



Design Guidelines

Revised December 2024

THE VILLAGE AT VISTANCIA COMMUNITY ASSOCIATION DESIGN GUIDELINES

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I. INTRODUCTION

The Design Review Committee makes no warranty, expressed or implied, that any plan submitted and approved is in accordance with state, county, or local building codes. Each owner is required to check and receive, as appropriate, all regulatory approvals for any and all changes made to any home or lot.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in the Rules and Declaration, the government standards shall prevail. To the extent that any local government standard is less restrictive than the Rules and Declaration, the Declaration and Rules (in that order) shall prevail.

The policies, procedures, requirements, and restrictions set forth in these Design Guidelines are intended to serve as guidelines. These Guidelines are not the exclusive basis for decisions of the Design Review Committee, and compliance with these Guidelines does not guarantee approval of any particular application. Owners should not assume that they are authorized to proceed with any addition, alteration, repair, change or other work which in any way alters the exterior appearance of any part of a Lot or Parcel simply because a particular project is not specifically addressed in these Guidelines. The fact that a particular type of project or modification may not be addressed in these Guidelines does not mean that owners have authorization to proceed absent express written permission from the Design Review Committee.

Approval of construction or improvements in the past does not guarantee approval of the same construction or improvements in the future.

Capitalized terms that are not defined in these Design Guidelines shall have the same meaning as set forth in the Second Amended and Restated Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements for Vistancia Village A (the "Declaration").

The Design Review Committee reviews submittals only for aesthetic considerations. It does not review or guarantee the quality of the design or construction.

These Design Guidelines shall supersede and replace, in their entirety, any prior Design Guidelines adopted by the Board.

These Design Guidelines may be amended in the future.

II. DESIGN REVIEW COMMITTEE

The Design Review Committee ("DRC") is appointed by the Board of Directors ("Board") of the Village at Vistancia Community Association ("Association"), which serves as the final authority on all architectural and landscape design issues as set forth in Article XI of the Declaration. The DRC is responsible for reviewing all proposed changes, modifications, or additions to the exterior of each home, to include but not limited to structural changes, landscaping, walls, fences, gates, driveways, walkways, pools, and in essence, anything visible from a public or private street, common areas or neighboring yard. All proposed changes and additions must be submitted to the DRC for approval and no work may begin without the approval of the DRC. Procedures for submitting proposed changes to the DRC are spelled out in Appendix A.

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Please note that it is not possible to detail requirements for every improvement that could possibly be conceived by residents, and to that end, understand that there are discretionary powers granted to the DRC by Article XI of the Declaration to conduct reviews of requested improvements to assure application of aesthetic standards, suitability, harmony, conformity with the neighborhood and other factors the DRC deems relevant including the granting of variances under extenuating circumstances. The DRC has the right, but not the obligation, to grant variances for minor deviations of the Design Guidelines. The granting of any variance for any portion of the property may be given or withheld in the DRC's sole discretion. A prior grant of a similar variance shall not impose upon the DRC the duty to grant new or additional requests for such variances.

III. DESIGN GUIDELINES

Architectural Character:

Modifications to, Additions to and Maintenance of Existing Homes

1. The architectural design of any and all additions, alterations or renovations to the exterior of an existing home shall strictly conform to the design of the original home in style, detailing, materials and color.
2. The height of any addition to an existing home shall be no higher than the original roofline.
3. All additions to an existing home shall be built within the setback lines as recorded on the final plat for the subject property, regardless of more lenient requirements of any governmental authority.
4. All materials used in the maintenance, repair, addition to and alterations of an existing home shall be consistent with those materials used in the original construction of the home as to color, composition, type and method of attachment. The DRC may allow substitute materials if such materials are deemed by the DRC to be compatible with the theme of the Community.
5. When additions, alterations or renovations are performed to an existing home, the established lot drainage shall not be altered. All new or altered roofs shall drain to the ground solely within the deeded lot area. No roof may drain directly onto a neighboring property.
6. Mirrored or reflective surfaces and all treatments, which change ordinary glass into a mirrored or reflective surface, are prohibited. Clerestory windows are recommended over skylights for their cooling principles and solar effectiveness. Non-mirrored window tinting is permitted, subject to submittal and approval.
7. Bright untarnished copper and metallic surfaces shall be treated to reduce reflections.
8. All maintenance and repairs of existing homes shall be consistent with the requirements set forth in the governing documents.

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Exterior Surface Materials

Exterior ground surfaces can be covered with hardscape or soft materials, such as granite or other softscape material. The granite colors utilized in the Village at Vistancia Community are Apache Brown, minimum one-half inch (½") screened and maximum one inch (1") screened; Table Mesa Brown, minimum one-half inch (½") screened and maximum one inch (1") screened (minimum two inch thick application over entire landscape area) and maximum six inch (6") minus; Express Brown has been discontinued, the approved replacement granite is Carmel and Mahogany from Rock Pros, minimum one-half inch (½") screened or maximum one inch (1") screened (minimum two inch thick application over entire landscape area) and maximum six inch (6") minus. Granite is available from Pioneer 623-869-7400, Cemex 602-416-2658, Arrowhead Landscape Materials 623-561-1962 or Rock Pros 480-591-5151.

