>
<td></td>
<td>across rear</td>
</tr>
<tr>
<td></td>
<td>30’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
<td>5’ setback from side or rear property line</td>
</tr>
<tr>
<td></td>
<td>10’ setback from a property line adjacent to a street or golf course</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory</td>
<td>10’</td>
</tr>
<tr>
<td>Building on the same lot:</td>
<td></td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>20’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>60%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner</td>
<td>8’</td>
</tr>
<tr>
<td>Lot:</td>
<td></td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Parcels: Victory Phase 1</th>
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</thead>
<tbody>
<tr>
<td><strong>Builder: Standard Pacific</strong></td>
</tr>
<tr>
<td>Standard Lot Size:</td>
</tr>
<tr>
<td>Verrado CMP Land Use Designation:</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory Building on the same lot:</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcels: Victory Phase 1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Builder: Lennar</strong></td>
</tr>
<tr>
<td>Standard Lot Size:</td>
</tr>
<tr>
<td>Verrado CMP Land Use Designation:</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory Building on the same lot:</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
</tr>
</tbody>
</table>
### Residential Design Guidelines for Verrado

**Revised: August 7, 2015**

---

#### Parcels: Victory Phase 1

**Builder: Maracay**

<table>
<thead>
<tr>
<th>Standard Lot Size:</th>
<th>68’ x 120’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Low</td>
</tr>
</tbody>
</table>

- **Min. Front Building Setbacks:**
  - 15’ for porch or balcony structures or courtyard wall
  - 15’ for one-story building structures
  - 20’ for two-story building structures

- **Min. Side Building Setbacks:**
  - 5’ from an interior property line
  - 10’ from a side property line adjacent to a street
  - 0’ for deep-recessed garage only

- **Min. Rear Building Setback:**
  - 20’ for one-story building structures for a maximum of 50% of building width across rear
  - 30’ for two-story building structures

- **Min. Setback for an Accessory Building:**
  - 5’ setback from side or rear property line

- **Min. Distance between the Main Building and an Accessory Building on the same lot:**
  - 10’

- **Min. Distance between Buildings on Adjacent Lots:**
  - 10’

- **Maximum Lot Coverage:**
  - 60%

- **Min. Distance between a fence and a side street on a Corner Lot:**
  - 12’

---

#### Parcels: Victory Phase 1

**Builder: TW Lewis/David Weekly Homes**

<table>
<thead>
<tr>
<th>Standard Lot Size:</th>
<th>80’ x 120’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Low</td>
</tr>
</tbody>
</table>

- **Min. Front Building Setbacks:**
  - 15’ for porch or balcony structures or courtyard wall
  - 15’ for one-story building structures
  - 20’ for two-story building structures

- **Min. Side Building Setbacks:**
  - 5’ from an interior property line
  - 10’ from a side property line adjacent to a street
  - 0’ for deep-recessed garage only

- **Min. Rear Building Setback:**
  - 20’ for one-story building structures for a maximum of 50% of building width across rear
  - 30’ for two-story building structures

- **Min. Setback for an Accessory Building:**
  - 5’ setback from side or rear property line

- **Min. Distance between the Main Building and an Accessory Building on the same lot:**
  - 10’

- **Min. Distance between Buildings on Adjacent Lots:**
  - 10’

- **Maximum Lot Coverage:**
  - 60%

- **Min. Distance between a fence and a side street on a Corner Lot:**
  - 14’

---

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<table>
<thead>
<tr>
<th>Parcels:</th>
<th>Victory Phase 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Builder: TBD</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard Lot Size:</th>
<th>47’ x 110’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Medium</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>12’ for porch or balcony structures or courtyard wall 12’ for one-story building structures 20’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>5’ from an interior property line 10’ from a side property line adjacent to a street 0’ for deep-recessed garage only</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>15’ for one-story building structures for a maximum of 50% of building width across rear 25’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
<td>5’ setback from side or rear property line</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory Building on the same lot:</td>
<td>10’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>65%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>12’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcels:</th>
<th>Victory Phase 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Builder: TBD</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard Lot Size:</th>
<th>57’ x 110’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verrado CMP Land Use Designation:</td>
<td>Residential Medium</td>
</tr>
<tr>
<td>Min. Front Building Setbacks:</td>
<td>15’ for porch or balcony structures or courtyard wall 15’ for one-story building structures 20’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Side Building Setbacks:</td>
<td>5’ from an interior property line 10’ from a side property line adjacent to a street 0’ for deep-recessed garage only</td>
</tr>
<tr>
<td>Min. Rear Building Setback:</td>
<td>20’ for one-story building structures for a maximum of 50% of building width across rear 30’ for two-story building structures</td>
</tr>
<tr>
<td>Min. Setback for an Accessory Building:</td>
<td>5’ setback from side or rear property line</td>
</tr>
<tr>
<td>Min. Distance between the Main Building and an Accessory Building on the same lot:</td>
<td>10’</td>
</tr>
<tr>
<td>Min. Distance between Buildings on Adjacent Lots:</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>60%</td>
</tr>
<tr>
<td>Min. Distance between a fence and a side street on a Corner Lot:</td>
<td>12’</td>
</tr>
</tbody>
</table>

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Appendix “D”

Landscape Themes

The following list identifies which Landscape Theme applies to which specific subdivision plat within Verrado.

*Denotes parcels with lots that may be subject to the transition theme due to view fence conditions. Refer to Section 5.4 Residential Landscape Design Zones for more information.

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Landscape Themes</th>
<th>Transition</th>
<th>Desert</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 2.101*</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Parcel 2.102*</td>
<td>x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel 2.103*</td>
<td>x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel 2.104*</td>
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<td></td>
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</tr>
<tr>
<td>Parcel 2.105*</td>
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<td></td>
</tr>
<tr>
<td>Parcel 2.106*</td>
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<td></td>
</tr>
<tr>
<td>Parcel 2.201*</td>
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</tr>
<tr>
<td>Parcel 2.202*</td>
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</tr>
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<td>Parcel 3.408</td>
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</tr>
<tr>
<td>Parcel 3.409*</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

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| Parcel 5.602* | x |
| Parcel 5.603 | x |
| Parcel 5.604 | x |
| Parcel 5.701 | x |
| Parcel 5.702 | x |
| Parcel 5.703 | x |
| Parcel 5.704 | x |
| Parcel 5.801 | x |
| Parcel 4.121 | x |
| Parcel 4.122 | x |
| Parcel 4.123 | x |
| Parcel 4.124 | x |
| Parcel 4.125 | x |
| Parcel 4.126 | x |
| Parcel 4.130 | x |
| Parcel 4.131 | x |
| Parcel 4.132 | x |
| Parcel 4.133 | x |
| Parcel 4.141 | x |
| Parcel 4.142 | x |
| Parcel 4.143 | x |
| Parcel 4.144 | x |
| Parcel 4.145 | x |
| Parcel 4.201 | x |
| Parcel 4.202 | x |
| Parcel 6.601 | x |
| Parcel 6.602 | x |

Additional parcels, subdivisions or Lots may be added to this list from time to time.
## Appendix “E”

### Approved Plant List

The following are approved for use within the specific Landscape Theme. Please note, not all plants are allowed in all Landscape Themes. See Section 5 Landscape for more details and for locations of each Landscape Theme.

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>TRANSITION THEME</th>
<th>TOWN THEME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acacia baileyana</td>
<td>Baja Acacia</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Acacia dealbata</td>
<td>Silverleaf</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Acacia xanthophloea</td>
<td>Golden Acacia</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Agave americana</td>
<td>Century Plant</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Anigozanthos manglesii</td>
<td>Evergreen Grass</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Asparagus densiflorus</td>
<td>Asparagus</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Berberis thunbergii</td>
<td>Barberry</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Camelina sativa</td>
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**Sorted by Botanical Name**

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<tr>
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### GROUNDCOVERS

- Acacia radulens ‘Desert Carpet’ TM: Desert Carpet
- Ambrosia ambrosioides: Giant Barage

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#### Sorted by Common Name

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>TRANSITION THEME</th>
<th>TOWN THEME</th>
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<tbody>
<tr>
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<td>Celtis reticulata</td>
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<td>Prosopis hybridus (i.e., Phoenix’s)</td>
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<td>Purple Leaf Plum</td>
<td>Prunus cerasifera</td>
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<td>Syagrus romanzoffianum</td>
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<td>Fraxinus oxycarpa ‘Raywood’</td>
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<td>Red Cap Gum</td>
<td>Euclipta pyriformis</td>
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<td>Pistaia atlantica x, intergerrima</td>
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<td>Shamel Ash</td>
<td>Fraxinus subalp</td>
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<td>Acacia stenophylla</td>
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<td>Acacia schaffneri</td>
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<td>Acacia constricta</td>
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<td>Acacia salicina</td>
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<td>Willow Pithosporum</td>
<td>Pithosporum phlyraeoides</td>
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#### ACCENTS

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<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>TRANSITION THEME</th>
<th>TOWN THEME</th>
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<tr>
<td>Abyssininium banana</td>
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<td>Trichocereus candidus</td>
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<td>Black-spined Agave</td>
<td>Agave macrocarpa</td>
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Residential Design Guidelines for Verrado
Revised: August 7, 2015

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<th>COMMON NAME</th>
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<td>Delphinium 'Purple Passion'</td>
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<td>Erica carnea</td>
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</table>

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The DRC may approve plants that are not on this list or delete plants that are on this list from time to time, at its sole discretion. Such approval of additional plant materials may be limited to a specific location or may be limited to specified portions of the community or may be allowed throughout the community, at the discretion of the DRC.

