Vistoso Community Association

Architectural & Landscaping Review Committee Guidelines

Section II – Common Project Guidelines

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VISTOSO COMMUNITY ASSOCIATION SECTION II – COMMON PROJECT GUIDELINES

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SECTION II – COMMON PROJECT GUIDELINES

PHILOSOPHIES OF RANCHO VISTOSO

Rancho Vistoso is a Master Planned Community located north of Tucson in the Town of Oro Valley, Pima County, Arizona. At the center of Rancho Vistoso is Big Wash, a major drainage way formed by steep escarpments and dominated by lush vegetation and abundant wildlife.

The overall intent for Rancho Vistoso is to create a self-sufficient Master Planned Community set respectfully into the natural desert to include a full range of architectural and landscape designs. The community is planned to respect the natural desert with the intent that the planned development will preserve and enhance the natural setting of this unique location.

The Board of Directors of the Vistoso Community Association (VCA), per the Declaration of Covenants, Conditions, Restrictions and Easements for Rancho Vistoso (CC&Rs), has approved the Architectural and Landscaping Review Committee Guidelines (Guidelines). These Guidelines shall apply to all Lots and Parcels located within the physical area of Rancho Vistoso that are governed by the Vistoso Community Association (VCA Property).

These Guidelines provide an overall framework for development and create a cohesive community in the VCA Property, which is reinforced from one project to another. The Guidelines provide standards for height, colors, exterior materials, and approved plant materials, amongst other things. All proposed exterior modifications, alterations, additions, or changes to the original scope, construction, or improvements of any residence in the VCA Property, including landscaping, must be submitted on an Architectural and Landscaping Change Form (the ALC Form) and approved by the Architectural and Landscaping Review Committee before the construction or implementation of such contemplated work.

DEFINITIONS FROM CC&Rs

Unless the context otherwise specifies or requires, the following words and phrases when used herein shall have the meanings hereinafter assigned and appear capitalized throughout this document. The CC&Rs contain a complete list of definitions, and if there is any conflict between the definitions used herein and the definitions in the CC&Rs, the definitions in the CC&Rs shall control.

"**Architectural and Landscaping Review Committee**" (ALRC or Committee) shall mean the Committee formed pursuant to Article IV of the Declaration of Covenants, Conditions, Restrictions, and Easements for Rancho Vistoso.

"**Architectural and Landscaping Review Committee Guidelines**" (Guidelines) shall mean the rules and regulations adopted, amended, and supplemented by the Architectural and Landscaping Review Committee.

"**Association**" and **"Master Association"** shall mean the Vistoso Community Association (VCA), an Arizona non-profit corporation.

"**Board**" shall mean the Board of Directors of the Vistoso Community Association.

"**Common Area**" shall mean all real property and the improvements or amenities thereon, all easements and licenses, and all personal property and facilities, which shall from time to time be owned, controlled, or operated by the Association (including, but not limited to, areas used for landscaping, flood control, drainage, bicycle or jogging paths, parks, recreational areas, open space, walkways, equestrian trails, and pedestrian and vehicular ingress and egress), or with respect to which the Association has administrative, maintenance or other similar responsibilities.

"**Declaration**" shall mean the Restated Declaration of Covenants, Conditions, Restrictions, and Easements for Rancho Vistoso (CC&Rs) as amended or supplemented from time to time.

"**Dwelling Unit**" shall mean any building, or part thereof situated upon a Lot or Parcel and intended for use and occupancy as a residence by a Single Family.

"**Lot**" shall mean an area of real property designated as a "Lot" on a Recorded Tract Declaration or Recorded subdivision plat covering any Parcel, or a portion thereof, which area of real property is limited to either Single Family Residential Use, Cluster Residential use, or Condominium Unit.

"**Member**" shall mean any Owner of a Lot or Parcel located within the physical area of Rancho Vistoso that is governed by the Vistoso Community Association.

"**Owner**" shall mean the Record holder of legal title to the fee simple interest in any Lot or Parcel. Refer to CC&Rs for more detailed information.

"**Parcel**" shall mean those areas within the VCA Property not yet covered by a Recorded subdivision plat or declaration of condominium creating Lots or Condominium Units.

"**Person**" shall mean a corporation, partnership, joint venture, individual, trust or any other legal entity.

"**Resident**" shall mean any person who resides on the VCA Property.

"**Subsidiary Association"** or **"Sub-Association"** as used in this document, shall mean a separate association within the Master Association with their own Governing Documents as created by their developers such as CC&Rs, Architectural and Landscaping Guidelines, and other provisions.

"Tenant" shall mean a Person occupying any part of the VCA Property under any type of rental agreement, whether the rental agreement is within the definition set forth in A.R.S. §33 1310(13) or otherwise set forth in Arizona Revised Statutes.

"Tract Declaration" shall mean any Declaration of Covenants, Conditions, and Restrictions or like instrument Recorded after the Recording of the CC&Rs regarding one or more Parcels, or portions thereof, or group(s) of Lots, by the Owner of such Parcels or portions thereof, or group(s) of Lots, which shall in all cases be consistent with and subordinate to the CC&Rs.

"Visible From Neighboring Property" shall mean, with respect to any given object, that such object is or would be visible to a Person 6' tall, standing at ground level on neighboring property, streets, Common Areas, or public land.

"Vistoso Community Association Property" (VCA Property) shall mean all Lots and Parcels located within the physical area of Rancho Vistoso that are governed by the Vistoso Community Association.

"Committee Composition" The Architectural and Landscaping Review Committee shall consist of three regular members and one alternate member, provided, however, that the number of members may be increased at any time by a vote of the Board to five regular members and one alternate member. A Committee member shall not be required to satisfy any qualification for membership and may be a member of the Board or an officer of the Association. A member of the Board of Directors shall serve as the chairperson of the Committee.

OTHER DEFINITIONS USED IN GUIDELINES THAT ARE NOT IN CC&Rs

"Buffer Zone" shall mean the area covered by an easement to the Town of Oro Valley, usually between the sidewalk and curb.

"Detached Structure" shall mean a structure that stands on its own and is not joined to a Dwelling Unit.

"Gazebo" shall mean a small, open-sided building with columns that has a solid roof and is free standing.

"Pergola" shall mean a frame structure consisting of columns or posts with lattice or slatted roof, free standing or attached.

"Porch" shall mean a platform with a roof attached to the Dwelling Unit that may be partially enclosed with low walls or fully enclosed with screens or windows.

"Ramada" shall mean an open porch or structure that typically has a solid roof and is free standing or attached.

"Shade Structure" shall have the meaning set forth in A.R.S. 33-1816.01, which, as of the date of this Guidelines, shall mean a commercially produced or professionally manufactured moveable or permanent structure that is designed to protect an area from sunlight, including an umbrella, awning, shade sail, gazebo, pergola or canopy.

"Shed" shall mean a small structure, either free standing or attached to the Dwelling Unit, used for storage or work area.

Walls - "Common Wall" shall mean a wall between a VCA Common Area and a Parcel.

"Party Wall" shall mean a wall between two adjacent Parcels

"Privacy Wall" shall mean a wall that encloses a portion of the Parcel and may be a Party Wall, Common Wall or totally within the Parcel Lot lines.

Yards- "Back Yard" is defined as anything enclosed by the privacy walls.

"Front Yard" shall mean any property outside of the privacy walls.

"Rear Yard" shall mean the portion of the back yard to the rear of the house (behind the line that is created by the rear home wall), and lines extended parallel to the back wall off the back corners, to the side property walls.

"Side Yard" shall mean the portions of the back yard on the sides of the house. Irregular and corner Lots may have exceptions regarding side yard structures that are outside of the privacy wall and will be considered on a case-by-case basis by the Committee.

PROCEDURES AND ARCHITECTURAL AND LANDSCAPING GUIDELINES

A. INTRODUCTION

Master Association

The Vistoso Community Association Board of Directors appoints the members of the Architectural and Landscaping Review Committee (ALRC or Committee). The Committee is vested with the responsibility to enforce the provisions of the ALRC Guidelines. The Committee is to consider and act upon all proposals or plans submitted for exterior architecture and landscape modifications within the communities of the Master Association and the Sub-Associations. These modifications include but are not limited to landscape, solar energy devices, painting, grading changes, ornamentation, security doors, pools, signage, and driveway coatings. Approval is required on permanent structural changes to the Dwelling Unit or landscaping anywhere on the property. However, in areas within privacy walls and not Visible from Neighboring Property nonpermanent changes such as outdoor furniture, flowerpots, yard art, etc. do not need to be approved by the ALRC if they do not violate or conflict with the CC&Rs or these Guidelines.

The Committee encourages product designs and the use of materials styles appropriate to the Rancho Vistoso Planned Area Development and in accordance with the Town of Oro Valley. Architectural design should be sensitive to and compatible with the natural desert environment. The Committee encourages the use of details that will soften and enhance the architectural and landscaping design.

Sub-Association

If an Owner's Lot is in a designated Sub-Association the exterior modification proposal must first be submitted to the Sub-Association Architectural and Landscaping Review Committee and then forwarded to the Master Association for final review and joint approval. Prior to the submittal of any request for residential exterior modifications, reconstruction, or alterations, the Owner should review the Sub-Association's governing documents for possible exterior restrictions within the Sub-Association.

B. MASTER ASSOCIATION ARCHITECTURAL AND LANDSCAPING CHANGE FORM SUBMITTAL

All proposals or plans shall be submitted on an Architectural and Landscaping Change (ALC) Form containing detailed information about the proposed project as outlined within these Guidelines. The ALC Form is available on the VCA website – http://ranchovistosohoa.com. The online ALC Form is an editable pdf document and is also printable. Fill in your account information and project details. Once complete Save-As a new document and email to askvca@ranchovistosohoa.com. You may also file directly through the VCA website by selecting the FIRSTSERVICE PORTAL button and log in to your account. Only Owners may request changes. Requests for changes may be submitted only after closing on a Lot. No construction activity related to any proposed project shall be allowed to commence until the project has been approved by the ALRC. Upon written receipt of approval, the applicant shall complete construction, reconstruction, alterations, or other work pursuant to the approved submittal within 120 days.

A drawing and/or written description of the project to be submitted, together with samples of material and colors may be all that is required. However, the Committee, through the VCA management company, may request additional information prior to the Committee's decision.

It is recommended that an Owner wishing to submit a plan to the Committee contact the VCA management company prior to the submittal to discuss the level of detail and the sample list required for a particular type of submittal.

It is recommended that when submittals require Town of Oro Valley approval, the submittals should be passed through the Committee prior to being submitted to the Town of Oro Valley. Approval by the Committee of the site plan, building plan, or variances does not guarantee approval by any governing agency; nor does approval by any governing agency guarantee approval by the Committee.

Approval by the Committee at any phase of the design review process as outlined herein for any Improvement refers only to the Association and in no way implies conformance with any governmental regulations. It shall be the sole responsibility of the Owner to comply with all applicable governmental regulations, ordinances, and procedures, and to adequately coordinate such required governmental reviews with the processes and procedures outlined in this document.

C. ARCHITECTURAL REVIEW FEES

The Committee may adopt a fee in connection with its review process. Typically, no submittal fees will be required for swimming pools and any other miscellaneous improvements. If a fee is incurred, all checks shall be made payable to "Vistoso Community Association". Fees must be included as part of the initial submittal of the ALC Form to the Committee. Project submittals requiring a fee will not be reviewed by the Committee until the related amount has been remitted.

D. MASTER ASSOCIATION MEETINGS

The Committee meets regularly on a monthly basis. The Chairman of the Committee may call meetings with written or oral notice at least 2 days in advance to other members of the Committee. A quorum for each meeting shall consist of a majority of the Committee members. An alternate member may participate at any meeting at which a regular member is not present. The alternate member shall have all the authority of a regular member while so participating. The Committee may also process submittals with Action in Lieu of a Meeting, as called by the Chair of the Committee.

E. REVIEW OF SUBMITTALS

The Committee, or its duly appointed representative, shall conduct reviews of submittals during its regularly scheduled monthly meetings or at such other times as it deems appropriate. The Committee shall approve or disapprove all plans within 30 days and shall furnish a written decision to the Owner setting forth the reasons for its decisions. The Committee may disapprove any submittal if there is not sufficient information included for the Committee to exercise the judgment required by these Guidelines. In the event the Committee fails to approve or disapprove such plan or proposal within 30 days of said plans and specifications having been submitted to it, approval shall be deemed denied.