Any drainage areas must be appropriately covered with rip rap. Rip rap may be used for erosion protection or storm-water management only when applied in an aesthetic manner subject to the following criteria:

- Rip rap must be placed in a defined swale as opposed to sitting above the surface of the ground and may not be grouted.
- Approved colors are Apache Brown, three inches (3") to eight inches (8") angular rip rap, Table Mesa Brown, three inches (3") to eight inch (8") angular rip rap or Express Brown, three inches (3") to eight inches (8") angular rip rap.
- River rock is prohibited.

All turf (sod and artificial turf) is limited to twenty percent (20%) of the total front yard landscapeable area (not including the driveway). The minimum width of a lawn is six feet (6'). To avoid "turf islands" all lawn areas must be connected to the front yard composition by having at least one edge adjacent to a sidewalk or patio surface. Sod shall be kept at least three feet (3') from a building face or wall, including side yard retaining and site walls. The specified sod is Bermuda Midiron sod from Evergreen Turf or "Bob Sod" or "Easy Turf" products from Western Sod.

All turf (sod and artificial turf) to be contained with one of the following: four inches by four inches (4" x 4") concrete header, grouted stone, masonry products, or steel edging set flush with grade.

Sod in the rear yard must be set back a minimum of three feet (3') from any property wall to allow for proper drainage. A hardscape border of neutral colored concrete curbing or brick must separate turf and granite areas.

Artificial turf will be considered for front and rear yards. Artificial turf products must meet the following minimum requirements with a materials sample and specifications for approval as listed hereafter:

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- a. 75 oz., 142 stitch rate/yard, a gauge of 3/8 ”
- b. Anti-aging properties
- c. UV resistant materials
- d. PE+PP monofilament yarn
- e. Minimum pile height of 1 ½”
- f. Poly urethane backing
- g. Minimum 10 year pro rated warranty on yarn and 12-year warranty on the backing.

1. Hardscape

All hardscape including but not limited to, pavers, concrete, flagstone, barbeque units, fireplaces, etc. must be set back a minimum of five feet (5') from all property walls and fences and allow for proper drainage. Any raised patio area must meet the above set back requirements and may not exceed twelve inches (12”) in height at the highest point as measured from existing grade. When utilizing hardscape materials such as pavers along the edge of an existing driveway, the maximum width should not exceed two feet (2') or extend past the outside edge of the home's foundation.

A separate path from the street to a side yard double gate (pavers or granite) will be considered on a case-by-case basis. Path must be set back at least three feet (3') from property line. If required setback isn't available, pavers will not be allowed. Parking any time in front of a double gate or single gate is prohibited.

A single walkway from the side of the driveway to the side-yard gate will be permitted per residence. Walkway must connect with the portion of the driveway representing fifty percent (50%) of the driveway area nearest to the garage entry as measured along the length of the garage door. The maximum width of the walkway may not exceed forty-two inches (42”). Using concrete pavers is encouraged to aid in proper drainage of the side yard. Positive drainage must be maintained from the home and not be redirected onto an adjacent owner's property or HOA property.

The configuration of landscape areas should define circulation patterns where possible and the landscape design concept should compliment shapes or configurations of the chosen paving material. Natural building materials like stone or integral-colored exposed aggregate concrete are a logical selection for exterior ground surfaces. Consideration should be taken in the weathering capability of all exterior ground surfaces and proposed materials. The Arizona sunlight can be extremely destructive, with ultraviolet rays not only fading colors, but also causing major deterioration of certain materials and construction systems. For example wood, when exposed to the sun, requires considerable maintenance and special finishes. It may crack or warp even when properly finished; therefore, its use should be limited, with the character of weathered wood being carefully considered wherever it is used.

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2. Softscape

Softscape treatments include non-permanent surfaces such as plant materials, granite, soil cement or native granite mulch. Softscape elements are typically porous allowing water to filter into the soil. Circulation patterns, amount of use and desired level of formality, should be considered when selecting a surface treatment. For example, a mix of soil cement and decomposed granite is an alternative paving material for patios or outdoor seating areas, as are bricks or stone laid on sand.

Only decomposed granite or native granite mulch are acceptable as landscape material. River rock, crushed rock, artificially colored or naturally mined rock that is uncommon to the site shall not be permitted. For rear yards with no view fence decomposed granite is not limited to Apache Brown, Table Mesa Brown or Express Brown, but should blend with the surrounding environment and is subject to DRC approval.