Any request to the DRC for approval to use plant material not on the Approved Plant List must be accompanied by a photograph of the proposed plant and information including growth characteristics, mature height, water use, pollen characteristics and applicability to this climate. The DRC reserves the right to not allow any plant material that it deems inappropriate for Verrado or for a particular application.
Appendix “F”
Prohibited Plant and Landscape Materials List

The following materials are prohibited from use within Verrado.

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Queen Palm</td>
<td>Arecastrum romanzoffianum</td>
</tr>
<tr>
<td>Queen Palm exception: Queen Palm is allowed in the Town Landscape Theme only within an enclosed rear yard or an enclosed side yard.</td>
<td></td>
</tr>
<tr>
<td>Palms</td>
<td>Any palms not specifically listed on the Approved Plant List.</td>
</tr>
<tr>
<td>Desert Broom</td>
<td>Baccharis sarathroides</td>
</tr>
<tr>
<td>Beefwood</td>
<td>Casuarina species</td>
</tr>
<tr>
<td>Cedar</td>
<td>Cedrus species</td>
</tr>
<tr>
<td>Citrus Trees</td>
<td>Exception: Citrus trees are only allowed under specific limited conditions:</td>
</tr>
<tr>
<td></td>
<td>o In the Town Landscape Theme, citrus trees are allowed only within an enclosed rear yard or an enclosed side yard.</td>
</tr>
<tr>
<td></td>
<td>o In the Transition Landscape Theme, only DWARF varieties of citrus trees are allowed only within an enclosed rear yard or enclosed side yard.</td>
</tr>
<tr>
<td>False Cypress</td>
<td>Chamaecyparis species</td>
</tr>
<tr>
<td>Silk Oak</td>
<td>Grevillea robusta</td>
</tr>
<tr>
<td>Juniper Trees</td>
<td>Juniper species Exception: shrub species listed on the Approved Plant List</td>
</tr>
<tr>
<td>Mulberry Tree</td>
<td>Morus alba</td>
</tr>
<tr>
<td>Olive Tree</td>
<td>Olea europaea Exception: fruitless species listed on the Approved Plant List</td>
</tr>
<tr>
<td>Mexican Palo Verde Tree</td>
<td>Parkinsonia aculeata</td>
</tr>
<tr>
<td>Fountain Grass</td>
<td>Pennisetum setaccum</td>
</tr>
<tr>
<td>Tamarisk or Salt Cedar</td>
<td>Tamarix aphylla</td>
</tr>
<tr>
<td>Common Bermuda Grass</td>
<td>Cynodon dactylon</td>
</tr>
</tbody>
</table>

Prohibited Landscape Materials
- Polyethylene film under landscape areas.
- Steel, plastic, scalloped concrete or wooden headers or borders.
- Colored rock, gravels, decomposed granite or mineral ground cover other than those described and specifically allowed by these Guidelines.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Appendix “G”
Application Form and Checklists

The following Application Form and Checklist is provided in these Guidelines for reference. Check with the Verrado Community Association Office to obtain current versions of the Application Form and Checklists. Application forms and checklists are available at the Verrado Community Association Office and on verrado.com. Please see following pages for Application Form and Checklists.

The construction of this modification should commence within 90 days of approval and be completed within 180 days from commencement unless specifically extended by the Committee. Approval is not a substitute for any approvals or reviews required by Maricopa County or the City of Buckeye or any governmental agency or entity having jurisdiction over architectural or construction matters. It may not always be possible to identify objectionable features until work is completed. However, the Committee may refuse to approve similar proposals in the future. Any approval issued does not relieve the homeowner from compliance with the requirements of the Governing Documents, the Verrado Residential Design Guidelines and/or any standard or requirements set forth in the community Master Plan and applicable City of Buckeye Development Code requirements.

Application Checklists

1. Landscape Checklist  (Residential Design Guidelines, Section 5, Landscape Standards)

Plan Requirements:

- Plans must be drawn to scale (minimum scale 1” = 20’-0”) and include a north arrow, appropriate dimensions, or other pertinent information to clearly convey the applicant’s proposal.
- Plans must indicate all proposed and existing elements such as the home, driveway, walls, plants, boulders, hardscape and/or ground cover.
- Submittals must be accompanied by a photograph(s) of the property and proposed work area.
- All submittals for front yard modifications shall demonstrate that the design meets or exceeds the minimum plant requirements for each lot where applicable.
- All plants in the front/side yards visible to neighboring property or the street must be from the approved plant list for your neighborhood landscape theme (see Appendix “D”, “E” and “F”).
- Plans shall include a legend that identifies proposed materials by symbol, name, size(s) and quantities.
- Hardscape materials such as granite, boulders, pavement or other inert materials must be specified by color and size. The Committee may require product samples to be submitted prior to approval.
- Any existing and/or proposed lighting must be indicated including locations and fixture identification (type, brand name, wattage, etc.).
- All landscaped areas must be provided with permanent and automated underground irrigation system. No turf or spray-type irrigation is allowed within three (3) feet of a wall or fence which is located on a property line, including rear and side yards.
General requirements and common stipulations:

- Confirm the minimum landscape requirements as stipulated in Section 5.4 (Residential Landscape Design Zones), Section 5.5 (General Requirements for Residential Landscape Areas) and Section 5.6 (Landscape Requirements).
- Decomposed granite, in ½ inch minus or screened or 3/4 inch minus or screened Saddleback Brown, Baja Brown, or Mountain Vista Brown, must be used in all non-turf landscape areas.
- Raised landscape planter boxes may not be attached directly to common party walls and may not exceed 24 inches in height. The inside of all raised planters must be waterproofed to prevent water damage to walls.
- Decorative pots within the front yard must be located near the front of home. Pots must contain seasonal flowers or other live plant material from the approved plant list.
- Lawn ornaments or artificial vegetation is not permitted within the front yards or visible side yard areas.
- Visible rear yard plants must comply with the plants identified on the Approved Plant List (Appendix “E”).
- Landscape lighting shall comply with the standards described in Section 6 of these guidelines (Lighting Standards).

2. Exterior Structure Checklist - gazebos, storage sheds, accessory structures, shade structures, ramadas, etc. (Residential Design Guidelines, Section 4, Architectural Standards)

General requirements and common stipulations:

- Rear yard structure must meet all height and setback requirements stipulated in the guidelines.
- Plans shall accurately indicate placement location, dimensions (height, width, length).
- Submittals must be accompanied by a photograph (s) of the property and proposed work area.
- Identify materials to be used and appropriate color scheme (if appropriate).

3. Pool and Spa Checklist (Residential Design Guidelines, Section 4, Architectural Standards)

Plan Requirements:

- Professionally prepared plans and details.
- Plans must be drawn to scale (minimum scale 1” = 20'-0”) and include a north arrow, appropriate dimensions, or other pertinent information to clearly convey the applicant’s proposal including setbacks, pool equipment, pool accessories, backwash pit (if required) and deck(s).

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
General requirements and common stipulations:
- After Committee approval is obtained, building permits issued by the City of Buckeye are required. All swimming pools and spas shall comply with all applicable codes and ordinances.
- No pools can be drained or backwashed onto the street or open space or any other property.
- Waterline of a swimming pool or spa shall be setback a minimum of five (5) feet from any property line.
- Access for pool construction will not be allowed over any common area without prior written approval from the Verrado Community Association.

4. Miscellaneous Checklist — basketball goals, play and recreational equipment, gazebos, storage sheds, outdoor fireplaces, gates, fountains, etc. (Residential Design Guidelines, Section 4, Architectural Standards)

General requirements and common stipulations:
- Professionally prepared plans and details with setbacks and other pertinent information.
- Submittals must be accompanied by a photograph(s) of the property and proposed work area.
- Identification of all materials, colors, finishes of the proposed structure possibly including a materials board, color samples, cut sheets, photographs, brochures, etc.
- Rear yard structure must meet all height and setback requirements stipulated in the guidelines.

5. Other Applications — security doors, driveways, wall/exterior ornamentation, flag poles, antenna and satellite dishes, etc. (Residential Design Guidelines, Section 4, Architectural Standards)

General requirements and common stipulations:
- Plans shall accurately indicate placement location, dimensions (height, width, length).
- Submittals must be accompanied by a photograph(s) of the property and proposed work area.
- Identify materials to be used and appropriate color scheme (if appropriate).
- Unless otherwise permitted by law, antennas/satellite dishes, etc., shall be discretely located in the side or rear yard, installed immediately adjacent to the Residence, and integrated with the residential structure and landscaping.
- Screen doors shall be painted an appropriate complementing color to the main body color of the Residence.

Note: The application checklist items shown above are provided as a basis for guidance and are not all-inclusive.
Any modification to an existing Residence within Verrado, including the installation of a pool, patio cover, front/side/rear landscaping, ramada, gazebo, or any other physical alteration to the appearance of a house or yard, must be approved in advance by the Design Review Committee. In order to minimize redesign efforts, application for additions, modifications or other improvements should be reviewed and approved by the Design Review Committee prior to any submissions to the City of Buckeye for permits.

Applications should be submitted with attachments (if appropriate) detailing the intended modification to:

Verrado Community Association, Inc.
4252 N. Verrado Way, Suite B200
Buckeye, AZ 85396

Applications will be returned to the Applicant via E-mail unless requested otherwise. Allow 30 days for Review.