F. APPEAL TO THE VCA BOARD OF DIRECTORS

An Owner who has submitted plans to the Committee for approval and who is aggrieved by the decision of the Committee may appeal the decision to the Board in writing within 30 calendar days after receipt of the letter informing the Owner of the decision that will also include the procedure to appeal the decision. If the decision of the Committee is overruled by the Board, the prior decision of the Committee will be deemed as modified to the extent specified by the Board.

G. VARIANCES

The Board may, at its option in extenuating circumstances, grant variances from these Guidelines, the CC&Rs and Association Rules. The Board may determine, in its discretion, that either a restriction would create an unreasonable hardship or burden on an Owner, or that a change of circumstances since the recordation of the CC&Rs has rendered such restriction obsolete. If the activity permitted under the variance will not have any substantial adverse effect on the Members of the Vistoso Community Association, and if it is consistent with the high quality of life intended for the Members of the Vistoso Community Association, a variance may be granted.

H. WRITTEN RECORDS

The Architectural and Landscaping Review Committee shall keep and safeguard written records of all ALC Form submittals (including one set of all preliminary sketches and all architectural plans), of all actions of approval or disapproval, and of all other actions taken by it under the provisions of these Guidelines. All such records shall be maintained in the offices of the VCA management company for the Association after approval or disapproval.

I. PROCEDURES OF ENFORCEMENT

To maintain the aesthetics and integrity of the VCA Property, an Association agent drives the property on a bimonthly basis specifically to note any violations of these Guidelines, CC&Rs and Association Rules. The Association may conduct violation inspections more frequently than a bimonthly basis. If an Owner has started and/or completed any exterior modification prior to the Committee's approval, it shall become an open violation.

Any Owner who does not comply with these Guidelines, CC&Rs or Association Rules will receive written notice to request corrective action. The notices may consist of a written notice of non-compliance, a notice of violation, or a notice of pending legal action, giving the Owner ample opportunity to communicate with the Association to resolve the matter. Open communication is always encouraged between the Vistoso Community Association and its Owners.

The VCA Board of Directors may approve a policy to impose violation fines on an Owner whose property is in violation of these Guidelines, the CC&Rs or Association Rules. Prior to any charge being assessed, the Owner will be notified by mail of the need to contact the Association of any extenuating circumstances that may be preventing compliance. The Owner has the right to be heard by the Board on this issue and must present his or her request in writing to the Association within 14 days of the notification of impending violation fines. Once fines are assessed to an Owner's account, the Owner is then responsible to inform the Association of compliance, and the Association reserves the right to continue to assess violation fines for so long as the property remains in violation. The Association may, at any time during the enforcement process, regardless of the presence or absence of notices hereunder, refer the violation to legal counsel for action, which may include seeking injunctive relief against the Lot Owner to correct or otherwise abate the violation, or to pursue any other legal or equitable remedy that may be available to the Association.

COMMUNITY WIDE STANDARDS

Community Wide Standards are those standards of conduct, maintenance, or other activity generally prevailing throughout the VCA Property. Such standards shall be defined in the Guidelines, the CC&Rs, and in Rules by Board Resolution. Owners are required that properties should be maintained in a quality manner to ensure pride of Ownership and respect for the property and neighboring properties. Owners are responsible for any damage or destruction of structures on or comprising the Dwelling Unit, and the Owner shall proceed promptly to repair, replace, or reconstruct in a manner consistent with the original construction or such other plans and specifications as are approved by the ALRC in accordance with the Guidelines. Visible contractor signs are prohibited.

All construction, repair, enhancements, and other activities within the VCA Property are subject to the disposal of refuse and debris restrictions per the CC&Rs. No garbage or trash containers may be placed on any Lot or Parcel except in covered containers meeting the specifications of the local jurisdiction. Rubbish, debris, and garbage shall not accumulate. Each Owner is responsible for the removal of rubbish, debris, and garbage not only from the Lot or Parcel, but also from all public rights-of-way either fronting or siding the Lot or Parcel excluding (a) public roadway improvements and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the Vistoso Community Association; this includes Lots and homes under development. Owners are responsible for the conduct and behavior of their agents, representatives, builders, contractors, and subcontractors on VCA Property. Contractor signs are prohibited.

Landscaping: Each Owner is responsible to adhere to the front yard minimum landscape requirements as outlined in Section D. Landscaping Guidelines.

Back Yard Landscape Minimum Standard: Trees and vegetation must comply with the Basic Landscaping Guidelines and Plant Lists and must have prior approval of the Committee. Trees must be maintained to provide minimal nuisance to neighboring properties. All landscaping should be maintained within the property lines and in accordance with the CC&Rs.

Where decorative rock has been provided, it is required to properly clean up after storms or winds. Improper maintenance could cause erosion and excess build-up on concrete sidewalks.

Where trees are provided, the Owner is required to maintain the trees per specifications or to replace them as necessary. The trees provide an aesthetically attractive neighborhood.

The Owner is to ensure that any landscaping undertaken on the Lot maintains adequate drainage and does not interfere with or alter the drainage patterns established by the builder.

Common Walls and Other Shared Structures: The exterior surface of a Common Wall shall be that portion which faces, or is visible from the Common Area, public or private rights-of-way, or pedestrian or bicycle pathway or trail within or abutting the Properties. The Association's maintenance obligations shall be limited to the cosmetic and aesthetic appearance of such exterior Wall surfaces. Owners shall not alter the appearance of the exterior surface of any Common Wall without the prior written approval of the Association.

The Owner of the Lot on which a Wall is located shall be responsible for the cosmetic and aesthetic appearance of the interior surface of the Wall, and the Owner shall be responsible for the structural maintenance and repair to that portion of the Wall lying within the Lots boundaries. Owners are also responsible for painting fences that are between the Lot and Common Areas in a color consistent with their neighborhood.

Utility Equipment: All utility equipment per guidelines may be painted in the appropriate colors determined by the utility company or the Association. Equipment must not fall into disrepair.

Paint: Exterior paint should be applied in a manner to maintain the wood and stucco structure from exposure to the elements and to provide an aesthetically pleasing curb appeal to the neighborhood and neighboring properties. Deterioration of wood, paint or stucco shall cause the Owner to make prompt repairs, replacement, or maintenance to the structure. Paint may not be allowed to become cracked, chipped, peeled, faded, weathered, deteriorated, splotchy, or mottled. The Committee has the sole authority in determining if a home requires painting. Homes cannot have the same paint colors if they are next to each other.

Wood Doors/Fences: Wood doors and/or fences should be treated as any other wood structure exposed to the elements. Regular painting, varnish, or oiling will keep wood from drying out if exposed to direct sun, or at any time the wood appears to be dry.

Exterior Metal Features: Fencing, doors, gates, ornamentation, mailboxes, or furniture may not become rusted or weathered.

A. ANTENNAS AND SATELLITE DISHES

Common Antenna Projects:

- Conventional
- Dish/Microwave
- Cabling/Mounting Hardware

Submittal requirements (needed for Committee review):

When submitting an ALC Form, a dimensional layout must be provided and should include proposed location, type of antenna or satellite dish, dimensions, and screening/camouflaging if applicable.

General Association Guidelines:

1. Antennas are defined as any antenna or Satellite Dish for the transmission or reception of television, satellite or radio signals or any other form of electromagnetic radiation (including related hardware, cables, brackets) that shall be erected, used, or maintained outdoors on any Lot, whether attached to a building or structure or otherwise located within the Lot.
2. The definition of antennas is universal and pertains to all manufacturers and technologies.
3. In general, Satellite Dish or Over-the-Air Reception Devices (OTARD) installations will conform to Federal Communications Commission (FCC) regulations as defined in FCC 96-328 or as currently amended. The Committee does not require approval for the installation of satellite dish or OTARD as long as they do not exceed 1 meter in diameter.

Specific approval conditions, exclusions:

1. Dishes and antennas shall be allowed to the extent permitted by the Telecommunications Act of 1996 (Act) as amended. The Association reserves the right to require reasonable screening and camouflaging in the Association's sole discretion. Items may only be placed on areas that are of exclusive use of the Owner. Further, the Association reserves the right to deny or restrict any antenna or dish or related equipment that exceeds the scope of the Act.
2. Prior to installation of an antenna or satellite dish, it is advisable to submit plans depicting the location and type of the device to the Committee for review to assure that an Owner will not have to modify location and, thereby, incur unnecessary costs later. In general, antennas and satellite dishes should be placed so as not to be Visible from Neighboring Properties, i.e., ground-mounted; or, as an alternative, they should be screened with landscaping or camouflaged to mitigate visual impacts. In no event, however, per FCC regulations, shall any satellite dish/antenna installation be restricted to:
    a) Impair an Owner's ability to receive signals.
    b) Unreasonably delay or prevent installation, maintenance, or use of such a device.
    c) Unreasonably increase cost of installation, maintenance, or use of such device.
    d) Preclude reception of an acceptable quality signal. Dishes and antennas may not be attached to any privacy wall and shall be installed in the most unobtrusive manner. The Committee recommends the dish or antenna be placed as close to the rear of the Dwelling Unit as possible, preferably ground mounted.
3. Antennas and dishes mounted on the Dwelling Unit shall have any visible cables and mounting hardware painted to match the surface to which they are adjacent.
4. Cables should be secured to the home to prevent shifting.

B. DOORS / WINDOWS / AWNINGS

Common Door/Window/Awning Projects:

- Sunscreens (solar and film)
- Security Doors
- Screen Doors
- Internal Window Treatments
- Exterior Window Treatments
- Exterior Awnings
- Exterior Curtains
- Rolling Shutters

Submittal requirements (needed for Committee review):

When submitting an ALC Form, a dimensional layout should include location of installation, with description, proposed color, design, and dimensions must be provided. Sample brochures, pictorial drawings or photographs are required.

General Association Guidelines:

In general, the Association promotes installation of exterior treatments in harmony with the surrounding southwestern desert theme in color. Exterior treatments are subject to weathering conditions and will require periodic maintenance to remain in good condition.

Specific approval conditions, exclusions:

1. Sunscreen material shall be black, bronze, or match existing screen color (no white or bright colored screening material). Must be maintained in good condition.
2. Security or screen doors shall be fabricated of welded steel tube, or anodized aluminum (non-reflective), and shall not be white or any bright color.
3. No highly reflective material may be installed on or in windows, doors, and garage doors.
4. Boarded up windows are prohibited.
5. Exterior metal window treatment (bars) will be considered on a case-by-case basis and window-by-window basis and will be required to meet the highest aesthetic standards. All metal window treatment submittals will include the specific metal work design for each window. Any approved window metal work must be installed flush with the surrounding wall section and painted the color

of the home with custom design characteristics. Installation of well designed, custom metal work window treatments may be considered for approval, whereas, less aesthetically pleasing "bars over windows" would be less likely to be approved.

6. Exterior Awnings (cloth)
    a) Metal framing shall be approved by Committee.
    b) Awnings are permitted in the rear yard area only (no front or side elevation awnings).
    c) One awning is permitted in lieu of or in addition to a rear covered patio structure, the dimensions of the patio area/awning shall not extend out from the house more than 12' from the access door and, at full extension, shall not be any closer than 5' from any privacy wall. The width of the awning across the structure shall not exceed 20'.
    d) Awnings must always be maintained in good condition.
    e) Plastic, metal, or aluminum awning material are not allowed (except frame).
    f) Awnings are restricted to the lowest story only.
    g) Only solid color to match main exterior house color (not trim color).
    h) No ground-mounted vertical supports.
7. Plastic sheeting material, when Visible from Neighboring Property is prohibited as an awning for patios and balconies.
8. Exterior Curtains – Permitted on homes with rear yard patio alcoves to be approved on a case-by-case basis by the Committee. These are not allowed on pergolas or gazebos.
    a) All curtain material will be constructed of durable, fade and weather resistant fabric made specifically for outdoor use. No bright colors. Solid colors only in desert or neutral hues.
    b) All hardware or rods must be installed on the interior of the enclosed patio area. The hardware color to be of bronze (brown), black or color of the body of the house. Made of non-shiny, non-reflective weather resistant material.
    c) Curtains panels must be tied down when opened and not in use and attached to anchor points with tie backs, to not flap in the wind and create noise.
    d) Owner is responsible to keep hardware and curtains in good repair at all times.
    e) If not maintained or noise complaints occur, Resident or Owner will be required to remove if not remedied.
9. All rolling shutter installations require specific written approval of the Committee, with all details and colors to be submitted.

C. FLAGPOLES AND FLAGS

The Vistoso Community Association follows proper flag etiquette outlined in the State of Arizona, A.R.S. §§ 33-1808, section A. and Federal Flag Code (P.L. 94-344;90 Stat.810; 4 United States Code §§ 4-10).

1. Flags are to be displayed from either a ground mounted or house mounted flagpoles.
    a) Ground-mounted flagpole installation requires the pre-approval of the Committee. One flagpole per Parcel, that is permanently set in concrete, with a maximum height of 25', with minimum 10' from the Dwelling Unit and 6' from sidewalk or neighboring property. The pole material shall be aluminum or fiberglass non-reflective natural color, house color, bronze or white. Every effort must be made by Owner to mitigate noise made by flags, cords and pulleys. Only the approved flags listed below may be flown on the flagpole and a maximum of two flags may be flown at one time.
    b) House-mounted flagpoles do not require Committee approval but must be attached to the body of the Dwelling Unit and not roof or eaves. The maximum height of the bracket is 6', as measured from the level ground. Bracket mounted flag poles should have proper flag attachment points and be either metal or wood and the maximum length of 5'. Only one of the approved flags listed below may be flown on the house-mounted flagpole.
    c) All flagpoles and flags must be kept in good repair and condition at all times.
2. The only flags that may be displayed without approval of the Committee by an Owner on that Owner's property with a maximum size of 4'x6' are:
    a) The American flag or an official or replica of a flag of the uniformed services of the United States or a military division.
    b) The POW/MIA flag.
    c) The Arizona state flag.

d) An Arizona Indian nations flag.
e) The Gadsden flag.
f) A first responder flag. A first responder flag may incorporate the design of one or two other first responder flags to form a combined flag.
g) A blue star service flag or a gold star service flag.
h.) Any historic version of the American flag, including the Betsey Ross/Betsey Ross 250 flag or similar flag, without regard to how the stars and stripes are arranged on the flag.
i.) A flag from a nation that is allied with the United States as a major non-Nato ally and that was established on May 14,1948.

3. Banners, such as sports teams, decorative seasonal flags and windsocks may not be displayed on Dwelling Unit, ground, flagpoles, walls or fences.

D. LANDSCAPING GUIDELINES

Common Landscaping Projects:

- Vegetation (Ground Cover, Shrubs, Trees, Cactus, Vines, Grass, Flowers)
- Decorative Rock (Gravel, Rocks, Boulders)
- Irrigation and Drainage
- Artificial Turf (Permitted within Privacy Walls)
- Accent Walls/Planter Boxes/Railroad Ties
- Trellises, Fencing, Staking, Plant Protection, Cloth Screening
- Fountains
- Flagstone, Brick/Pavers, Concrete, Steps
- Driveway Extensions

Submittal requirements (needed for Committee review):

When submitting an ALC Form, a conceptual landscape layout plan identifies location of vegetation, botanical and common name of vegetation, colors included in foundation/ground cover, irrigation installation, any gravel and/or pictorial samples must be provided. Submittals for trellises should include location, dimensions, color, and types of plants to grow on trellises. No landscape or other Improvement (other than decorative rocks) will be permitted between sidewalks and street curbs without specific written Committee approval and approval from the Town of Oro Valley.

General Association Guidelines:

The Vistoso Community Association's landscape concept is based on a philosophy of compatibility with the existing Sonoran Desert, a sensitivity to its fragile ecosystems, and a commitment to low water usage vegetation. Existing natural features such as stands of saguaros, unique vegetative groups, rock outcroppings, and washes are preserved whenever possible. The majority of introduced plant materials should be indigenous, arid, or semi-arid plants ensuring minimal water usage and compatibility with the natural environments. The Association promotes the seven principles of "Xeriscape" which include:

1. Water conserving design
2. Low water use/drought tolerant plants
3. Reduction in natural grass
4. Water harvesting techniques
5. Appropriate irrigation methods
6. Soil improvements and use of mulches
7. Proper maintenance practices

Landscaping materials and irrigation systems installed by the builder are not to be removed or replaced without specific written approval of the Committee.

Minimum Front Yard Landscape Requirements

A minimum amount of vegetation must be planted in the front yard of the home. Plants that are in decorative pots or planters are not eligible to meet the minimum vegetation requirements of the front yard. The number of plants required varies by the width of each property at the curb.

Lot frontage of 55' or more requires a minimum:

a) TREE - one plant that is 6′ tall from top of root ball to top of plant
b) SHRUB – four plants each in a minimum 5-gallon nursery container

Lot frontage of 40′ – 55′ requires a minimum:

a) TREE – one plant that is 6′ tall from top of root ball to top of plant
b) SHRUB – three plants in each in a minimum 5-gallon nursery container

- A Saguaro plant at least 4′ tall from top of root ball to top of plant can be substituted for a tree.
- An Ocotillo plant at least 5′ tall from top of root ball to top of plant can be substituted for a tree.
- Any tree whose mature height may exceed 25′ is prohibited, except for those indigenous plants which may naturally grow taller.
- Desert Category plants that meet the 5-gallon minimum size requirement can be substituted for shrubs.
- Any Shrub whose mature height may exceed 10′ is prohibited, except for those indigenous plants which may naturally grow taller.

Note: all height measurements are measured from the average natural grade of the Lot.

Landscape Materials

All bare ground must be covered by permitted materials to provide a neat, dust free appearance. Mineral landscape features, such as decorative gravel, rocks, and boulders, will be limited to natural earth tone materials indigenous to the Rancho Vistoso area. All ground covers are subject to Committee approval. Any use of white, black, red lava rock, artificially colored rocks, and reflective materials is prohibited. Decorative gravel will be $^1/_2$" to 1" screened (no decomposed granite). Rip Rap rocks or River Rock will be 4" to 6" in size. Decorative accent boulders will be size and shape appropriate for area and shall not exceed 30" in height from ground level, no manufactured stone

Specific approval conditions, exclusions:

1. All plants incorporated into any landscaping project must comply with the "Plant Lists" as included in Section R Basic Landscaping Guidelines and Plant Lists – Appendixes A-E, starting on page 26 of these Guidelines, or as otherwise approved by the Committee. Plants on the Prohibited Plant List Appendix C shall not be permitted. All landscaping must be submitted to the Committee on an ALC Form prior to planting, even if the plants are on the Basic Landscaping Guidelines and Plant Lists that are permitted per Appendix A and B.
2. All landscaping must be installed in a manner to prevent the appearance of a "hedge" or "wall height extension". Specifically, no hedges will be permitted along property lines, sidewalks, etc., as such non-random placement of landscaping would have the effect of raising sections of privacy walls, creating a secluded front yard area, etc. (Short sections of aligned bushes are encouraged to help shield utility boxes, etc.)
3. All landscaping must be maintained within property lines.
4. All Lots and Parcels, excluding any portion of the Lot that is enclosed by a privacy wall around the backyard, shall be landscaped in a manner consistent with the Vistoso Community Association's landscaping theme.
5. Prior approval is required for accent features of non-indigenous plants, ground covers and yard ornaments.
6. All landscaping must be installed in accordance with a plan approved by the Committee. The objective of the landscaping is to generally create green zones and to screen, accent, soften and improve the visual character of the VCA Property. All plant material should be water conserving and generally compatible with the plant materials listed in the Basic Landscaping Guidelines and Plant Lists.
7. All landscaping should reflect the Southwest character of the development:
    a) Rocks and boulders, patios, sidewalks, courtyards, and walls may be used to supplement landscaping design.
    b) The only inorganic ground cover that will be approved by the Committee in areas outside the rear privacy walls is decorative rock. Decomposed decorative rock is not allowed outside the privacy walls.
    c) Pavers, subject to Committee approval, can be used in proportion to the overall landscape of the front yard, provided they do not become the dominant feature of the front yard landscaping.

8. No tree, shrub or plant of any kind on any Lot or Parcel may overhang or otherwise encroach upon any public sidewalk or other public pedestrian way or bikeway from ground level to a clearance of 8'.
9. All tree stumps must be removed or ground up to below the surrounding surface level when a tree is cut down.
10. Natural grass and artificial turf are an approved ground cover in areas completely confined by privacy walls. Installation of natural grasses shall not interfere with Lot drainage or cause seepage problems through property walls, etc. Drainage for natural grass shall flow away from all walls and any structures towards weepholes. Great care should be taken with natural grass to avoid spraying water on walls, fences and other structures that may cause structural damage. No natural grass spray irrigation shall abut walls or fences. Planting areas of at least 5' are recommended between walls, fences, structures and natural grass irrigation. Common Bermuda grass, Fountain grass and all other grasses on the Prohibited Plant List of this document together with all Pima County and the Town of Oro Valley restricted grasses shall be prohibited on any area of any Lot.
11. Maintain proper grading on the Lot when installing landscaping and/or irrigation, to eliminate any undue drainage onto neighboring Lots. Irrigation systems should not produce excessive watering on walls or cause structural damage to party walls.
12. Accent walls and/or courtyard walls placed entirely on an Owner's property shall not exceed 4' in height, from the grade of the Dwelling Unit. Such walls shall not be installed any further forward than 1/3 of the distance from the front of the house structure to the sidewalk and must be in an appropriate proportional percentage to the front yard area. In addition, such walls shall be stuccoed and painted to match the base color of the house or shall be another color or material as approved by the Committee.
13. Railroad ties are prohibited for use in the front yard.
14. Temporary fencing, staking and plant protection shade cloths shall be properly maintained when Visible from Neighboring Properties.
15. Theme landscaping (i.e., sculptured trees/bushes that reflect animals and/or other architectural designs) will be reviewed on a case-by-case basis.
16. Trellises may be freestanding or attached to walls or Dwelling Unit. Freestanding trellises cannot exceed 8' in height and shall meet all setback requirements. Attached trellises shall not exceed the height of the wall it is attached to. Trellises shall be made of non-reflective metal, wood, or composite materials in natural desert colors, black, or bronze.
17. Fountains and water features are permitted in the backyard only and shall be located within the privacy walls. Fountains and water features shall not exceed 5' in height.
18. The Committee reviews front yard hardscape extensions to driveways and walkways on a case-by-case basis, with strong consideration given to the front yard aesthetics of the architecture and landscape. Driveway or walkway shall be constructed of concrete pavers. Installation to be endorsed per the Interlocking Concrete Pavement Institute (www.ICPI.org) scheme. The maximum driveway extension shall be a total of 8' in width or shall not exceed 50% of the frontage of the Lot width. If current plantings are displaced by the addition of pavers, they must be replaced and comply with the front yard minimum landscape requirements. Hardscaping can be used in proportion to the overall landscape of the front yard, provided it does not become the dominant feature of the front yard landscaping. The color should be desert tones as listed in this document.

E. LIGHTING AND RESIDENTIAL SECURITY CAMERAS

Common Lighting Projects Categories:

- Accent Lighting
- Security/Motion Lighting
- Flood Lighting
- Wall/Safety-Mounted Lamp/Light
- Decorative Lighting/Holiday Lighting
- Residential/Commercial Security Cameras W/ or W/O Sensor Lighting

Submittal requirements (needed for Committee review):

When submitting an ALC Form, a dimensional layout showing placement/location of lights/cameras, direction and elevation of illumination, color of lights, wattage/lumens of each light, type of lighting, duration of usage for each light, whether lighting is continuous/automatic (on timers) or intermittent (triggered by switches or motion detectors) must be provided. All lighting must meet the Town of Oro Valley Code 27.5 - Outdoor Lighting and

also provisions found in State of Arizona A.R.S. §49 1101-1104 – Light Pollution. Visible lighting, including but not limited to; string lighting, accent lighting, party lighting that are strung on porches, patios, eaves, across backyards, etc. are prohibited; unless it is being used for a single event, or appropriate and/or applicable holiday lighting.

Each Owner is responsible for complying with the above outlined standards. However, the Committee shall reserve the right to require an Owner to correct, repair, replace, or remove any exterior light or combination of lighting that is determined by the Committee to be noncompliant with the Guidelines, in the Committee's sole discretion.