*Required Information

*Name of Applicant (owner): ____________________________
*Property Address: ____________________________________
*Parcel # __________ *Lot # __________ Style of Home/Elevation ____________________________
Located within Vallarta sub-association: Yes ☐ No ☐
Located within Victory District: ☐ Yes ☐ No ☐
*Mailing Address (if different): __________________________
*Phone # (Cell): ____________________ *(Home): __________ *E-mail: __________________________

Reason for Review: (Please check all necessary and provide specific information; i.e., MUST include picture of home, drawings with property plat, material and color samples, brochures, etc. Without necessary information, application will not be reviewed by the Design Review Committee.)

☐ Painting ☐ Patio Cover/Awning/Canopy/Shade Structure
☐ Ramada, gazebo ☐ Solar Panels
☐ Installation/modification of Landscape/ Hardscapes
☐ Installation of Pool/Spa ☐ Recreation/Play Equipment
☐ Storage Shed/Detached Structure ☐ Security Door/Window Screens
☐ Other

____________________________________________________________________________________
____________________________________________________________________________________

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Application for Design Review
Page 2 (of 3)

Specifics of Review:  (If necessary, attach additional sheets describing plans and/or specifications)
☐ Indicate Dimensions (height, width, length): ____________________________
☐ Type of Material/Color to be used (if appropriate): ____________________________
☐ Attachments (indicate number of attachments): ________  (Should include where applicable property plat; drawings of project; plant list for landscape; location on property; example or picture; product brochure; contractor drawings; signed/dated statements in favor of project by neighbors)

Person or Contractor performing the work: ____________________________  Licensed Contractor:  Yes___ No____
Contact Phone #: ____________________________  Contact E-Mail: ____________________________
Estimated Completion Date: ____________________________

I submit this application and attachments for review and approval and certify that all the information contained here and in my attachments is accurate to my plans. I understand and acknowledge that no work may commence prior to approval and that I will be liable for all costs necessary to bring any nonconforming work into compliance. I understand that as part of the review process members of the Committee may contact my surrounding neighbors regarding this project. I will comply with all city, county and state laws and will obtain all necessary permits prior to start of construction if necessary.

Print Name: ____________________________  Signature: ____________________________  Date: ________

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Application for Design Review
Page 3 (of 3)

This application for design review has been submitted regarding the indicated property within Verrado, as described on the front part of this document. Applicants will be notified in writing of the findings within 30 business days after receipt of the completed application, the Design Review Committee reserves all rights to review, observe or inspect all work in progress for the purposes of verifying compliance with the approved plans and specifications.

It is the decision of the Committee that this application for design review is:

Approved ______  Disapproved ______
Insufficient Info for Review ____________ (Resubmit with additional information as indicated below)
Conditionally Approved ____________ Subject to the Following:

________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________

We the undersigned verify these findings regarding this application.

Signature (Reviewer): ___________________________ Date: _________________________
Signature (Reviewer): ___________________________ Date: _________________________
Signature (Reviewer): ___________________________ Date: _________________________

The construction of this modification should commence within 90 days of approval and be completed within 180 days from commencement unless specifically extended by the Committee. Approval is not a substitute for any approvals or reviews required by Maricopa County or the City of Buckeye or any governmental agency or entity having jurisdiction over architectural or construction matters. It may not always be possible to identify objectionable features until work is completed. However, the Committee may refuse to approve similar proposals in the future. Any approval issued does not relieve the homeowner from compliance with the requirements of the Governing Documents, the Verrado Residential Design Guidelines and/or any standards or requirements set forth in the community Master Plan and applicable City of Buckeye Development Code requirements.
Solar Energy Devices (Solar Equipment / Solar Collectors)

Solar Energy Devices, including photovoltaic and solar hot water systems, are excellent ways of providing renewable and non-polluting energy sources for residential use. Such systems are encouraged, provided they follow the same thoughtful principles of design that have been used throughout Verrado. Although an Owner may have certain legal rights to install Solar Energy Devices per the law, these guidelines are provided to encourage quality design and integration of these Solar Energy Devices into the architecture, landscape and site design for a Lot. The greatest success will come not only by providing earth-friendly and environmentally-responsible Solar Energy Devices, but also by designing them in such a way that they are integrally-designed and aesthetically-pleasing to the entire community.

(a) Definition of a Solar Energy Device per A.R.S. §44-1761

1) A system or series of mechanisms designed primarily to provide heating; to provide cooling; to produce electrical power; to produce mechanical power; to provide solar daylighting; or to provide any combination of the foregoing means of collected and transferring solar generated energy into such uses either by active or passive means. Such systems may also have the capability to store such energy for future utilization. Passive systems shall clearly be designed as a Solar Energy Device such as a Trombe wall and not merely a part of a normal structure, such as a window.

2) If A.R.S. §44-1761 is expanded in the future to include other types of Solar Energy Devices, this section shall encompass those Solar Energy Devices as well.

(b) Placement

1) If the Solar Energy Device is one of the devices listed in A.R.S. §44-1761, the placement of the Solar Energy Device must be approved in advance by the Committee in writing prior to installation. Such Solar Energy Device must comply with the following regulations, to the extent that they do not impair the functioning of the device, restrict its use, or adversely affect the cost or efficiency of the device.

2) A Solar Energy Device must be placed entirely within the property or Lot of the Owner. No Solar Energy Device may encroach upon a Common Area, right-of-way, street, or property of another owner.

3) The location of a Solar Energy Device must comply with all applicable Town, county and state laws, regulations and codes including applicable setbacks and height limits.

4) Roof-mounted Solar Energy Devices are strongly discouraged on roof planes that face streets, including side streets, if other alternatives for effective use are available. A Solar Energy Device should be placed in the back yard or on a portion of the roof that does not face a street, to the maximum extent possible. Ground-mounted Solar Energy Devices located in enclosed rear yards are encouraged.

5) The Solar Energy Device should be shielded from view from any other Lot, street or Common area, to the maximum extent possible.
6) Solar Energy Devices that are located on a sloped roof plane are required to be arranged in a simple rectangular shape. Random and arbitrary layouts are not allowed, since they do not relate to the building forms. Solar Energy Devices that are arranged in staggered, stair-stepped and checkerboard shapes are not allowed provided that alternatives for effective use are available. The simple rectangular shape of solar panels will provide a thoughtful form on the roof of the building and will integrate with the architectural forms of the building.

7) Roof mounted Solar Energy Devices that utilize panels must place the panels in the same plane and slope as the roof plane on which they are located. Panels may not be placed at a slope or angle that is different than the roof plane on which they are located, provided that alternatives for effective use are available.

8) The highest point of a Solar Energy Device may not be higher than the base of the ridge tile on the ridge of the roof plane on which the device is located, unless necessary for the proper functioning and use of the Solar Energy Device.

9) A Solar Energy Device must be located a minimum of 8" from the rake end of any roof.

10) A Solar Energy Device may not extend or overhang an existing roof form, unless such layout is to achieve a better or acceptable aesthetic architectural detail, unless necessary for the proper functioning and use of the Solar Energy Device.

11) At times, if may be necessary to relocate existing rooftop vents in order to achieve a layout and arrangement of panels that complies with these Guidelines.

12) Any Owner who installs a Solar Energy Device on their property hereby acknowledges that trees along the streets, parks, open spaces, common areas and on adjacent properties will continue to grow and may impact the solar shading of an Owner's Solar Energy Device. The Owner further acknowledges that the Verrado Community Association and the owners of adjacent properties have no obligation whatsoever to trim, prune or otherwise alter such trees now or at any time in the future.

13) Any Owner who installs a Solar Energy Device hereby acknowledges that any front yard trees (or side yard trees in the case of a Corner Lot) that are required by the Verrado Residential Design Guidelines that are located on the Owner’s property are required to remain and may not be trimmed or pruned in a manner inconsistent with the overall community standards for similar species of trees, if such trees grow and eventually impact the solar shading of the Owner’s Solar Energy Device.
(c) **Installation Details**

1) Solar Energy Devices that are mounted on a roof must have a black or anodized bronze frame. No unfinished metal frames that are grey, silver, chrome or shiny are allowed. Any application to the Design Review Committee must include a specification for the frame color.

2) All EXPOSED brackets, fasteners, pipes, conduits, clips, attachments, boxes and similar accessories must be in the colors of black, bronze or painted to match the surface to which they are attached. No shiny, silvery, grey, chrome or similar finishes may be exposed from view from an adjacent property. (this does not apply to concealed and hidden accessories)

3) A roof-mounted Solar Energy Device shall be placed as close as possible to the existing roof plane. In an effort to keep a roof-mounted photovoltaic Solar Energy Device as close to the roof plane as possible, while still providing the necessary air flow under the device, the "posts" that support the device above the roof substructure may not be taller than 6"., unless necessary for the proper functioning and use of the Solar Energy Device.

4) In an effort to keep the profile of a roof-mounted Solar Energy Device as low and as unobtrusive as possible, it is recommended (although not required) that the roof tiles be removed in the area to receive the solar panels so that the panels can be installed as close to the roof substructure as possible, which provides for great integration with the roof plane. A roof membrane can be installed in the location in which the tiles were removed to ensure proper weather protection.

5) No exposed conduits, wiring, piping and similar elements are allowed on the roof unless such elements are painted to match the color of the adjacent surface. It is strongly encouraged that conduits, wiring and piping should be run through the attic space. Minor exposed connections are excepted, if painted to match the surface that they are adjacent to. In an effort to minimize the installation cost, the Design Review Committee may allow small sections of conduit or piping to be exposed on the side of the home provided that the location is generally inconspicuous and the conduit is painted to match the house color. Any exposed conduits on the side of a home must be screened from view to the extent feasible.