General Association Guidelines:

The intent of Vistoso Community Association's lighting concept is to create a unified, natural effect, which will not interfere or compete with the dramatic nighttime panoramic views of the desert, surrounding mountains and the valley below. To preserve the dramatic night sky which tends to be obscured by excessive local lighting, the Committee has established the following exterior lighting standards:

1. "Site lighting" means lighting mounted on the ground, on site walls, or by other means as decorative accent lighting or for the purpose of providing safe passage around the Dwelling Unit and other improvements. Site lighting must be directed downward onto vegetation, the ground, or boulders, and not upon the building.
2. All exterior lighting must provide for complete shielding of the bulbs, lamps, and the source of the light from view. Care should be taken to shield the lamp from view of neighboring properties and Common Area. One should see the effect of the light, not the lamp itself.
3. "Building lighting" means lighting built into or mounted to buildings or walls, ceilings, eaves, or other locations for the purpose of providing decorative illumination, area illumination, general illumination, or security illumination for select and specific locations. Building lighting must be directed downward away from adjacent buildings and Common Areas. All wall-mounted decorative fixtures must be of a sconce-type configuration, with complete shielding of the bulb. All other decorative fixtures (ceilings, eaves, or other locations) will be reviewed on a design specific basis.
4. All lamps shall have a Kelvin temperature value equal to, or less than, 3,000K. Any lighting higher than 3,000K will be considered on a case-by-case basis.
5. Up lighting of landscaping elements, used judiciously and with restraint, is allowed. Other forms of up-lighting, such as incorporated building lighting, will generally be disallowed, as will an excessive number of fixtures, or excess light levels and glare in any up-lighting installation.
6. The following types of lighting are prohibited: Mercury Vapor Lamp Fixtures, String lighting, Unshielded lighting that produces glare or where the unshielded portion of the lamp can be seen from the property line or bare lamps.

Specific approval conditions, exclusions:

1. Accent/Malibu type lighting: in only one color, not exceeding 18 watts, or LED equivalent. Accent/mini lighting strung in/on and around patios, eaves, porches, must be approved in advance, unless for seasonal or singular events. Accent/mini lights in trees, plants, shrubs, and cacti can be hung during recognized seasonal events only.
2. Security motion detectors are to be installed with illumination directed solely at Owner's property and should shut off approximately 5 minutes after triggering.
3. Flood illumination is to be directed solely on Owner's property, away from neighboring properties. Actual wattage/lumens and quantity of flood lighting will be reviewed with submittal.
4. Holiday lighting and decorations can be installed 30 days prior to the recognized holiday and must be removed within 20 days after the holiday associated with the lighting and decorations.

RESIDENTIAL/COMMERCIAL SECURITY CAMERAS

The installation of security cameras with or without motion sensors lighting are permitted on both residential and commercial properties. These would include doorbell model cameras and wall/eave mounted devices. The following surveillance stipulations shall be enforced.

Submittal requirements:

1. Cameras must be directed to capture only activity within the property lines and common area. No device shall be directed towards neighboring property on front, back or sides of property.
2. The device(s)/equipment must be placed in an inconspicuous location of the home and be wall color, black, brown or tan.
3. Any security camera equipped with a motion detection light must follow all community lighting stipulations.
4. Residents must follow all current Town of Oro Valley and State of Arizona codes regarding the use of recording device systems.

The installation of a doorbell style system at the home's front door does not require VCA approval. Camera security systems with or without motion sensor lighting to be installed on other locations of the property, such as above garage, side or back of property does require approval by the VCA Architecture and Landscape Committee (ALRC).
***A screen shot of viewing area may be required by the VCA ALRC after installation.

F. MECHANICAL EQUIPMENT

Common Mechanical Equipment Projects:

- Air Conditioning Units
- Evaporative Coolers
- Mini Split Heating and Cooling Units
- Water Softeners/Conditioners
- Box Air Conditioner Window Units
- Hot Water Heaters

Submittal requirements (needed for Committee review):
When submitting an ALC Form (ALCF) for installation of new or replacement of mechanical equipment, information must include unit dimensions and installation specifications, such as conduit, piping and location of unit(s) on property. Unit(s) must be screened from view by a wall consistent in style and color of existing property privacy wall.

General Association Guidelines (expected approved uses):

The Association requires placement of all mechanical equipment in garages, or behind privacy walls, to shield equipment from neighboring property and Common Area views.

Specific approval conditions, exclusions:

1. All mechanical equipment located outside the privacy walls and potentially visible from the street, sidewalk or neighboring property must be screened or shielded from view with a wall as approved by the ALC. Provide all wall specifications with ALCF equipment submittal. Shrubbery or any other vegetative screen is not an acceptable screen and will not be approved.
2. No mechanical equipment, other than approved solar installations, will be installed on any roof.
3. Mini Split HVAC installation: Unit condenser must be installed at ground level and behind the privacy wall. All piping, conduit and drain lines must be concealed within a Line Hide sleeve and painted to match the wall color. Installation by a licensed HVAC contractor in accordance with manufacturer's standards and in accordance with local codes.
4. Window box air conditioner units and evaporative coolers are prohibited.
5. Exterior conduit, wires or boxes are to be painted house body color.
6. When draining a hot water heater, all water must be contained on the property or be discharged into the property's sanitary sewer drain. Draining or discharging water onto Common Areas, streets, or washes is strictly prohibited.

G. ORNAMENTATION

Common Ornamentation Projects:

- Outdoor Yard Furniture
- Exterior Wall Ornamentation
- Yard Ornaments
- Hanging Ornamentation
- Roof Ornamentation
- Statuary/Sculptures
- Fountain/Bird Baths
- Holiday Decorations

Submittal requirements (needed for ALRC review):

When submitting an ALC Form for Committee review, a dimensional layout of the proposed, location including location where the object is to be installed/placed, description of ornamentation, proposed color(s), design, and dimensions of the ornamentation/object.

Sample brochures, pictorial drawings or photographs are helpful.

Submittal is required for any object to be placed outside the home's privacy wall in the Front or Side yards. No submittal is required for outdoor furniture or ornamentation placed in the Back Yard area behind the home's privacy wall, and no ornamentation object shall be taller than the surrounding privacy wall, with the exception of patio umbrellas.

The observance of holidays and patriotic events is permitted by the Guidelines, and no committee submittal is required for temporary holiday decorations that are consistent with the theme and timing of the applicable holiday with appropriate colors and decor.

The Association promotes outdoor ornamentation that is in harmony and consistent with a Sonoran Desert or Southwest design and blends in with native desert colors. Furniture, wall and yard ornamentation should be sized in proportion to the home, surrounding area, neighborhood and be unobtrusive in size, demeanor and their visual impact on adjoining lots.

No object placed outside the home's privacy wall (front/side yard) can exceed the maximum height and width of 36" and no more than three (3) items per lot.

Specific approval conditions, exclusions:

1. Permanent placement of patio furniture on driveways is prohibited.
2. Permanent placement of designs or emblems on driveway pavement is prohibited.
3. Specific color choices on front yard permanent decorative metal art or sculptures must be black, rustic overlay, antique bronze or desert tones, unless otherwise approved by the Committee.
4. Permanent roof-mounted ornamentation is prohibited.
5. All ornamentation, furniture or yard art must be kept in good condition. Not allowed to let objects deteriorate, look worn, unkempt, discolored, damaged or dirty.
6. Holiday decorations may be installed 30 days prior to the recognized holiday and must be removed no later than 20 days after the holiday associated with the decorations.
7. Permanent placement of string or rope lights hung on plants, patios, eaves, between poles etc. are prohibited. They can be hung temporarily during recognized holidays for the prescribed timeframe. (See Guidelines- E. lighting)
8. No permanent or temporary additions, ornamentation or alternations shall be made to or on VCA common area property, such as and not exclusive to, open space, entry marquees, neighborhood/community monuments or parks. This includes holiday or event decorations, as well as additions or changes to the landscape.
9. Water fountains are to be located in an enclosed wall area (see Guidelines- D. Landscaping Guidelines). Fountains and birdbath vessels shall not have stagnant standing water.

H. PAINT – EXTERIOR SURFACES

Submittal requirements (needed for Committee review):

All exterior painting must be submitted on an ALC Form to be reviewed and approved by the Committee prior to the project commencing. Provide specific color chip sample and product manufacturers information. In addition, the Committee reserves the right to require and review a large sample applied to the Dwelling Unit or improvements. Dwelling Units cannot have the same paint colors if they are next to each other.

General Association Guidelines

Paint colors and schemes shall be from the current paint palette for VCA or Sub-Association. The intent is to reflect the rich and varied colors of the desert. All exterior painting must be submitted for approval, including, but not limited to house colors, trim colors, fascia colors, garage door colors and all surfaces Visible from Neighboring Properties.

Plans and specifications submitted to the Committee must include details of the exterior color scheme, including all exterior surfaces. Exterior surfaces must be compatible with the other buildings in the neighborhood.

Specific approval conditions, exclusions:

Front/rear door - Match existing color, match the color of the body of the house or trim color, or an approved stain color.

1. Security door/Metal Enclosures - Black, copper, rustic overlay, antique bronze or match main color or trim color of house.
2. Garage door - May be the body color of the house, trim color, or rustic overlay.
3. Rear patio/balcony - If wood, approved wood stain color or match main color of house. If finish is stucco, it must be painted to match the color of the body of the house.
4. Gate - If wood, approved wood stain color, match main house color or match adjacent wall color. If metal work, black, rustic overlay, antique bronze, or match the color of the house.
5. Window screening - Black, tan or match color of the house.
6. Flat roof coating - Match existing color. White and off-white will be permitted. Reflective metal coating is prohibited.
7. Privacy walls – Interior to match existing finish and color of walls or house. Exterior walls on Lot to be Vistoso Tan or house exterior body color.
8. Entry walkway/driveway - Protective finishes/coatings are prohibited.
9. Utility boxes - House mounted to match main house color. Freestanding to be Vistoso Tan or color matched to existing box. Conduit on house is to be painted main house color.
10. View Deck Stairwell - Second story deck accessed by stairwell the metal is to be the color of body of the home or black/rustic overlay.

I. POOL / SPA /RELATED EQUIPMENT

Common Pool/Spa Projects:

- Pool/Spa
- Heaters (Non-Solar)
- Filters
- Pool Lighting
- Diving Boards
- Pool Slides
- Pool Decking

Submittal requirements (needed for Committee review):

When submitting an ALC Form, a dimensional design layout with pool specifications noting the following (at a minimum): type of pool filtering system, wall up/down access to pool area during construction, lighting

enhancement around pool area, location, and height of pool equipment (filters, heaters, diving boards, slides) must be provided. A pool contractor will usually provide a layout with specifications to meet the above requirements.

If additional items are included as part of the pool installation, refer to the following sections where it applies: Section D. Landscaping Guidelines for any landscape additions; Section E. Lighting for any additional lighting; Section F. Mechanical Equipment for any solar heaters or panels; Section N. Structural Additions for Ramadas or Gazebos.

Above-ground pools will be reviewed on a case-by-case basis and must be approved by the Committee prior to installation. Elevated above-grade decking is subject to review and approval, with a minimum set back of 5' from privacy walls.

General Association Guidelines:

In general, the Committee reviews pool plans for specific safety considerations to be followed during pool construction. Consideration shall be given to minimizing impacts of the pool and recreational equipment installation on Neighboring Properties.

Specific approval conditions, exclusions:

1. Diving boards are restricted to springboard types. No platform types are permitted per Oro Valley Spa/Pool Code 2012, Chapter 5 section 504.5
2. Slides shall not exceed 10' in height and are color restricted to desert hues. All pool slide locations require Committee approval with a minimum setback of 5' from side property lines and 10' from rear property lines.
3. Prohibited by Vistoso Community Association, no pool water may be discharged on to Vistoso Community Association (VCA) Common area property, public/private streets or natural wash areas. Pool filter "back washing" water must be contained within the lot and absorbed into the ground or drained into the lots sanitary sewer drain. Water from pools being drained must be discharged into the homes sanitary sewer drain. Follow Oro Valley Water Utilities and Pima County Regional Wastewater Reclamation Department rules on water's chemical levels and rate of flow for discharged water. A violation will result in an immediate fine (see Fine Policy).
4. A conditional approval granted for pool installation will regulate safety measures to be followed by the Owner and pool contractor during construction.
5. Pool and spa mechanical equipment located outside the privacy wall must be completely shielded from view.
6. Contractor access is a major concern of the Association. Contractor signs are prohibited. NO ACCESS SHALL BE PERMITTED THROUGH THE REAR YARD OF PROPERTIES BACKING UP TO ASSOCIATION COMMON AREAS, PUBLIC OR PRIVATE RIGHTS-OF-WAY, NATURAL AREAS, AND UTILITY OR OTHER EASEMENTS. CONTRACTOR ACCESS MUST BE APPROVED PRIOR TO PLACEMENT OF CONTRACTOR'S EQUIPMENT ON AN OWNER'S PROPERTY.

J. RECREATIONAL EQUIPMENT (TEMPORARY OR PERMANENT)

Common Recreational Projects:

- Playhouses
- Play gyms
- Swing sets
- Basketball Backboard/Pole
- Volleyball
- Trampoline
- Tetherball
- Field Hockey/Loose Equipment
- Dog Runs
- Recreational Equipment shall not be attached to the front yard landscape elements.

Submittal requirements (needed for Committee review):

When submitting an ALC Form, a dimensional layout of the area where recreational equipment is to be installed with a description of the equipment, proposed color, design, and dimensions of equipment must be provided.

Sample brochures, pictorial drawings or photographs of similar equipment are helpful. Permanent attachment of recreational equipment to Dwelling Unit requires Committee approval. Note: Oro Valley ordinances require that public rights-of-ways (streets, sidewalks, drainage areas) be maintained free and clear for access by motorists and pedestrians.

General Association Guidelines:

The Association encourages the use of recreational equipment to promote leisure time activities. However, the Association discourages and does not endorse the installation of recreational equipment which forces users of such equipment onto the streets to use this equipment.

Specific approval conditions, exclusions:

1. When placing recreation equipment such as playhouses, play gyms, etc. in the rear yard ONLY, they must be situated at least 4' from privacy walls or a minimum as established by the product manufacturer, whichever is a greater setback from the wall.
2. Play Structures shall not exceed 12' in height at the highest point and 18' in length. Only one platform, not to exceed the Resident's lowest privacy wall height will be approved.
3. All portions of play gyms or other play structures visible above privacy walls shall be natural wood or muted desert tan/brown in color. Any awning must be one color. Bright neon or fluorescent is not permitted and structure must be kept in good repair.
4. Basketball Equipment:
    a) The installation of a permanent basketball pole must be placed in the enclosed rear yard areas, 10' from any privacy wall to receive an approval letter from the Committee. Portable basketball poles may be used in the front yard, so long as they are stored out of sight or at the side of the house, shielded as much as possible from the view of neighboring properties and Common Areas when not in use. Basketball hoops are prohibited in the area between the sidewalk and curb strip.
    b) Permanent basketball poles and bracketry must be painted black or match the color of the house. Basketball backboard and/or pole cannot be attached to any Structure on the Lot.
    c) All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped, or torn nets, chipped or peeling paint, and other states of disrepair are a violation.
    d) Only nylon or similar cord nets are acceptable. Metal or chains nets are prohibited.
    e) Public rights-of-way (streets, sidewalks, and drainage areas) shall be maintained free and clear for access by motorists and pedestrians as required by the Town of Oro Valley ordinances, therefore basketball poles shall not be placed in these areas.

K. ROOF MOUNTED DEVICES INCLUDING SOLAR ENERGY

Common Roof Mounted Projects:

- Solar Heaters
- Solar Panels
- Solar tubes
- Skylights
- Roof Ventilators
- External Gable Ventilator
- Outdoor Misting Cooling Systems

Submittal requirements (needed for Committee review):

When submitting an ALC Form, a dimensional layout of the area where the roof-mounted device is to be installed on property or Dwelling Unit, type of device, dimensions of device, proposed color of device and, if available, a pictorial/brochure of the device to be installed must be provided. Mechanical equipment including evaporative coolers will not be allowed on any roof. As such, all mechanical equipment is to be ground-mounted and located within privacy walls.

General Association Guidelines:

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

Specific approval conditions, exclusions:

1. Roof-mounted devices such as solar tubes and skylights shall have flashing colored or painted to closely match the adjacent roof color. All glazing shall be solar bronze or clear; white glazing is not allowed.
2. Solar applications such as panels or heaters will be considered on a case-by-case basis. Ideally, solar applications should be an integral part of and should be concealed by the Structure itself or be ground-mounted within a private yard area further concealed by landscaping. The visual exposure of the installation should be minimized to the greatest extent possible to adjacent Lots, Common Areas or to the Vistoso Community. If installation must be on a pitched roof area of the Structure, the following conditions apply:
    a) collectors are to comply with ARS Section 33-1816 as amended.
    b) The lines extending from the panels to ground level are to be painted to match the color of the house.
    c) Lines on the roof are to be painted to match the color of the roof tile or roofing material.
    d) Panels must be maintained in good condition at all times. Panels that are or become faded, cracked, or discolored by the sun shall be replaced or repaired at the Owner's expense.

Solar Panels

Every Owner has the right to install and maintain solar energy devices, subject to compliance with these Guidelines and upon the approval of the Committee, after first providing a submittal to the Committee and subsequently completing the procedures outlined herein. The Arizona Revised Statutes address the use of solar energy devices but allow the Association to create "reasonable rules regarding the placement of a solar energy device so long as those rules or Design Criteria do not prevent the installation, impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device."

A: Design Criteria Placement

1. In reviewing any proposed location, the Committee prefers locations that eliminate or minimize the potential visual exposure of the installation. In addition, their expectation is that the size or scope of any installation is consistent with the normal energy demands of a typical Residence within the Community.
2. In reviewing any proposed location, the Committee considers: a) the potential visual exposure from adjacent streets or other Common Areas; b) the design integration with the Residence, Structure or other improvements; and c) the relationship to adjacent Lots.
3. A ground mounted installation is preferred if: a) the resulting potential visual exposure is reduced when compared to a similar roof mounted installation; b) the applicable setbacks to Lot property lines are maintained; and c) related visual mitigation screening (such as walls, landscape, etc.) is provided.
4. A roof mounted installation is preferred if the resulting potential visual exposure is reduced when compared to a similar ground mounted installation. In most instances, a roof mounted installation on flat roof areas of the Residence or Structure is preferred to any installation on pitched roof areas of the Residence or Structure.
5. Any flat roof mounted installation is preferred to incorporate collectors or panels that: a) are mounted directly to and parallel with the roof plane; and b) maintain a height profile that is below the height of the lowest surrounding parapet wall top.
6. Any pitched roof mounted installation is preferred to incorporate collectors or panels that: a) are mounted directly to and parallel with the roof plane; and b) maintain a height profile that is below the height of the lowest adjacent roof ridge top or peak.

B: Design Criteria Appearance

As a part of the above placement criteria, the Committee considers the appearance of the related equipment components of any installation. As applicable, these include but are not limited to mounting frames, hardware, piping, conduit, storage tanks, inverters, etc.

1. All related equipment components are preferred to be concealed by the Residence, Structure or other improvements; and/or, positioned below the footprint of the collectors or panels so as not to be visible.
2. Excluding the surface face of the collectors or panels, all related equipment components not complying with item number one above are visible. As applicable, visible components of the entire installation are

preferred to match the adjacent ground or roof material color; be a uniform dark color; or match the adjacent surface finish color of the Dwelling Unit or other improvements whenever possible.

3. The finish color of the surface face of the collectors or panels should be considered when manufacturing options are available. Finish color options that are more compatible with the adjacent surface finish color of the house or other improvements are preferred.

C: Modifications Prior to Approval

In considering any proposed solar energy device installation, the Committee reserves the right to request reasonable functioning of the device.

D: Submittal Requirements

For the Committee to consider any proposed solar energy device installation project, the Owner or applicant must provide a submittal that contains the following minimum requirements outlined below.

1. A narrative describing the proposed project. Include sufficient detail to clearly outline the type, size, and scope of the project.
2. Plan view drawing(s) to scale (i.e. site plan, floor plan, roof plan) showing the proposed project in relationship to the surrounding Residence, Structure or other improvements.
3. Elevation or Cross section view drawing(s) to scale showing the proposed project in relation to the surrounding house, structure, or other improvements.
4. Additional specific drawings, details, and information on related equipment components (i.e. mounting frames, hardware, piping or conduit, storage tanks, inverters, etc.) for the proposed project.
5. Manufacturer's product information (i.e. brochures, cut sheets, color finish selection, etc.) for all components of the proposed project.
6. Any other drawings, materials, samples, literature, or other information that the Owner wants the Committee to consider during the review.

In addition to the above minimum requirements, the Committee reserves the right to request the Owner to provide additional drawings, materials, samples, literature, or other information to aid in the review process.

L. ROOFING

Common Roofing Projects:

- Structural Additions (refer to Section N. Structural Additions)
- Maintenance or Repair
- Replacement

Submittal requirements (needed for Committee review):

Roofing material is installed as part of the home's original construction. The approval of this roofing material was included in the architectural approval of the models that were submitted specifically for the VCA Property by each Builder-Developer prior to the commencement of any construction.

When replacing the entire roof, the ALC Form must be submitted for approval. Each neighborhood has its own roofing material styles. If your neighborhood has one consistent material, style, and color, then that must be followed. Example: Spanish "S" tile in terra cotta. However, if you reside in a mixed roof neighborhood, it is permitted to change between roofing material styles and colors as long as two homes with the same roof color are not next to each other (as with paint colors). All roofing materials used shall be consistent with the neighborhood. All roofing projects require submittal and prior approval before any work commences.

General Association Guidelines:

For small minor repairs of existing tile roofs, the original material shall be used to maintain the original color and style. If the original product is no longer available, the replacement product should be as close to the original material as possible. If a material product change is needed, then the ALC Form must be submitted for approval. If the original material is used for a small repair, no approval is required.

Specific approval conditions, exclusions:

1. White and off-white coatings will be permitted on rear porch roofs. Reflective metal coatings are prohibited on rear porch roofs.
2. Structural addition roofing shall match the roof of the existing house in the color/style of material and installation. Aluminum flashing material must be painted to match the existing house color. Roof vents and other miscellaneous roof penetrations must be colored or painted to match the adjacent roof color.

M. SIGNAGE

Common Sign Projects:

- ❖ Real Estate - For Sale, For Lease, or Open House
- ❖ Political Signs
- ❖ Residential Address Signs
- ❖ Miscellaneous Signs

Submittal requirements (needed for Committee Review):

Signs requiring Committee review, recommendation and Board approval must designate the number of signs to be placed, size of all signs, colors associated with each sign, design and message content of each sign, community location of each sign, and construction material type of each sign. Those signs needing Committee review are:

1. Neighborhood watch signs
2. Identification signs for residential usage that number more than two per Lot and any identification sign larger than 72 square inches.
3. Condominium and Apartment Identification signs.

General Association Guidelines:

Permitted Real Estate signs: Home for Sale/Lease by Realtor/Owner shall follow these guidelines:

For Sale Signs—

1. Signs shall not be placed on Common Areas without approval from the Association.
2. Such signs shall be no larger than 18" by 24" and shall be commercially produced. Signs may have a commercially produced sign rider and shall not exceed the size of 6" by 24".
3. After close of escrow (or upon transfer of title if escrow services are not used), all signs and posts are to be removed within 3 days.

Open House Signs—

1. Signs shall be commercially produced and not to exceed 18" by 24".
2. Signs shall not be placed on Common Areas without approval from the Association.

For Lease/Rent Signs—

1. Signs shall be no larger than 18" by 24".
2. Signs shall not be placed on Common Areas without approval from the Association.

Other Permitted Signs:

1. Lost/Found: Signs placed within the community by Owners notating lost pets, personal articles will be permitted for 3 days. After 3 days, the Management Company may remove these signs.
2. Vehicular for Sale Signs: Vehicular for sale signs are permitted on vehicles within the community, providing signs are placed in vehicle windows, made of quality construction material or store-bought signs (no signage painted on vehicle and/or handwritten on windows). No Vehicular for Sale signs are allowed for postings on Lots, Parcels, Common Areas, Buffer Zones, model homes, postal/mail units, regulatory poles/signs, utility boxes, Town of Oro Valley rights-of-way, fire hydrants, or buffer walls/plantings.
3. Political Signs: No political signs are allowed except those permitted by A.R.S. § 33-1808(C) (as may be amended from time to time). Political Signs pursuant to A.R.S. § 33-1808(C) may be placed on an Owner's property with the following stipulations:
    a) The total area of all political signs on an Owner's Lot shall not exceed 9 square feet (A.R.S. 33-1808)
    b) Signs shall not be displayed earlier than 71 days prior to an election day and no later than 15 days after the election day per Arizona Statute (unless the election day is a primary election, in

that event, if the candidate wins the primary election the sign may remain up until 15 days after the general election).