6) To the greatest extent possible, all accessory components of a Solar Energy Device, such as an inverter and DC disconnect, should be located behind the existing side yard fence. For photovoltaic systems, the meter box may be placed adjacent to the electrical service entrance section (SES) of the home.

7) The exposed disconnect switch box, disconnect box, meter box or any other appurtenances should be painted to match the adjacent wall or roof surface on which they are located. It is not necessary to paint over labels or placards on these boxes. It should be noted, that some installers recommends that these boxes not be painted until after interconnect approval by the local utility company.

8) Any water storage tank or water storage facility associated with a hot water Solar Energy Device may not be placed on the roof. Such storage facility must be concealed within the building structure or placed on the ground and screened according to the provisions of the Verrado Residential Design Guidelines.

9) Installation of Solar Energy Device must be pursuant to the manufacturer's instructions.

10) The Owner must obtain a building permit for this work and must provide the Verrado Design Review Committee with a copy of the building permit for our files.
(d) **Maintenance**

1) The Owner is responsible for all costs associated with the installation, operation and maintenance of the Solar Energy Device.

2) The Owner shall keep the Solar Energy Device in good repair.

3) If the Solar Energy Device becomes broken or non-functioning for a period of longer than twelve consecutive months while the home is occupied, the Design Review Committee or the Association may (but is not obligated to) require the Owner to remove the Solar Energy Device. This criteria is to ensure that obsolete, non-functioning Solar Energy Devices do not remain on a roof if they are no longer functioning.

(e) **Enforcement**

1) The Association and the Design Review Committee shall have the authority to enforce the provisions of this section of these Guidelines, as provided by the governing documents.

2) Notwithstanding any provision contained in this section of these Guidelines or any other document governing the Association, this section shall not be enforced in a way that (i) prevents the installation of a Solar Energy Device; (ii) impairs the functioning of the Solar Energy Device; (iii) restricts the use of a Solar Energy Device; (iv) adversely and significantly affects the cost or efficiency of a Solar Energy Device, therefore the Verrado Design Review Committee reserve all rights to approve or allow exceptions to these Guidelines on a case-by-case basis, as it deems appropriate.

(f) **Severability**

1) If any provision of this section of these Guidelines is ruled invalid, the remainder of these rules shall remain in full force and effect.

2) If the State of Arizona Legislature modifies A.R.S. §33-1816 and A.R.S. §44-1761, the modified laws shall be incorporated into this section, as if fully set forth herein.
(g) **Design Review Application Submittal Requirements**

1) Any application to the Verrado Design Review Committee for a Solar Energy Device shall include the following items as a minimum.

2) Application Form - available from the Design Review Committee or online at www.verrado.com.

3) A Site Plan, accurately drawn to scale, showing the location of property lines, setbacks and existing improvements.

4) Drawings and plans with sufficient information and accurately drawn to scale to show the location, placement, size, shape, configuration and dimensions necessary to accurately explain and illustrate the proposed Solar Energy Device.

5) Cut sheets from the manufacturer or vendor for any rooftop portions of the Solar Energy Device, showing dimensions and colors.

6) Photographs of the existing home showing:
   a. View of the entire front elevation of the home. (no partial views)
   b. View of the entire side or rear elevation of the home on which Solar Energy Device will be mounted. (no partial views)
   c. Each photograph to be 8" x 10" minimum in size. (8-1/2 " x 11" color prints are preferred)

7) A photo-simulation or other graphic representation that illustrates the general appearance of a roof-mounted Solar Energy Device on a photograph of the existing home.

8) The Owner must obtain a building permit for this work from the applicable governmental agencies and must provide the Verrado Design Review Committee with a copy of the permit for our files.

9) The schedule and timing for reviews by the Verrado Design Review Committee shall be as described in the Verrado Residential Design Guidelines.

(h) **Design Guidelines Amendments**

1) The Verrado Design Review Committee and the Verrado Community Association reserve all rights to modify, change, expand or amend these Design Guidelines for Solar Energy Devices at any time and without notice in order to adjust for changes in equipment or technology as well as to further the objectives and criteria for Solar Energy Devices within the community, subject to applicable laws.

THE PLANS FOR A SOLAR ENERGY DEVICE MUST BE SUBMITTED TO THE VERRADO DESIGN REVIEW COMMITTEE FOR REVIEW AND APPROVAL. CONSTRUCTION OR INSTALLATION MAY NOT COMMENCE UNTIL SUCH APPROVAL IS GRANTED IN WRITING.
Appendix “I”

Exterior Residential Repainting Design Guide

Overview.

- The Verrado Community prides itself on beautiful neighborhoods, tree-lined streets, neighborhood parks, and authentic architectural styles. To preserve the quality of the neighborhoods, all property owners are required to maintain the exterior of their homes in an attractive manner in compliance with the Verrado Community Charter and the Verrado Residential Design Guidelines.
- Periodically, the exterior of a home needs to be repainted in order to maintain the appearance of the home and the quality of the community.
- When a property owner wishes to repaint the exterior of their home, they must comply with the rules, procedures and design criteria of the Design Review Committee.

Exterior Repainting With the Same Colors.

- If a property owner wishes to repaint the exterior of their home with the exact same original colors in the exact same original locations, they may do so without approval of the Verrado Design Review Committee, subject to the following criteria:
  - The colors must match the “original” colors painted by the original home builder. Keep in mind that colors fade dramatically in the Arizona sun; therefore, when repainting using the same colors, you may not match the existing color on the house at the time, but instead must match the original colors painted by the original home builder.
    - Home owners can often find information on the original colors of their home in their original purchase documents or home warranty manual.
    - In some cases, the original home builder may have left some touch-up paint with the original colors.
    - In some cases, the Verrado Community Association has records on some (but not all) of the color schemes that were used by the home builders.
    - If a home owner is not able to determine the original color of their home, the next best option is to scrape a small paint sample (1” x 1” minimum) from a location of the home that has always been in full shade. Be certain that the paint sample was taken from a fully-shaded location to ensure that the color has not faded. A local paint manufacturer can often color match this sample.
    - When using the same color scheme, the locations of the colors must be in the exact same locations as the colors painted by the original home builder. For example, if the original trim color of the house is dark brown, you may not use the dark brown trim color to paint the main body of the house; even though it was one of the original colors. The color locations must be the exact same locations as the original design.
    - If a property owner wishes to change any exterior colors, including the color of the trim, front door, garage door or shutters, they must submit to the Verrado Design Review Committee for review and approval prior to painting.

Exterior Repainting with New Colors.
- If a property owner wishes to repaint the exterior of their home with new colors, they must submit a complete application to the Verrado Design Review Committee for review and approval prior to painting.
- Refer to the attached Submittal Checklist and Submittal Forms when repainting with new colors.

Architectural Styles.
- Each home within Verrado has a distinctive historically-based architectural style. If a property owner is unsure of the architectural style of their home, they can reference the Verrado Architectural Style Video at www.verrado.com.
- All exterior paint schemes shall be historically representative of the regionally-relevant architectural style of the home. Each architectural style will have a different type of paint scheme. For example, Spanish styles tend to have neutral body colors, whereas Craftsman styles tend to have more color.
- The primary objective is to select exterior paint colors that are appropriate to the historically-based, regionally-relevant, architectural style of your home.
- Just because another home in the community has a color scheme you like does not mean that you can paint your home that same color scheme. For example, if your neighbor has a very attractive color scheme on a Craftsman home, this same color scheme is not appropriate for a Spanish-styled home.

Understanding of Exterior Colors.
- The understanding of exterior paint colors in the desert sun is like nowhere else in the country. When selecting exterior colors using small color samples, property owners need to be aware that all exterior colors dramatically “amplify” when in the sun and on a large wall surface. Therefore, be careful when making color selections using small samples and under interior lighting. Selecting colors for exterior use is significantly different than selecting colors for interior use. It is necessary to understand how exterior colors appear in sunlight and on large wall surfaces. For example:
  - A neutral taupe color on a small color chip can look bright white in the sunshine.
  - A warm beige color on a small color chip can look bold yellow on a large wall.
  - A dull blue accent color on a small color chip can look bright blue on a front door.
  
In general, it is usually necessary to select colors that are darker, duller, or more “earthy” than you think in order to get the color that you actually desire.
- Exterior colors also look different depending on the texture of the material to which they are applied. An exterior color will look different on a small smooth color chip than it will on a textural stucco wall.
- Colors “move” depending on what other colors they are adjacent to. For example, a gray stucco color that is next to green siding suddenly has a green hue to it. And a neutral taupe next to red siding will move toward a pink hue.
Exterior Color Requirements.
Each individual color scheme will be reviewed based on its own merit, but some general rules and requirements for exterior colors include:

- A primary stucco body color or siding color may not have an LRV greater than 76.
- A trim color may not have an LRV greater than 76.
- The color of stucco trim should not have a strong or dramatic contrast with the primary stucco body color. Therefore, light stucco body colors should not have dark stucco trim colors. And dark stucco body colors should not have light stucco trim colors.
- The Committee reserves the right to deny any exterior color application that it deems in its sole discretion to be not appropriate to the regionally-relevant, historic-based, architectural styles.
- The Committee reserve the right to deny any exterior color that it deems in its sole discretion to be too bold or too dramatic, or otherwise not in keeping with the color scheme of the home or the character of the neighborhood.
- A home may not be repainted with the same color scheme as the home on either side of the subject property; or with the same color scheme as the home directly across the street from the subject property.

Notes.
- Applications to repaint the exterior of a home shall be submitted to the offices of the Verrado Community Association.
- On-line or digital applications will not be accepted due to the need to submit actual paint chips from the paint manufacturer. Colored copies or scanned copies are not acceptable, because they do not accurately represent the proposed paint colors.
- Incomplete applications will not be reviewed. Submittal of an incomplete application can significantly lengthen the amount of time necessary to obtain an approval from the Design Review Committee. Please be sure to provide all of the information listed on the Submittal Checklist.
- Exterior painting that involves new colors or changes in color may not occur until the application has been approved in writing by the Design Review Committee.
- When hiring a painting contractor, each property owner must inform the painting contractor of the requirement to obtain approval from the Design Review Committee prior to painting. Please schedule sufficient time to allow for your application to be processed.
- Property owners who cause the exterior of their home, or portions of the exterior of their home, to be painted without approval by the Design Review Committee will be required to repaint the home to match the original colors that were on the home at the time of completion by the original home builder. In addition, legal action or fines may be accessed for failing to obtain approval by the Design Review Committee prior to painting.
Exterior Residential Repainting Submittal Checklist

An Application to repaint the exterior of an existing house shall include the following items. Incomplete applications will not be accepted or reviewed.

☐ Application Form.
   Available on-line at www.verrado.com
   Or at the Offices of the Verrado Community Association

☐ Residential Exterior Repainting Submittal Form. (see attached form)
   - Actual color samples or color chips. Paint chips or samples are available from the paint suppliers and manufacturers. The application must include original samples or color chips showing the actual color. Color copies or scanned copies are not acceptable. Do not provide loose color chips. Color samples must be adhered to the attached form.
   - Paint Manufacturer
   - Paint Name
   - Paint Number
   - LRV for the Primary Stucco Color - the LRV (Light Reflectance Value) is available from the paint manufacturer

☐ Photographs.
   - Entire Front of House
   - Entire Rear of House
   - All Sides of House - multiple photos may be necessary
   - Garage Door
   - Front Door
   - Typical Window
   - Shutters (if any)
   - Color Coding and Keynoting - On the photographs, the Applicant shall label the location of each of the proposed exterior paint colors using the color codes and keynotes shown on the Residential Exterior Repainting Submittal Form.
   - In addition, provide photos of the house on either side of the subject property and the home directly across the street from the subject property (please label each photo)
   - Each individual photo shall be printed in color on an 8 1/2” x 11” sheet.
   - Photos shall be legible and of a reasonable quality.
   - When taking photos avoid photos that are taken directly into the sunlight or photos that are very dark and shaded. Also avoid photos in which the home is blocked by large trees. At times, multiple photos taken at different vantage points may be necessary to fully explain the home.
   - All photos shall include the name of the property owner; the property address; and any other descriptions or notes to further explain the photograph.

No painting may occur until the application has been approved in writing by the Design Review Committee.

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EXAMPLES of how to use the color codes and keynotes on a photograph to explain the location of the proposed colors on home.

Appendix “J”

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Artificial Turf in Front Yards and/or Exposed Yards

Quality and natural-looking Artificial Turf is an acceptable landscape option to provide the appearance of a well-kept lawn without the cost of irrigation and routine maintenance. The quality and appearance of Artificial Turf has come a long way in recent years and many manufacturers have developed a synthetic turf material that closely resembles the appearance of real grass types that are common in Arizona. Any application or request to use Artificial Turf in a Front Yard and/or other exposed yard must comply with these criteria; and must be approved by the Committee in writing prior to installation.

The Committee will consider applications for the use of Artificial Turf in the Front Yard or any exposed yard, if such application complies with all of the minimum standards and specifications noted herein. The following guidelines, specifications and requirements are the minimum standards that apply to the use of Artificial Turf in exposed yards, and the Committee reserves the right to apply additional criteria, restrictions and stipulations as it deems appropriate to address the variety of possible conditions.

Size and Layout:

1) The maximum total area of Artificial Turf for all exposed yard locations on a single lot shall be as follows:
   a) For Lots with a street frontage of less than 65: A maximum total area of Artificial Turf of 400 sf.
   b) For Lots with a street frontage of 66' or more: A maximum total area of Artificial Turf of 450 sf.
      (Lot width is measured along the front property line. For Corner Lots, the lot width shall consider the curved corner condition of the lot, as determined by the Committee. The maximum allowed area is a cumulative total for all exposed yard locations. For clarity, this limitation does not include the area of any Artificial Turf located in an enclosed yard behind a fence that is at least 5'-0" tall.)

2) A single panel of Artificial Turf may not be larger than 300 square feet and no single dimension may be larger than 22'-0" in dimension. In addition, the second dimension may not be larger than 15'-0". (For example, 22'-0" x 13'-6" is acceptable; but 18'-0" x 16'-0" feet is not acceptable because the second dimension is larger than 15'-0".)

3) No more than three (3) panels of Artificial Turf are allowed in an exposed yard on a single lot. (Provided that the sum of the area of all of the panels of Artificial Turf may not exceed the allowed maximum areas as noted above).

4) Artificial Turf panels shall be sized to resemble traditional natural turf areas; therefore, very small "patches" of Artificial Turf will not likely be approved. The smallest size for an individual panel of Artificial Turf is 60 square feet in area and no single dimension may be less than 6'-0", unless otherwise specifically allowed by the Committee.

5) The shape of the Artificial Turf panels must follow the same criteria used at Verrado for real turf. In general, the shape and pattern used for Artificial Turf shall be rectangular and square. No random or curvilinear shapes area allowed. No "islands" of Artificial Turf are allowed. No layouts that look like a "putting green" are allowed. In general, turf should extend to the edge of the public sidewalk and to the edge of the driveway to avoid creating an "island" of turf that is surrounded by plants and decomposed granite. The Committee reserves all rights to determine, in their sole opinion, what are appropriate shapes and layouts of Artificial Turf.

6) Artificial Turf and natural turf are not allowed in the same exposed yard on a single lot.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
7) The Artificial Turf shall be installed over an even plane. No mounding, berming or contouring of the grade below the Artificial Turf is allowed. The Committee, at its sole discretion, may prohibit Artificial Turf in areas that slope greater than 5%.

8) Artificial Turf must be surrounded by a permanent concrete or masonry header, border or curbing that is a minimum of 4" wide. (Brick headers and concrete curbing are generally acceptable; metal edging is not acceptable.) The top of the header, border or curbing shall be set flush with the top of the Artificial Turf and the adjacent decomposed granite. As noted above, panels of Artificial Turf shall generally be rectangular; therefore the headers, borders and curbing shall maintain this same geometry. No "scuppers" or drainage dips are allowed in headers, borders and curbing around Artificial Turf.

9) Artificial Turf must be placed a minimum of 30" away from the exterior wall of any building or Front Porch. This will allow the placement of natural shrubs and foundation planting against the base of the structure.

10) In general, trees are not allowed to be placed within a panel of Artificial Turf, due to the fact that natural grass looks quite different around the base of a tree; and due to the fact that the tree trunk will grow. Trees are not allowed to be placed in "islands", "tree rings", or borders surrounded by Artificial Turf on all sides.

11) In general, Artificial Turf should not be placed immediately adjacent to natural turf on an adjacent lot. It is better to have a shrub zone that is at least 3'-0" wide that separates the Artificial Turf from the natural turf on the adjacent lot. If the Committee does allow Artificial Turf to be located adjacent to natural turf on an adjacent lot, a permanent header or border shall separate the Artificial Turf and the natural turf.

12) The use of natural trees, shrubs and groundcover plants within the Front Yard will continue to be required in accordance with the Design Guidelines. This is particularly important in order to give the Artificial Turf a natural setting. The arrangement of natural trees, shrubs and groundcover plants shall be in accordance with the Design Guidelines, including the minimum plant density requirements. In general, when Artificial Turf is used, the overall Front Yard landscape will be more formal, organized and "town-like" and will feature foundation planting, hedges and structured planting patterns. All planting areas shall be landscaped with a minimum of 1 plant per 20 square feet in accordance with the Design Guidelines. As part of converting an existing landscape to use Artificial Turf, it will often be necessary to add, replace or enhance the rest of the natural plants in the exposed yard in order to comply with the Design Guidelines.

Appearance and Material Specifications

13) The Artificial Turf product or material must have the appearance of "real rye grass" or "real bermuda grass", as determined in the sole discretion of the Committee, including but not limited to color, color variation, reflectivity, texture, coarseness, size of artificial grass blades, and top dressing material.

14) Artificial Turf must include a significant amount of "brown thatch" in order to give the Artificial Turf a natural appearance.

15) Artificial Turf must be made of at least two (2) different sized and shaped grass blade fiber strands in order to provide the natural variety of grass blades.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
16) Artificial Turf must have a minimum "face weight" of sixty (60) ounces as defined by industry standards. This requirement is for "face weight" and not for "total weight". Specifications from the Artificial Turf manufacturer or supplier must be submitted with the application to verify acceptable face weight.

17) The "pile height", which is the height of the artificial grass blades shall be a minimum of 1 1/2 " and a maximum of 2" in height. Pile height is measured from the top of the backing material to the tip of the common grass blade fiber strand. (As a point of clarity, the pile height is not measured to the bottom of the backing material.)

18) Artificial Turf must come with a minimum eight (8) year warranty from the manufacturer.

19) No seams are allowed within any individual panel of Artificial Turf, unless otherwise approved by the Committee. An individual panel or location must be covered with a single piece of Artificial Turf to avoid seams that separate, fray or roll up.

20) If more than one panel of Artificial Turf is proposed on a single lot, the "grain" or the "directionality of the fibers" shall be placed in the same orientation so that the different Artificial Turf panels appear the same when viewed from any point.