4. Association Specific Political Signs
    a) The total area of all Association-Specific political signs on an Owner's Lot shall not exceed 9 square feet (A.R.S. 33-1808).
    b) Association-Specific political signs shall not be displayed earlier than the date that the Association provides written or absentee ballots to Members and no later than 3 days after the election.
    c) The use of profanity and discriminatory text, images, or content based on race, color, religion, sex, familial status or national origin as prescribed by federal or state Fair Housing laws is prohibited.
    d) The term "Association-Specific Political Sign" shall be defined as set forth in A.R.S. § 33-1808.
5. Home Security Signs: Alarm/security identification signs are permitted without Board approval, providing signs are placed on Lots within 3' of structure, no more than 18" to top of sign, and not self-illuminating. Signs posted in a window will be permitted, one per house not to exceed 18" by 18".
6. Residential Home Address Signs: ALRC approval is required for changes to the homes address display, such as style of numbers, location changes, size and material. When submitting the ALC form provide current location of number display on home, style, size and material of new numbers. If you are making changes you must follow Pima County regulations for size and location. All address signage shall be securely installed and maintained in good condition.
    a) Replace Current Numbers: Numbers must be a minimum of 4" and a maximum of 6" in height and be of high contrast to surrounding colors for easy visibility. Placing the replaced numbers in the same location as original display. Materials can be metal or ceramic, in colors of black, antique bronze or rustic overlay. The style should reflect the esthetics of the neighborhood and style of home. A secondary address display may not be attached to the home.
    b) Relocating Address Display: The new number display must be on the wall, near the primary access point of the home, a minimum of 35" off the ground and visible from the street. Following all of the above number replacement parameters.
    c) Addition of Secondary Address signage: An additional free standing decorative address sign or placard may be added to home's landscaping. It shall be located at the front of the home facing the street. It must maintain a minimum distance of 3' from the sidewalk and the driveway. The maximum height from top of sign to ground is 18" and maximum width of 27". Numbers a maximum height of 6". Materials may be metal or ceramic, in antique bronze or black and be of consistent with the desert theme. Ceramic or natural stone placards are allowed. Address signage may be illuminated by standard landscaping lights (See Guidelines-E. Lighting). No backlit address signage shall be permitted. After installation of signage all landscaping elements must be restored to its original condition. Any changes to the landscaping, such as removal or addition of plants, must also be submitted to the ALRC for approval.

Prohibited signs:

Other signs as listed below are prohibited in the community without proper authorization from the Board of Directors as submitted through the Committee.

1. Home business identification signs
2. Commercial advertising signs
3. Construction signs
4. Vehicle Advertising: No advertising on vehicles is permitted if said vehicle is Visible From Neighboring Property without the specific approval of the Committee, with the exception of Fire, Police, First Responder or Utility vehicles. If Committee approval is granted, it may be with limited, minimal space and lettering.

N. STRUCTURAL ADDITIONS

Common Structural Addition projects:

- ❖ Ramadas
- ❖ Gazebos
- ❖ Pergolas
- ❖ Sail Shades
- ❖ Sheds
- ❖ Detached Structures
- ❖ Patio (porch) Additions/Enclosures
- ❖ Patio (porch) Enclosures/House Expansion
- ❖ Outdoor Fireplaces/Beehive/Kiva/Built in BBQ Grills/Kitchens
- ❖ Gutters, Scuppers, Downspouts
- ❖ Water Harvesting

Submittal requirements (needed for Committee review):

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

General Association Guidelines:

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

Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity. Permitted exterior finished materials include plastered concrete masonry unit, adobe, slump, split or textured decorative block or wood. Other materials may be approved by the Committee. Accent panels of wood or brick may be utilized if approved by the Committee.

NOTE: Any significant change to the original structure will be reviewed and determined on a case-by-case basis taking into consideration the reasonable physical conditions upon which Owners relied when purchasing their homes. The Committee will take into consideration these issues when considering structural height changes and/or significant expansion of the original structure footprint.

Specific approval conditions, and exclusions:

Structural Additions:

1. Attached structural additions require the material and color selection to closely match the architectural construction of the existing house structure. This could include a matching of the existing house roof form and material.
2. All structural additions that exceed 6' in height (except for outdoor fireplaces) must maintain a 4' setback (5' setback for pergolas) to any adjacent side property line and a 10' setback to any adjacent rear property line. Any freestanding structural additions must maintain a 10' separation to the main house structure. The height shall not exceed 10'. Further, all structural additions must also comply with the Town of Oro Valley standards.
3. Sheds may be permitted in the rear yard (not the side yard), ONLY if
    a) They are not Visible from Neighboring Properties, streets, Common Areas, or public land.
    b) They do not exceed the height of the surrounding wall at the tallest portion of the shed.
    c) Match existing house color and roof.
4. Outdoor fireplaces/Beehive fireplaces must meet all the following criteria:
    a) The visible portion above wall must not exceed 3' in width or 30" in height.
    b) If fuel source is anything other than gas, must be equipped with a spark arrestor and/or firebox.
    c) Installed no closer than 4' to a party wall or a wall between the Owner's property and a Common Area.
    d) Cannot be installed on a wall where the exterior side of the wall faces an adjacent parallel street.

5. Carport additions on residential Dwelling Units are prohibited.
6. Permanent tent structures are prohibited.
7. Cloth topped and metal gazebos, in desert hues, black or the color of the house, may be installed if it is placed away from the house, not attached to the house, and the top must be maintained in good repair. No bright colors, aluminum and/or reflective material will be permitted. The roof shall be a max of 10' in height.
8. Gutters, scuppers, and downspouts must be submitted with a color request that matches the color of the house or trim of the house, depending on where the items will be located. Metal and bright aluminum colors are prohibited.
9. Rainwater harvesting is the collection of rainwater from a surface that allows for the rainwater to be stored and used at a later time. Maximum size of tank is 55 gallons and must be connected to a gutter downspout system and located inside privacy walls. Must not be Visible from Neighboring Properties. A maximum of two tanks per property.
    a) Wire mesh screen covers on all tank inlets are always required. Yearly draining is required in order to prevent stagnant water.
    b) Tank to be weather resistant and of neutral, desert tones.
    c) Must not be allowed to overflow or cause flooding.

Shade Structures

1. The size, placement, and appearance requirements set forth in the Guidelines shall be observed for all Shade Structures provided the Guidelines are not deemed to prevent the installation, impair the functioning, restrict the use or reasonably affect the cost of the Shade Structure.
    a) Shade sails must be desert hues and cannot be attached to Common Areas or any structure.
    b) Shade sails must not exceed 120 sq. ft. in size.
2. The Town of Oro Valley zoning ordinances for single-family homes shall control regarding height and setbacks requirements for Shade Structures.
3. **NOTE:** The foregoing exemptions apply ONLY to Shade Structures in accordance with A.R.S. 33- 1816.01, which is limited to "commercially" produced or professionally "manufactured" structures such as umbrella, awning, shade sail, gazebo, pergola, or canopy. Any applications for a structure intended for shade that is not commercially produced or professionally manufactured must comply with the Guidelines height and setback requirements, along with any restrictions regarding size, placement, and appearance, to extent applicable.

O. UTILITY EQUIPMENT

Common Utility Equipment Projects:

- Curbside Boxes (TEP, cable, phone)
- On house boxes (cable, gas meter)

Submittal requirements (needed for Committee review):

When submitting an ALC Form, a dimensional layout shall show area to be screened and/or painted, what colors will be applied to which surface or equipment and what type of landscaping plants are to be used for each area.

General Association Guidelines:

In general, the Association neither encourages nor discourages Owners to paint or screen the utility boxes located on their property, either near the sidewalk/curb area or mounted directly on the home. If the Owner chooses to paint or screen the boxes, upkeep and maintenance must comply with the CC&Rs.

Specific approval conditions, exclusions:

1. For painting curbside boxes or on-house boxes, refer to Section H. Paint – Exterior Surfaces
2. The letters and numbers originally placed on the boxes shall not be painted.
3. If screening curbside boxes with landscaping (plants, bushes, etc.) consider placement of plantings near sidewalk, so that future growth of the plants does not block/encroach on sidewalk. Since utility workers will need access to these boxes, consider landscaping screening that will be easy to work around and does not contain any plants with sharp, thorny branches or limbs.

4. NOTE: If the utility company needs to work in the boxes, it has the right-of-way to displace any landscaping or screening (at the Owner's expense) to work on its equipment.
5. When painting on-house boxes, meter glass must not be painted.
6. NOTE: Utility boxes that have been painted by the builder shall not be painted a different color without specific written approval by the Committee.
7. Solar inverter boxes are not required to be painted.

P. WALLS / GATES / METAL WORK / RAILINGS

Common Enclosure Projects:

- ❖ Walls (Privacy, Party, Common)
- ❖ Fences
- ❖ Gates/Gate Screening
- ❖ Railings
- ❖ Metal Screening

Submittal requirements (needed for Committee review):

When submitting an ALC Form, a dimensional layout of existing enclosures on property, noting height of existing walls, proposed height of additional courses of block, materials of construction, including finish and color and gate/screening material must be provided. If submitting plans for screening, color of screen and/or sample of material required.

General Association Guidelines

Walls and fences in VCA Property have two functions. The most basic use of walls and fences relate to privacy and security, both of which are extremely important. The Guidelines, however, are concerned with the potential to provide a handsome and unifying element for the overall community.

Specific approval conditions, exclusions:

1. Residential walls and fences in "normal" conditions shall be a maximum of 6’ and a minimum of 5’ in height as measured from the highest adjacent average finished grade measured on the outside of the wall. Closely spaced parallel walls shall be disapproved.
2. Prior to the construction of any fence or wall, plans indicating materials to be used and location shall be submitted to the Committee for approval. The Owner prior to construction shall verify property lines. Neighbor approval must be submitted prior to party wall modifications.
3. Fences or walls installed as part of a home’s original construction will not be removed, altered, or painted without the Committee’s prior written approval.
4. Concrete Masonry Unit (CMU) block walls visible from any street, parking area or open space within the community will be constructed and finished to match the community’s original construction standards. CMU block walls shall be painted in Vistoso Tan or the exterior body color of the home.
5. Permitted exterior finished materials for walls include plastered CMU, adobe, slump, split or textured decorative block. Other materials must be approved by the Committee.
6. Metal View Fencing shall be painted black, rustic overlay, antique bronze, base color of the house, or consistent with neighborhood unless otherwise approved by the Committee.
7. Snake Fencing will be permitted on backyard view fencing only. It must be painted to match the existing fence color or black. No shiny galvanized metal or plastic mesh will be permitted. It must be attached to the view fencing pickets with screws or wire ties. The material should rest on the block footer wall, mesh size of ¼” recommended and a maximum height of 36”. No fencing is allowed above any privacy wall.

Q. MISCELLANEOUS ITEMS

- ❖ Trash Containers
- ❖ Mailboxes
- ❖ Animals
- ❖ Duty of Maintenance
- ❖ Portable Toilets
- ❖ Portable Moving Containers
- ❖ Portable Storage Containers
- ❖ Dumpsters

General Association Guidelines (expected approved uses):

1. Trash Containers:
    a) Collection: Trash containers are allowed to be placed on the curb on the designated trash pickup date and time unless otherwise stipulated by a Sub-Association.
    b) Storage: Owners must place containers, so they are not Visible from Neighboring Properties, the street or Common Areas except for a reasonable time immediately prior to and after collection.
    c) Contact management when and if cans will be out other than on the designated pickup day or for an extended period of time.