21) Granular fill material is required for all Artificial Turf in order to keep the grass fibers standing upright and vertical. The color of any granular fill material shall be such that it provides the appearance of natural turf.

**Installation**

22) Artificial Turf must be installed by a professional, qualified and experienced contractor. Homeowners and Do-it-Yourselvers are not allowed to install Artificial Turf. In addition, landscape contractors who have not been specifically trained in the installation of Artificial Turf are not allowed to install Artificial Turf.

**Maintenance**

23) The Artificial Turf must be maintained in a manner that retains its original appearance at the time of installation. If the Artificial Turf were to rip, ravel, separate or the edges become exposed; or if the Artificial Turf where to become "flattened" or "matted"; the Artificial Turf must be repaired to match the appearance at the time of original installation. If the Artificial Turf were to significantly fade or discolor, even for only a portion of the Artificial Turf, then the Artificial Turf must be replaced. Any required repair or replacement as a result of this paragraph shall be completed within 15 days of observing the issue or within 15 days of receipt of notice from the Design Review Office.

24) The Artificial Turf must be maintained in the same manner as a typical natural turf lawn. Periodically, leaves and other debris shall be raked or removed in order to keep the Artificial Turf looking similar to natural turf.

**Other:**

25) These Artificial Turf guidelines stated above only applies to Front Yards or other yards that are visible from streets, sidewalks, the golf course, or Common Areas. The use of Artificial Turf in a rear yard that is enclosed by walls and/or fences that are at least 5'-0" tall is not subject to these criteria.

26) Due to the rapid change in quality and appearance of Artificial Turf products; and due to a few "test case" examples that have been approved and installed within the community; it is important to be clear that just because a particular turf product, layout, pattern or installation exists elsewhere within the Community does NOT establish a precedent, nor does it obligate the Committee to

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All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
approve a similar product, layout, pattern or installation, even if similar conditions exist. In other words, "Just because it has been used before, doesn’t mean it will always be allowed again".

27) These Artificial Turf guidelines stated above only apply to Custom Lots located on ”Town Lots”, as defined in each of the applicable sets of custom home design guidelines. Artificial turf is NOT allowed on Graded Golf Lots, Graded Foothill Lots, or Natural Foothill Lots in the custom home neighborhoods.

28) Applications for the use of Artificial Turf must be submitted to the Verrado Design Review Committee for review and approval prior to any installation. Construction or installation may not commence until such approval is granted in writing by the Committee. Failure to comply may result in the requirement to remove the unapproved Artificial Turf; in the imposition of fines; or any other remedies available to the Committee or the Association by law.

29) The Verrado Design Review Committee and the Verrado Community Association reserve all rights to modify, change, expand or amend these Artificial Turf guidelines stated above at any time and without notice in order to adjust for changes in products or technology, as well as to further the objectives and criteria for the use of Artificial Turf within the community.

• NO Artificial Turf with a single dimension longer than 22”-0”
• NO Artificial Turf that is surrounded by decomposed granite and does not connect to sidewalks and driveways.
• NO Artificial Turf patterns, shapes or layouts that are undulating, curvy and wavy.
• NO tree wells within Artificial Turf.
• NO small patches of Artificial Turf.
• NO raised headers or curbing around the Artificial Turf.

• NO Artificial Turf that looks like a “putting green” or is irregular, curvy, or organic in shape.
• NO slopes, berms or contouring under Artificial Turf.
• NO trees located within Artificial Turf.
• NO large bare areas in the yard beyond the Artificial Turf without shrubs and plants.
• NO seams used in the Artificial Turf.

What NOT to do.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Appendix “J”
Artificial Turf in Front Yards and Exposed Yards

Example: 45’ wide Alley-Loaded Lot
with 15’ Front Building Setback and Low Front Retaining Wall

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Appendix “J”
Artificial Turf in Front Yards and Exposed Yards

Example: 45’ wide Alley-Loaded Lot with 15’ Front Building Setback
Appendix “J”
Artificial Turf in Front Yards and Exposed Yards

Example: 55’ wide Lot with 15’ Front Building Setback

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Appendix “J”
Artificial Turf in Front Yards and Exposed Yards

Example: 70’ wide Lot with 20’ Front Building Setback

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Submittal Requirements Checklist for Artificial Turf Applications:
Applications for the use of Artificial Turf must be submitted to the Verrado Design Review Committee for review and approval PRIOR to any installation. Construction or installation may not commence until such approval is granted in writing by the Committee.

Applications must include:

- **Application Form:** Available at [www.verrado.com](http://www.verrado.com). The completed application form must be signed by the Owner and must include the contact information of the contractor that will be installing the artificial turf.

- **Front Yard Landscape Plan:**
  - Accurately drawn to an accurate scale with area calculations and dimensions.
  - Include the dimensions in feet and inches of all sides of each piece of Artificial Turf.
  - Provide area calculations in square feet for each piece of Artificial Turf.
  - Clearly identify any other landscape changes that are proposed in the adjacent yard, including any new or modified natural plant materials.

- **Header, Border or Curbing:** including:
  - Provide material, color and dimension of all headers, borders or curbing.
  - Note on the drawings that the "Top of the header, border or curbing shall be flush with the top of the adjacent Artificial Turf."

- **Aerial Photo:** Available at [www.mcassessor.maricopa.gov/maps](http://www.mcassessor.maricopa.gov/maps). Showing the entire lot. Provide the aerial photo on an 8 1/2" x 11" color sheet.

- **Photographs:** Provide a series of 8 1/2" x 11" color photographs or prints showing:
  - The entire front of the house.
  - The entire front yard from edge of property line to edge of property line at the front sidewalk.
  - Detailed photographs of the specific locations of the proposed Artificial Turf.

- **Sample of Artificial Turf:** 16" x 16" minimum size.
  - This must be a sample of actual turf specifications that are proposed.
  - Label the back of the sample with the Owner's Name and Address.
  - Label the back of the sample with the Product Name and Manufacturer.

- **Artificial Turf Specifications:** The specifications must include:
  - Pile Height
  - Face Weight (not "Total Weight")
  - (If the specification sheets list different colors or multiple product types, please be sure to clearly identify the exact color and product that is being proposed.)

- **Warranty:** Verifying a minimum 8 year warranty.

- **Qualifications and Experience of Installation Contractor:** Including:
  - Contact Information - Company, Name, Address, Phone.
  - List of relevant experience.
  - (Homeowners and Do-It-Yourselfers may not install Artificial Turf.)

The Owner or Applicant is responsible for providing all submittal information as noted above. Failure to provide accurate and complete submittal information may be grounds for denial of the application or may result in delays in obtaining approval. The Design Review Office may, at its discretion, maintain a collection of samples and specifications of Artificial Turf products that have been deemed acceptable and approved the Committee. Owners and Applicants may schedule a time with the Design Review Office to view these products. The Committee and the Design Review Office do not endorse or warranty any of these Artificial Turf products.
Verrado
A Simple Guide to Front Yard Landscapes

A Simple Guide to Front Yard Landscapes is a simple, step-by-step method to aid in the design of an appropriate “small-town-like” landscape for Front Yards in Verrado.

These concepts and design principles can be applied to any type, shape or size of Front Yard.

The objective is to create a “traditional small-town-like” landscape arrangement with organization, pattern, layering and hierarchy.

When designing the landscape for a Front Yard, please follow these simple steps to achieve an appropriate design and layout.
Appendix “K”
Front Yard Landscape Design Guide

Foundation Planting - The purpose of Foundation Planting is to establish a “base” for the house with an even row of plantings. Many foundation plantings become hedged and formal. Foundation Plants typically grow to a height of 18” to 36” and stay trimmed below windows and form nice edges to a porch.

Step 1 - Foundation Planting

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Appendix “K”
Front Yard Landscape Design Guide

Do not put a Screen Plant in front of the gate ... but if there is 3” or more of fence next to the gate, then you must include a Screen Plant.

For 5’ side yard - 1 plant min
For 10’ side yard - 2 plants min
For >10’ side yard - 48” o.c. max

All Screen Plants aligned in a row

At maturity, plants should align with edge of wall - but do not go beyond.

Evenly Spaced Plants Balanced on Wall Same Species

Screen Plants are often 5 gallon in size at time of installation.

Screen Planting - The purpose of Screen Planting is to hide fences and large unarticulated building walls. Screen Plants usually grow to a height of about 5’ to 6’ tall.

Verrado
A Simple Guide to Front Yard Landscapes
July 23, 2015

Step 2 - Screen Planting

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Appendix “K”
Front Yard Landscape Design Guide

- Front Yard shall have a minimum of 1 plant per 25 square feet. (trees do not count in plant density calculations.)
- Never use more than 10 different plant species in a Front Yard.
- No cacti are allowed in a Front Yard.
- No boulders are allowed in a Front Yard.
- No berming, mounding or contouring is allowed in a Front Yard.
- Decomposed Granite shall be either “Saddleback Brown” or “Baja Brown”. These are the only allowed colors.
- Decomposed Granite should be 1/2” screened or 1/2” minus in size. No larger sizes are allowed.
- No riprap, rock drainage swales, or “dry streams” are allowed in a Front Yard.

General Notes

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Field Planting is required in the Landscape Easement along Main Street. The Landscape Easement is generally the first eight (8) feet measured from back of sidewalk. Turf is considered Field Planting and is encouraged in the Landscape Easement. If turf is removed from the Landscape Easement the following shall apply:

- Turf may be replaced with an approved ground cover in groupings, drifts and transects to have a unified design appearance with the adjacent planting patterns and design of the front yard landscape. Ascent Planting should be strategically located (generally adjacent to the driveway, walkway and/or side property line).
- Plant density shall be a minimum one (1) plant per twenty (20) square feet with plants spaced no more than seven (7) feet apart (measured from center of plants). Bare areas should be less than a five (5) foot diameter circle no more than ten (10) different species may be used in the Front Yard.
- Trees in the Landscape Easement related to the formal street tree program are considered fixed and shall remain removal of shadow mots shall follow established horticultural and arbor standards.
- Decomposed granite shall match existing Verrado standard (1/2” decomposed Saddleback Brown typical).
- Irrigation to Field Planting is the responsibility of the homeowner. Irrigation to street trees must be on a separate valve (coordinate with the Community Association for water guidelines).
- Palms are allowed within eight (8) feet of the home, subject to any other restrictions.
- Turf must be defined by concrete, grated stone, or all masonry border a min. four (4) inches wide.
- Artificial Turf is not allowed on Main Street.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Appendix “L”
Main Street Parkway Design Guide

Partial Turf Front Yard

Field Planting is required in the Landscape Basement along Main Street. The Landscape Basement is generally the first eight (8) feet measured from back of sidewalk. Turf is considered Field Planting and is encouraged in the Landscape Basement. If turf is removed from the Landscape Basement the following shall apply:

- Turf may be replaced with an approved ground cover such as ground beef, drifts, and transplants to have a unified design appearance with the adjacent planting pattern and design of the front yard landscape. Accent Planting should be strategically located (generally adjacent to the driveway, walkway, and/or side property line).
- Plant density shall be a minimum one (1) plant per twenty (20) square feet with plants spaced no more than seven (7) feet apart (measured from center of plants). Tree spacing should be less than a five (5) foot diameter circle, no more than ten (10) different species may be used in the Front Yard.
- Trees in the Landscape Basement related to the normal street tree program are considered fixed and shall remain in place. Trees shall be in good health and shall remain a minimum of three (3) feet per yard.
- Decomposed granite shall match existing Verrado standard (1/2” screened sedumdex brown typical)
- Irrigation of field plantings is the responsibility of the homeowner and irrigation to street trees must be on a separate valve (coordinate with the Community Association for water guidelines)
- Placement within six (6) feet of the home subject to any other restrictions
- Turf must be defined by concrete, ground stone, or other masonry bordering 4 1/2” wide
- Artificial turf is not allowed on Main Street.

Main Street Parkway Design Guidelines

Submit applications to the Verrado Design Review Committee for review and approval prior to installation

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Appendix “L”
Main Street Parkway Design Guide

Non-turf Front Yard

Field Planting is required in the Landscape Basement along Main Street. The Landscape Basement is generally the first eight (8) feet measured from back of sidewalk. If turf is removed from the Landscape Basement the following shall apply:

- Turf may be replaced with an approved ground cover in groupings, drifts and triangulations to have a unified design appearance with the adjacent planting patterns and design of the front yard landscape. Accent Planting should be strategically located (generally adjacent to the driveway, walkway and/or side property line).
- Plant density shall be a minimum 1 (one) plant per twenty (20) square feet with plants spaced no more than seven (7) feet apart (measured from center of plants). Bare areas should be less than a five (5) foot diameter circle, no more than ten (10) different species may be used in the front yard.
- Trees in the Landscape Basement related to the formal street tree program are considered fixed and shall remain; removal of shallow roots shall be coordinated by the Community Association.
- Decomposed granite shall match existing Verrado standard (1/2” screened Saddleback Brown typical).
- Irrigation to Field Planting is the responsibility of the homeowner; irrigation to street trees on both sides of the sidewalk are the responsibility of the Community Association.
- Palms are allowed within eight (8) feet of the home, subject to any other restrictions.
- Artificial Turf is not allowed on Main Street.

Main Street Parkway Design Guidelines
Submit applications to the Verrado Design Review Committee for review and approval prior to installation.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Appendix “M”
Front Yard Hardscape Design Guide

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Residential Landscape Lighting Guidelines

- Landscape lighting should be used to accentuate the look of the home and landscape at night. It should provide a level of safety and security without being overly decorative. The goal is to be subtle, yet effective.
- Fixtures should be selected to complement the architectural style and character of the home. A good rule is to try and match the exterior fixtures at the front door or garage doors. A chart has been prepared that illustrates the architectural styles at Verrado and corresponding fixture designs that are compatible with those styles. Please visit verrado.com or contact the Verrado Community Association for this chart.
- Color is an important consideration when selecting landscape fixtures. Again, use the existing house fixtures as a guide and match colors whenever possible. Black, dark brown, dark green, aged bronze or copper are the best colors to choose from as they tend to blend into the landscape during the daytime. Chrome, stainless steel, brass or other highly reflective finishes draw too much attention and are prohibited. Avoid the use of brightly colored fixtures as well.
- Metal fixtures may cost more but are able to better withstand the damaging effects of sunlight.
- Do not over light. Bright illumination has a garish theatrical look to it. Landscape lighting is about simple, understated accenting of plants.
- Where possible, conceal the light source with either a shroud on the fixture, or by locating it behind a shrub, branch or wall. Ideally, you should be unable to see the light source. Locate transformers and timers out of public view. Landscape lights that use a separate solar charger and battery pack are not allowed unless located behind a wall or structure. Self-container solar lights are permitted.
- Avoid installing fixtures under shrubs or tall grasses. The light should be unimpeded to the focal point. Path lights should be set to the right heights or located away from plants to avoid dark spots on the ground and lighting from the inside of the plant.
- Do not locate fixtures in turf or adjacent to walking or driving surfaces where they can easily be damaged.
- Space path lights at least eight (8) to ten (10) feet apart. When illuminating a walk or driveway, alternate fixtures on either side to avoid looking like a “runway”.
- Use a combination of path lights with up or down lights in trees to act as guides on long driveways. A couple of “point-to-point: light are all that are required to define an “edge”. Shadows can work to define lighted areas and give a landscape a different look from that during the daytime.
- Please refer to the Residential Design Guidelines, Section 6 – Lighting Standards for additional requirements.
- All landscape lighting is subject to the review and approval of the DRC.
Appendix “N”
Landscape Lighting Style Guide

Recommended

Use a combination of path lights with up or down lights in trees to act as guides on long driveways. A couple of “point-to-point” lights are all that are required to define an “edge”. Shadows can work to define lighted areas and give a landscape a different look from that during the day.

Space path lights at least eight to ten feet apart. When illuminating a walk or driveway, alternate fixtures on either side to avoid looking like a “runway”.

Legend

Lights

Fixtures should be selected to complement the architectural style and character of the home. A good rule is to try and match the exterior fixtures at the front door or garage doors.

Where possible, conceal the light source with either a shroud on the fixture, or by locating it behind a shrub, branch or wall. Ideally, you should be unable to see the light source. Locate transformers and timers out of public view. Landscape lights that use a separate solar charger & battery pack are not allowed unless located behind a wall or structure. Self-contained solar lights are okay.

Refer to the Residential Design Guidelines, Section 5 – Lighting Standards for detailed requirements.

All landscape lighting is subject to the review and approval of the DRC.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Appendix “N”
Landscape Lighting Style Guide

Not Allowed

- Avoid installing fixtures under shrubs or tall grasses. The light should be unimpeded to the focal point. Path lights should be set to the right height or located away from plants to avoid dark spots on the ground and lighting from inside the plant.

- Refer to the Residential Design Guidelines, Section 6 – Lighting Standards for detailed requirements.

- All landscape lighting is subject to the review and approval of the DRC.

Landscape Lighting Design

Legend

- Lights

Don’t overlight. Bright illumination has a garish theatrical look to it. Landscape lighting is about simple, understated accenting of plants.

Avoid the “Runway” look of lights paired on either side of the driveway.

Do not locate fixtures in turf or adjacent to walking or driving surfaces where they can easily be damaged.

Consider the exterior house lights when determining locations.
Appendix “O”
Trellis-type Shade Structure Design Guide

Trellis-Type Shade Structures: Trellis-Type Shade Structures are typically constructed with open trellis members and beams that allow partial filtering of light. These structures are commonly constructed with Alumawood or other durable low-maintenance materials. Trellis-type shade structures and ramadas are prohibited in front yards, but may be permitted in side courtyards, oversized side yards, and in rear yards, if such structures are consistent with the requirements of the Guidelines and are approved by the DRC.

Setbacks:
- Shade Structures that are physically attached to the main Residence must meet the setback criteria for the main Residence, as outlined in Section 3 of these Guidelines. Setbacks vary for each parcel. These setbacks are measured from the property line to the exterior face of the structural posts or columns that support the shade structure.
- Detached Shade Structures must meet the setback criteria for an “Accessory Structure” as outlined in Section 3 of these Guidelines. Setbacks vary for each parcel. Some setbacks are measured from the property line; whereas other setbacks are measured from the exterior walls of the existing home.
- Trellis members or overhangs may project into a setback up to but not exceeding 2'-0".

Height:
- The maximum allowed height for an attached Trellis-Type Shade Structure shall not be higher than 10'-0" above the primary finished floor elevation or the lowest eave line of the existing Residence (whichever is the lower of the two heights).
- The maximum allowed height for a detached Trellis-Type Shade Structure is ten (10) feet above the primary finished floor elevation of the Residence.

Style, Shape and Character: The style, shape and character of the Shade Structure must match the style, shape and character of the Residence. The shape, form and geometry of a Shade Structure shall be "square" or "rectangular" in shape. Curved shapes, undulating forms, angled shapes and odd shapes and odd geometry are not allowed.