2. Mailboxes: Residential mailboxes shall be maintained by the homeowner, box, post and flag shall be kept in good condition, consistent with the neighborhood standard of style and color. Black mailboxes must be replaced with a black mailbox. Repainting an existing black mailbox must use flat or matte black paint. Mailboxes in neighborhoods that are other than black shall be replaced with a similar style, color and finish. Any changes to the mailbox and /or post requires submittal of ALC form.
3. Animals: No animals, livestock, poultry, or fowl of any kind are permitted. Other than a reasonable number of generally recognized house pets as more fully set forth in the CC&Rs.
4. Duty of Maintenance:
    a) Yards should be kept free from trash, tree debris, weeds, and be maintained to promote enhanced curb appeal.
    b) All maintenance equipment such as ladders, tools, etc. should be stored away and not Visible from Neighboring Properties.
    c) Garden hoses should be kept coiled or stored in a hose pot, on a reel or on a bracket when not in use.
    d) Toys, bikes and other miscellaneous items should also be stored away and not Visible from Neighboring Properties when not in use.
    e) Any other materials or trash should be removed from view, for example - pallets, cardboard boxes, oil pans, but not limited to those items.
5. Portable Toilets
    a) Only one single sanitation facility is permitted per Lot.
    b) Permit portable sanitation facility use for one business week (Monday – Friday) No weekends permitted.
    c) Portable Sanitation Facility will be placed in the driveway or in the Front Yard at a minimum of 10’ from any property lines.
8. Portable Moving Containers shall be placed on the driveway for no more than 7 days. If not actively loading or unloading, the unit shall be locked. Any placement outside of the driveway is prohibited.
9. Portable Storage Containers are permitted temporary placement on the driveway only of the Dwelling Unit for no more than 120 Days. Portable storage containers shall be kept closed and always locked, and only permitted for active remodeling project and not for everyday storage. Any placement outside of the driveway is prohibited.
10. Dumpsters shall be placed on driveway of Dwelling Unit for a maximum of 120 Days. Dumpsters shall be emptied when full or to the top of the unit. No open trailers or piles of debris will be permitted. Any placement outside of the driveway is prohibited.

VISTOSO COMMUNITY ASSOCIATION
BASIC LANDSCAPING GUIDELINES and PLANT LISTS

Owner Responsibility

An Owner must submit a modification request for all proposed landscape changes in the Owner's front, rear, back, or side yards, including plants and hardscape changes. The Architectural & Landscaping Change Form (ALC Form) is available on the Vistoso Community Association (VCA) website - https://ranchovistosohoa.com. The online ALC Form is an editable pdf document and is also printable. Fill in your account information and project details. Once complete Save-As a new document and email to askvca@ranchovistosohoa.com. You may also file directly through the VCA website and select the FIRSTSERVICE PORTAL button and log in to your account. Further information about landscaping is on the VCA website inside the Guidelines document located under the Resident Information Tab → Helpful Documents. If you require any accommodations regarding an Architectural & Landscaping Change, contact the VCA management office directly at (520) 354-2729.

No work may start before the ALRC 's approval. Once submitted to the VCA management company for review, the Architectural and Landscaping Review Committee (ALRC) then approves or denies the request. If an Owner resides in a designated Sub-Association, all proposed landscaping modifications require Sub-Association approval before the VCA can review the request. The Owner should review the VCA and their Sub-Association's Guidelines and Governing Documents before submitting a request. Upon Sub-Association approval, the request is then forwarded to the VCA for final review by the Master Association's ALRC.

Landscape Requirements

The VCA Guidelines require a minimum amount of planted vegetation in the front yard of the home. Potted plants are not eligible to meet minimum vegetation requirements. The number of plants required varies by the width of each property at the curb.

Lot frontage of 55' or more requires a minimum:

TREE - one plant that is 6' tall from top of root ball to top of plant
SHRUB – four plants 5-gallon minimum size

Lot frontage of 40' – 55' requires a minimum:

TREE – one plant that is 6' tall from top of root ball to top of plant
SHRUB – three plants 5-gallon minimum size

- A Saguaro plant at least 4' tall from top of root ball to top of plant can be substituted for a tree.
- An Ocotillo plant at least 5' tall from top of root ball to top of plant can be substituted for a tree.
- Any tree whose mature height may exceed 25' is prohibited, except for indigenous plants which may naturally grow taller.
- Desert Category plants in 5-gallon minimum size pot can be substituted for shrubs.
- Any shrub whose mature height may exceed 10' is prohibited, except for indigenous plants which may naturally grow taller.

Note: all height measurements are measured from the average natural grade of the Lot.

Landscape Materials

Mineral landscape features, such as decorative gravel, rocks, and boulders will be limited to natural earth tone materials indigenous to the Rancho Vistoso area. Prohibited colors and materials are white, black, and red lava rock, artificially colored rock, and reflective materials and/or colors. Decorative gravel will be 1/2" to 1" screened (no decomposed granite). Rip Rap rocks or River Rock will be 4" to 6" in size. Decorative accent boulders will be size and shape appropriate for area, shall not exceed 30" in height from ground level and shall not be manufactured stone.

VCA BASIC LANDSCAPING GUIDELINES APPENDIXES

APPENDIX A – PERMITTED PLANT LIST
APPENDIX B – PERMITTED OASIS PLANT LIST
APPENDIX C – PROHIBITED PLANT LIST
APPENDIX D – PLANTS-POISONOUS OR CAUSE IRRITATION/INJURY TO HUMANS AND PETS
APPENDIX E – ARCHITECTURAL & LANDSCAPING CHANGE FORM

APPENDIX A – PERMITTED PLANT LIST

These plants are permitted for common project landscape improvements in the front, rear, back or side yards of your home, as well as anywhere visible to others in the Rancho Vistoso community. All plants on this list are suitable for our specific climate in Oro Valley; Sonoran Desert (USDA Zone 12 or Sunset Zones 9 a and b). Not all plants are suitable for every location. Take note of each plant's specifics such as growth rate, mature size, and other characteristics such as litter, pollen, and water requirements. This list is divided into plant classifications - Trees, Shrubs, Desert Plants, Ground Covers, Vines, and Annuals/Perennials. The abbreviation spp. means it applies to many species within a genus, but not to all. The abbreviation cvs. means cultivars, plants which differ in some way from the species, or are hybrids.

PERMITTED TREES

Botanical Name	Common Name	Notes
Acacia abyssinica	Abyssinian Acacia	
Acacia aneura	Mulga Acacia	
Acacia berlandieri	Guajillo	
Acacia constricta	Whitethorn Acacia	
Acacia farnesiana 'Sweet Sierra'	Podless Sweet Acacia	
Acacia greggii	Catclaw Acacia	
Acacia pendula	Weeping Acacia	
Acacia schaffneri	Twisted Acacia	
Acacia willardiana	Palo Blanco	
Caesalpinea mexicana	Yellow Mexican Bird of Paradise	Up to 15'
Callistemon citrinus	Lemon Bottlebrush	
Celtis pallida	Desert Hackberry	
Celtis reticulata	Netleaf or Western Hackberry	
Cercis canadensis var. mexicana	Mexican Redbud	
Chilopsis linearis	Desert Willow	
Cordia boissieri	Texas Olive	
Ebenopsis ebano	Texas Ebony	
Eysenhardtia orthocarpa	Kidneywood	
Fraxinus greggii 'Libby Davison'	Little Leaf Ash	
Fraxinus velutina 'Bonita', cvs. to 20'	Velvet Ash	
Leucaena retusa	Goldenball Lead	
Lysiloma watsonii var. thornberi	Feather Bush	
Olea Europaea (fruitless only)	Olive Swan Hill, Wilson Hill, hybrids	
Olneya tesota	Desert Ironwood	
Parkinsonia 'Desert Museum'	Desert Museum Palo Verde	
Parkinsonia floridum	Blue Palo Verde	

Parkinsonia microphyllum	Little Leaf or Foothill Palo Verde	
Parkinsonia praecox	Palo Brea	
Pistacia lentiscus	Mastic	
Prosopis spp.	Mesquite	
Sambucus mexicana	Mexican Elderberry	
Sophora secundiflora	Texas Mountain Laurel	
Ungnadia speciosa	Mexican Buckeye	
Vitex agnus-castus	Chaste Tree, Monk's Pepper	

PERMITTED SHRUBS

Acacia angustissima	White Ball Acacia	
Acacia cultriformis	Knife-leaf Acacia	
Acacia greggii	Cat-claw Acacia	
Aloysia wrightii	Wright's Oregano, Lemon Verbena	
Ambrosia dumosa	White Bursage	
Anisacanthus thurberi	Desert Honeysuckle	
Asclepias linaria	Pine Leaf Milkweed	
Asclepias tuberosa	Butterfly Milkweed	
Atriplex canescens	Four-Wing Saltbush	
Atriplex lentiformis breweri	Brewer Saltbush	
Atriplex polycarpa	Desert Saltbush	
Buddleia marrubifolia	Wooly Butterfly Bush	
Caesalpinia gilliesii	Yellow Bird of Paradise	
Caesalpinia mexicana	Mexican Bird of Paradise (yellow)	4’ - 6'
Caesalpinia pulcherrima	Mexican Red Bird of Paradise	
Calliandra californica	Baja Fairy Duster	
Calliandra eriophylla	Fairy Duster	
Celtis pallida (ehrenbergia)	Desert Hackberry	
Cordia parvifolia	Little Leaf Cordia	
Cotoneaster spp.	Cotoneaster	
Dalea spp.	Dalea	
Dodonaea viscosa	Hopseed Bush	
Encelia farinosa	Brittlebush	
Eremophila maculata	Emu Bush	
Ericameria laricifolia Turpentine Bush	Turpentine Bush	
Eriogonum fasciculatum var. poliofolium	Flattop Buckwheat	
Fallugia paradoxa	Apache Plume	
Fraxinus greggii	Gregg's Evergreen Ash	
Hyptis emoryi	Desert Lavender	
Jatropha cardiophylla	Limberbush	
Justicia californica	Chuparosa	
Justicia spicigera	Mexican Honeysuckle	

Lantana spp.	Lantana	
Larrea tridentata (divaricata)	Creosote Bush, Greasewood	
Leucophyllum spp.	Texas Ranger, Rain Sage	
Lycium exsertum	Lycium	
Lycium fremontii	Wolfberry	
Mimosa biumcifera	Wait-a-Minute Bush	
Photinia fraseri	Fraser's Photinia	
Poliomintha maderensis	Mexican Oregano	
Rhus microphylla	Littleleaf Sumac	
Rhus ovata	Sugar Bush, Sugar Sumac	
Rosa Banksiae	Lady Bank's Rose	
Rosmarinus spp.	Rosemary	
Ruellia brittoniana	Mexican Petunia	
Ruellia californica	Sonoran Desert Ruellia	
Ruellia peninsularis	Baja Ruellia	
Salvia clevelandii	Cleveland Sage	
Salvia greggii cvs.	Salvia	
Salvia leucantha	Purple Mexican Bush Sage	
Santolina spp.	Santolina	
Senna artemisioides	Feathery Senna	
Senna wislizenii	Cassia, Shrubby Senna	
Simmondsia chinensis	Jojoba, Goat Nut	
Tecoma hybrids	Orange Bells	
Tecoma stans angustata	Yellow Bells	
Teucrium chamaedrys	Germander	
Vauquelinia californica	Arizona Rosewood	

PERMITTED DESERT PLANTS

Agave americana	Century Plant	
Agave americana var. marginata	Variegated Century Plant	
Agave americana var. medio-picta	White Striped Century Plant	
Agave 'Blue Glow'	Blue Glow Agave	
Agave bovicornuta	Cow's Horn Agave	
Agave colorata	Mescal Ceniza	
Agave filifera	Agave	
Agave havardiana	Havard's Century Plant	
Agave lophantha (univittata)	Agave	
Agave macrocantha	Black-Spine Agave	
Agave murpheyi	Murphey's Agave	
Agave ocahui	Ocahui Agave	
Agave ovatifolia	Whale's Tongue Agave	
Agave palmeri	Palmer Agave	