Materials:
- In general, construction materials, colors, finishes and architectural style used for a Shade Structure must match the existing Residence.
- AlumaWood or similar types of aluminum trellis-style Shade Structures that resemble wood are generally acceptable.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
• Natural wood that is exposed is discouraged as a building material for Shade Structures. Exposed wood does not perform well in the desert environment and can often fade, crack, twist, warp, sag, and deteriorate very quickly. If an Owner elects to use exposed natural wood to construct a Trellis-Type Shade Structure, the following additional criteria will apply:
  o Wood posts shall be 8" x 8" nominal minimum.
  o Wood beams shall be 4x nominal minimum.
  o Wood joints or wood trellis members shall be 3x nominal minimum. Exposed 2x natural wood is not allowed, unless specifically approved by the DRC. In general, exposed 2x natural wood materials do not perform well in the desert environment.
  o Structural fasteners shall be concealed or small, such as nails, screws and lag bolts. No exposed structural hangers, structural straps, or structural clips are allowed.
  o A Shade Structure that is constructed of exposed wood shall be maintained at all times in an attractive appearance. The Owner must maintain all wood members to be true, plumb, horizontal, vertical and straight. Wood shade structures that have deteriorated or become unsightly must be removed immediately.
• Tent-style shade structures and shade sails, as well as shade structures constructed of fabric and metal will not be allowed, unless otherwise approved by the DRC.
• Corrugated metal, corrugated fiberglass, thin wood lattice, thin plastic lattice, and tarps are not allowed as materials that are part of a Shade Structure.

Colors:
• The colors of a Shade Structure shall match and/or compliment the colors of the existing home.
• Shade Structures that are constructed of wood or Alumawood shall match the color of the existing wood trim on the main Residence. Typically, the color of a Shade Structure shall match the color of the wood fascia on the existing home.

Details:
• Exposed wood posts shall be a minimum of 8" x 8" in size (nominal)
• Alumawood posts shall be a minimum of 6½" x 7" (actual)
• Posts clad in stucco, stone or masonry shall be a minimum of 16" x 16". Stucco shall match the texture of the stucco on the existing home. Stone shall match the stone on the existing home.
• The "end cuts" of rafters and beams shall be appropriate to the authentic architectural style of the home. For example, Spanish architectural styles can use "corbel" or "scroll" end cuts; whereas most of the other architectural styles will use "miter" or "chamfer" end cuts.
• All Trellis-Type Shade Structures shall be permanently affixed to the ground.

Notes:
• Applications for a Shade Structure shall be submitted to the DRC at the offices of the Verrado Community Association for review and approval PRIOR to construction.
• Incomplete applications will not be reviewed. Submittal of an incomplete application can significantly lengthen the amount of time necessary to obtain an approval from the DRC. Applicants should be sure to provide all of the information listed on the Submittal Checklist.
All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
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Submittal Requirements Checklist for Trellis-type Shade Structure Applications:
Applications for the use of Trellis-type Shade Structure must be submitted to the Verrado Design Review Committee for review and approval PRIOR to any installation. Construction or installation may not commence until such approval is granted in writing by the Committee.

An Application to add a Shade Structure to an existing home shall include the following items. Incomplete applications will not be accepted or reviewed.

- **Application Form** with all information completed.
  
  Available on-line at [www.verrado.com](http://www.verrado.com)
  Or at the Offices of the Verrado Community Association

- **Plans, Drawings and Specifications**
  All submittals shall provide a clear and complete explanation of the location and appearance of the proposed Shade Structure. The submittal must include the information noted below:
  
  - Site Plan showing the dimension from the exterior face of the posts or columns that support the Shade Structure to all property lines. *(if necessary, site information can be obtained from the aerial maps on the Maricopa County Assessor’s website)*
  
  - If detached, show the dimension from the exterior face of the posts or columns that support the Shade Structure to the face of the existing home.
  
  - Specify the dimensions of height, width and length of the overall Shade Structure.
  
  - Specify the dimensions of the columns, posts, beams, rafters and trellis members. (i.e. 8x8, 4x10, 3x8, 2x2, etc)
  
  - Specify all materials. (i.e. Alumawood, wood, stucco, etc.)
  
  - Specify the end cap details. (i.e. corbel, chamfer, miter, etc.)
  
  - Specify the color of the shade structure and provide samples or color chips.
  
  - Provide photographs, catalog information, cut sheets, or other descriptions that clearly explain the appearance of the Shade Structure.

- **Photographs**
  
  - Photo of the entire front of the house.
  
  - Photo of the entire rear or side of the house, depending on the location of the proposed Shade Structure.
  
  - Photos of the general location of the proposed Shade Structure.
  
  - Each individual photo shall be printed in color on an 8½” x 11” sheet.
  
  - Photos shall be legible and of a reasonable quality.
  
  - When taking photos, avoid photos that are taken directly into the sunlight or photos that are very dark and shaded. Also avoid photos in which the home is blocked by large trees. At times, multiple photos taken at different vantage points may be necessary to fully explain the home.
  
  - All photos shall include the name of the property owner; the property address; and any other descriptions or notes to further explain the photograph.

Construction may not commence until the application has been approved in writing by the Design Review Committee.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
Appendix “P”
Recommended Verrado Sign Design Guide

Real estate “For Sale” and “For Lease” signs are allowed under Arizona Law. Additional criteria for signs can be found in Section 4 Architectural Standard; “Signs and Signage”.

The illustration below explains the preferred and recommended design standards for a "For Sale" and "For Lease" sign.

Exhibit “A”
"Standard" For Sale and For Lease sign

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Appendix “P”
Recommended Verrado Sign Design Guide

Real estate “For Sale” and “For Lease” signs are allowed under Arizona Law. Additional criteria for signs can be found in Section 4 Architectural Standard; “Signs and Signage”.

Exhibit “B”
"Enhanced" For Sale and For Lease sign
Appendix “Q”
Including Security Doors, Screen Doors, Decorative Doors and Decorative Gates

Design Criteria:
- Security doors, screen doors, decorative doors or decorative gates that are visible from the street, sidewalk or Public View must be reviewed and approved by the DRC prior to purchase and installation.
- The style, patterns, shapes and colors of such doors shall match the authentic architectural style and character of the home. Patterns and shapes that work for one style may not work for other styles.
- The attached illustrations depict style, shape and pattern characteristics that are common for each of the authentic architectural styles. These illustrations should be used as a guide to help select a door appearance that is appropriate for your home.
- Designs for doors and gates that are deemed, in the sole discretion of the DRC, to be contemporary, bold, dramatic, complicated, overly ornate, or inappropriate for the authentic architectural style of the home will not be approved.
- No animal, plant or character depictions; or stylized graphics; are allowed on a security door, screen door decorative door, or decorative gate.
- The frame and pickets shall be a dark color that compliments the trim colors of the house.
- Perforated metal mesh used as a screen material shall be painted to match the color of the door; or shall be painted black, dark bronze, dark grey or dark brown.
- Screen fabric used as a screen material shall be black, dark bronze, dark grey or dark brown.
- No white, light, beige, tan, or colorful colored screening or mesh materials are allowed.
- Security Doors are not allowed over pairs of French doors.

Submittal Requirements:
An Application to add a security door, screen door or decorative gate to an existing home shall include the following items. Incomplete applications will not be accepted or reviewed.
- Application Form with all information completed. Application forms are available on-line at www.verrado.com or at the Offices of the Verrado Community Association
- Drawings, Photographs, Cut Sheets, Catalog Pages, and/or Specifications that provide a clear and complete explanation of the location and appearance of the proposed door or gate; including colors and materials.
- Photographs:
  - Photo of the entire front of the house. (needed to explain the style and color of the home.)
  - Photo of the existing front door or the location of the proposed new door.
  - Each individual photo shall be printed in color on an 8½” x 11” sheet. Photos shall be legible and of a reasonable quality. When taking photos, avoid photos that are taken directly into the sunlight or photos that are very dark and shaded. All photos shall include the name of the property owner; the property address.

Installation of a security door, screen door, decorative door, or decorative gate may not commence until the application has been approved in writing by the Design Review Committee.

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Appendix “R”
Victory District Wall and Fence Design Guide

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
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Appendix “R”
Victory District Wall and Fence Design Guide

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Appendix “R”
Victory District Wall and Fence Design Guide

1. Refer to wall plans for actual locations & condition.
2. Wall to slope up to 2% to minimize steps in top of wall.
3. Block wall & finishes shall match specified details.
4. Offsets in grade between homeowner lot and open space condition beyond require additional retaining wall. Refer to civil engineering plans for structural details & specified heights.
5. Waterproof all differentials in grade on either side of wall.
6. Retaining walls (when exist) shall be constructed with matching block style and finish. Wall shall be flush on exposed side with block offsets on back side.

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Victory District Wall and Fence Design Guide

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Appendix “R”
Victory District Wall and Fence Design Guide

Gate Construction Notes:
1. This detail is to be used when homeowner requests modifications to existing walls to provide gated access to adjacent open space.
2. Design plans to be submitted to HOA for review & approval prior to starting work.
3. Homeowner responsible for restoring wall conditions to satisfaction of HOA upon completion.
4. Gate shall meet pool from outside of lot (if pool exists).
5. Top of gate to be seamless and match elevation of perimeter.
6. Contractor responsible for confirmation of actual lot conditions to identify any unique criteria that would impact design of gate.
7. Refer to detail E for view fence design.
8. Refer to materials schedule for colors & materials.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.
“Communities are all different, but I know when I’m in one. People speak to their neighbors by name, sometimes also to their neighbor’s dog. No one is a stranger for very long.”

- Charles Kuralt