Agave parryi huachucensis	Huachuca Agave	
Agave parryi truncata	Artichoke Agave	
Agave victoriae-reginae	Victoria Regina Agave	
Agave vilmoriniana	Octopus Agave	
Agave weberi	Weber's Agave	
Aloe barbadensis	Aloe Vera	
Aloe 'Blue Elf'	Blue Elf Aloe	
Aloe ferox	Cape Aloe	
Asclepias subulata	Desert Milkweed	
Bulbine frutescens	Bulbine	
Carnegiea gigantea	Saguaro	
Cephalocereus senilis	Old Man Cactus	
Cereus peruvianus	Peruvian Apple Cactus	
Cereus peruvianus 'Monstrosus'	Peruvian Apple Cactus Monstrose	
Cleistocactus strausii	Silver Torch Cactus	
Dasylirion acrotriche	Green Desert Spoon	
Dasylirion quadrangulatum	Toothless Desert Spoon	
Dasylirion wheeleri	Desert Spoon	
Echinocactus grusonii	Golden Barrel	
Echinocereus spp.	Hedgehog, Rainbow Cactus	
Echinopsis candicans	Argentine Giant	
Echinopsis hybrids	Easter Lily Cactus	
Echinopsis terscheckii	Argentine Saguaro	
Euphorbia antisyphilitica	Candelilla	
Euphorbia resinifera	Moroccan Mound	
Ferocactus spp.	Barrel Cactus	
Fouquieria splendens	Ocotillo	
Hesperaloe funifera	Giant Hesperaloe	
Hesperaloe parviflora	Red Yucca	
Mammillaria spp.	Mammillaria Cactus	
Muhlenbergia spp.	Muhly	
Nolina microcarpa	Bear Grass	
Opuntia spp.	Prickly Pear, Cholla	
Pachycereus marginatus	Mexican Fence Post	
Pachycereus schottii 'Monstrosus'	Totem Pole Cactus	
Pedilanthus marcrocarpus	Lady's Slipper	
Stenocereus (Lemaireocereus) thurberi	Organ Pipe Cactus	
Trichocereus spp.	Trichocereus Cactus	
Yucca glauca	Small Soapweed Yucca	
Yucca schottii	Mountain Yucca	
Yucca spp.	Yucca	

PERMITTED GROUND COVERS

Acacia redolens 'Desert Carpet'	Prostrate Acacia	
Chrysactinea mexicana	Damianita	
Dalea capitata	Dalea	
Dalea greggii	Trailing Indigo Bush	
Euphorbia rigida	Gopher Plant	
Gazania Rigens Leucolaena	Trailing Gazania	
Lantana hybrid 'New Gold'	New Gold Lantana	
Melampodium leucanthum	Blackfoot Daisy	
Oenothera stubbei	Chihuahuan Evening Primrose	
Rosemarinus officinalis 'Huntington Carpet'	Prostrate Rosemary	
Rosemarinus officinalis 'Prostratus'	Trailing/Creeping Rosemary	
Santolina chamaecyparissus	Lavender Cotton	
Santolina virens	Green Santolina	
Teucrium chamaedrys	Trailing Germander	
Teucrium majoricum	Mediterranean Carpet	
Verbena spp.	Verbena	

PERMITTED VINES

Antigonon leptopus	Queen's Wreath	
Bignonia capreolata	Cross Vine	
Bougainvillea spp.	Bougainvillea	
Campsis radicans	Trumpet Creeper	
Cissus spp.	Grape Ivy	
Ficus pumila	Creeping Fig	
Gelsemium sempervirens	Carolina Jasmine	
Hardenbergia violacea	Lilac Vine	
Hedera spp.	Ivy	
Lonicera japonica 'Halliana'	Hall's Honeysuckle	
Lonicera sempervirens	Coral Honeysuckle	
Lonicera x americana 'Pam's Pink'	Pam's Pink Honeysuckle	
Lonicera x heckrottii	Gold Flame Honeysuckle	
Macfadyena unguis-cati	Cat's Claw Vine	
Passiflora foetida	Passion Vine	
Pyracantha spp.	Pyracantha	
Rosa banksiae	Lady Bank's Rose	
Rosa spp.	Climbing Rose	
Trachelospermum jasminoides	Star Jasmine	
Wisteria sinensis	Chinese Wisteria	

PERMITTED ANNUALS AND PERENNIALS

Aster bigelovii	Aster	
Aster tanacetifolius	Aster	
Bahia absinthifolia	Desert Daisy	
Bailey multiradiata	Desert Marigold	
Convolvulus spp.	Bush Morning Glory	
Gaura lindheimeri	Gaura	
Lupinus arizonicus	Lupine	
Lupinus sparsiflorus	Desert Lupine	
Lupinus succulentus	Arroyo Lupine	
Penstemon baccharifolius	Cutleaf Penstemon	
Penstemon barbatus	Beardtongue Penstemon	
Penstemon eatoni	Eaton's Penstemon	
Penstemon spp.	Penstemon	
Penstemon superbus	Superb Penstemon	
Psilostrophe cooperi	Paper Flower	
Salvia chamaedryoides	Blue Chihuahuan Sage	
Salvia farinacea	Mealy-cup Sage	
Senna covesii	Desert Senna	
Sphaeralcea ambigua	Globe Mallow	
Viguiera deltoidea var. parishii	Golden Eye	
Zinnia acerosa	Desert Zinnia	
Zinnia grandiflora	Rocky Mountain Zinnia	

APPENDIX B – PERMITTED OASIS PLANT LIST

The plants on this list can only be planted behind privacy walls, such as rear, back or side yards. These plants are designated Oasis as they need a large amount of water to survive the desert climate. It is suggested to plant them close to the home where irrigation is available. We encourage Owners to be 'water wise' when selecting plants for landscaping. Palms cannot be located within 5' of the property lines and are not permitted to overhang privacy walls. All dwarf fruit and citrus trees shall be maintained to grow no closer than 3' from privacy walls. The use of palms, fruit and citrus trees is discouraged due to high pollen count, aesthetic inconsistency, and high-water use.

OASIS ZONE TREES

Botanical Name	**Common Name**	**Notes**
Albizia julibrissin	Mimosa	
Citrus and Fruit spp	Dwarf Citrus and Fruit	Max size 8' x 8'
Eriobotrya japonica	Loquat	
Lagerstroemia indica	Crape Myrtle	
Magnolia grandiflora	Little Gem Magnolia	
Palms spp	Dwarf Palms	Max height 20'
Photinia fraseri	Fraser's Photinia	
Podocarpus macrophyllus	Yew Pine	
Prunus cerasifera	Purple Leaf Plum, Krauter Vesuvius	
Punica granatum	Pomegranate	

OASIS ZONE SHRUBS

Abelia grandiflora	Glossy Abelia	
Acanthus mollis	Bear's Breech	
Aucuba japonica	Japanese Aucuba	
Bougainvillea	Bougainvillea	
Buxus microphylla japoniea	Boxwood	
Calistemon viminalis	Little John Dwarf Bottlebrush	
Euonymus spp.	Boxleaf	
Euryops pectinatus	Euryops Daisy	
Fatshedera lizeii	Fatshedera	
Feijoa sellowiana	Pineapple Guava	
Gardenia jasminoides	Gardenia	
Hamelia patens	Firecracker Bush	
Hibiscus rosa-sinensis	Hibiscus	
Ilex cornuta	Chinese Holly	
Jasminum mesnyi	Primrose Jasmine	
Jasminum spp.	Jasmine	
Myrtus communis 'Boetica'	Myrtle	
Myrtus communis 'Compacta'	Myrtle	
Nandina domestica	Heavenly Bamboo	
Philodendron selloum	Split Leaf Philodendron	
Nandina domestica	Heavenly Bamboo	
Pittosporum tobira	Mock Orange	
Pittosporum tobira 'Variegata'	Variegated Mock Orange	
Pittosporum tobira 'Wheeleri'	Wheelers Dwarf Mock Orange	
Plumbago auriculata	Cape Plumbago	
Podocarpus gracillior	Fern Pine	
Podocarpus macrophyllus	Yew Pine	
Podocarpus macrophyllus 'Maki'	Compact Yew Pine	
Punica granatum	Pomegranate	
Rhaphiolepis indica cvs. to 4'	Indian Hawthorne	
Rosa hybrids	Rose	
Russelia equisetiformis	Coral Fountain	
Strelitzia regina	African Bird of Paradise	
Tagetes palmeri	Mount Lemmon Marigold	
Tecomaria capensis	Cape Honeysuckle	
Xylosma congestum	Shiny Xylosma	

OASIS ZONE ACCENT PLANTS, VINES, AND GROUND COVERS

Agapanthus spp.	Blue Lily of the Nile	
Aptenia cordifolia	Hearts and Flowers	
Asclepias curassavica	Blood Flower	

Asparagus densiflorus 'Myers'	Foxtail Fern	
Asparagus densiflorus sprengeri	Asparagus Fern	
Beaucarnea recurvata	Ponytail Palm	
Brahea armata	Mexican Blue Palm	
Butia capitata	Pindo Palm	
Chamaerops humilis	Mediterranean Fan Palm	
Cyperus alternifolius	Umbrella Plant	
Equisetum hyemale	Horsetail	
Ilex Vomitoria	Stokes's Dwarf Yaupon Holly (Male)	
Liriope muscari	Liriope	
Moraea bicolor	Fortnight Lily	
Morea iridioides	Butterfly Iris	
Myoporum parvifolium	Trailing Myoporum	
Ophiopogon japonicus	Mondo Grass	
Phoenix roebelenii	Pygmy Date Palm	
Ruellia brittoniana 'Baby Katie'	Dwarf Ruellia	
Sabal minor	Palmetto Palm	
Trachycarpus fortunei	Windmill Palm	
Tradescantia pallida 'Purpurea'	Purple Heart	

APPENDIX C – PROHIBITED PLANT LIST

The plants on this list are prohibited both by the VCA and/or the Town of Oro Valley. These plants may not be used in landscaping anywhere on the property. They are prohibited due to 1) their invasive characteristics, 2) their aesthetic or inappropriateness to the desert environment, 3) their high pollen count, 4) their high requirement of water, or 5) their height. Owners will be required to remove any prohibited plant. Owners are also responsible to remove invasive, noxious and parasite plants such as Mistletoe, Dodder, Buffelgrass.

Some Citrus, Fruit, Olive and Palm trees are permitted within the backyard and privacy walls – see Appendix B - Permitted Oasis Plant List.

No artificial or plastic flowers, trees, or shrubs are permitted in landscaping that is Visible to Neighboring Properties and/or from Common Areas.

Botanical Name	**Common Name**	**Notes**
Any non-native tree whose mature height may exceed 25' is prohibited		
Any non-native shrub whose mature height may exceed 10' is prohibited		
Ailanthus Alstissimo	Tree of Heaven	
Arundo Donax	Giant Reed	
Baccharis Sarothroides	Desert Broom	
Bamboo spp.	Bamboo Species	
Brassica Toumefortil	Sahara (African) Mustard	
Bromus Rubens	Red Brome	
Centaurea Melintensis	Malta Starthistle	
Chamaecyparis	False Cypress	
Citrus Trees Large (non-dwarf)	Citrus Trees taller and wider than 8'	

Cupressus	Cypress	
Cuscuta	Dodder	
Cynodon Dactylon	Common Bermuda Grass	
Eleagnus angustifolia	Russian Olive	
Eragrostis	Lehman Lovegrass	
Eucalyptus (all varieties)	Eucalyptus (all varieties)	
Fruit Trees Large	Fruit Trees taller and wider than 8'	
Juniperus	Juniper or Cedar	
Melia Azedarach	Chinaberry	
Morus	Mulberry Trees	
Olea Europaea	Olive Tree (exception hybrids, see App A Permitted Trees)	
Oncosiphon Piluliferum	Stinkweed, Stinknet, Globe Chamomile	
Palm spp.	Palm	
Parkinsonia Aculeata	Mexican Palo Verde	
Pennisetum Ciliare	Buffelgrass	
Pennisetum Setaceum	Fountain Grass	
Pinus spp.	Pine	
Rhus Lancea	African Sumac	
Tamarix Ramosissma and Aphylla	Salt Cedar	
Thevetia / Nerium	All Oleanders	

APPENDIX D - PLANTS-POISONOUS OR CAUSE IRRITATION/INJURY TO HUMANS AND PETS

We encourage Owners to use caution when considering these plants. We urge all Owners to consult a nursery before purchasing any plants. Ask your local veterinarian for guidance and please research any plant for potentially harmful reactions before purchasing or planting.

Botanical Name	**Common Name**	**Notes**
Cycas revoluta	Sago Palms	
Euphorbia	Euphorbia varieties	
Gelsemium sempervirens	Carolina Jasmine	
Lantana	Lantana	
Nandina domestica	Heavenly Bamboo	
Wisteria sinensis	Chinese Wisteria	

- *Please reference Arizona Humane Society/ poisonous plant list, University of CA extension service and ASPCA toxic plants list.*