Landscaping Requirements and Guidelines

All front yard landscaping must be completed no later than sixty (60) days from the date of closing. Back yards that have view lots must be completed no later than ninety (90) days from the date of closing. All other back yards must be completed within one hundred eighty (180) days from the date of closing.

1. Because it is difficult to list every acceptable plant material, the DRC will consider other plant materials upon request. Plants installed in back yards may not be limited to the plant list in Appendix C. However, the DRC would prefer that deviations from plant materials requested be kept to the same species as shown within Appendix C and that a different variety of material is being requested. Acceptable varieties of palm trees have been specifically defined in Appendix D for back yards. Any other exceptions (front yards or back yards) to the plant list in Appendix C must be reviewed and approved by the DRC in writing. Where requests are being made for alternate varieties, additional thought should be given to plant species which are drought tolerant, arid-region materials. The DRC reserves the right to refuse any plant material that, in their discretion, will not be compatible with the Vistancia Community landscape character or is not beneficial to the environment. Some plant materials are inappropriate to the environment because they are potentially destructive to the native species.
2. The Declarant or Home Builders have provided landscaping in the following areas:
 - All common area retention basins
 - Main street rights-of-way and enhanced open areas; and
 - Tree lined streetscapes of common area tracts

Pursuant to the Declaration, it shall be the responsibility of the Association to maintain the common areas and the area of common responsibility. The Association shall perform all of its maintenance responsibilities without materially changing the original design except as provided in the Declaration.

3. Front yard landscape area is defined as the total amount of area from the back of street improvements (sidewalk or curb where applicable) to the face of house, less the

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minimum area required for driveway. Front entry courtyards are considered part of the front yard for plant densities but are subject to specific guidelines as defined in this document. The minimum organic coverage shall be fifty percent (50%) at two years' growth and applies to shrubs, turf, and groundcovers at the ground plane only and does not include tree canopies. Use the guideline below to help you achieve these requirements:

- 1 – 24" box tree per 1000 square feet* (located between the street and front building setback). Minimum of 2 – 24" box trees per front yard
- 1 – 15-gallon accent plant per 500 square feet
- 7 – 5-gallon tall shrubs, small shrubs or cacti per 500 square feet
- 12 – 1-gallon groundcovers per 500 square feet
- Eighteen inch (18") maximum height for groundcovers within the first three feet (3') of landscape area adjacent to pavement; and
- Full coverage of rock mulch

Each front yard must contain at least four (4) different species of shrubs and/or groundcovers. Plants *should* be used in groupings of similar species to provide mass and structure to the yard. Cacti and succulents shall be used in clusters with other plants, accents, boulders and berms to create points of interest for a more natural look. Foundation plantings shall completely cover the visible portion of a house's base, including all backflow prevention units, within one year from installation.

4. A minimum of two trees (24" box minimum) is required in each front yard. One of the two trees must be planted between four feet (4') and eight feet (8') behind the sidewalk or curb, if no sidewalk exists ("street tree"). The maximum distance between street trees shall be forty feet (40'). Trees within a yard should be spaced a minimum of fifteen feet (15') apart. If trees need to be planted closer, they should be of the same species. The primary tree type at the street shall be desert shade. The secondary tree type shall be a shade or accent tree. Canopy shade/street trees shall be planted in landscape areas no smaller than six feet (6') in width. The DRC will consider the use of an Ocotillo or a Saguaro (24" box minimum). However, this decision will be based on the overall size of the front yard area available for planting and the other street tree located in the front yard.
5. Treatment of the area where the landscape of two lots abuts shall be similar to create a unified and more expansive landscape look. A four inch (4") maximum hard edge between lots may be utilized for separation subject to DRC approval.
6. Automatic irrigation systems are required for all planting areas. Peak flow demands shall be based on applying peak weekly irrigation requirements in six (6) hours. Areas requiring overhead spray shall be minimized and shall be restricted to turf and flowerbeds. All other areas must use drip irrigation. Spray heads next to roadways and walkways must have low angle (10%) nozzles. Large radius rotor heads (25-foot radius or greater) are not allowed next to roadway or walkway edges. In all applications,

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overhead irrigation heads may not throw water directly onto any roadway, walkway, or paved surface. Overhead and drip irrigation systems must be zoned for exposure (south and west exposures together, north and east exposures together), topography, and varying water requirements of plant material.

7. Unless granted a variance from the DRC due to the lot size, trees in the backyard must maintain a minimum setback of 5' from any shared walls. Ideally, trees would be placed 7-10' from shared walls. Trees should have a root barrier in place at the depth of the root ball, extending 5' on either side of the trunk for a total of 10'. The root barrier will contain roots and stop them from growing under walls or pool decking, preventing future damage.

Site Contouring/Drainage

Contour front yards to create visual interest in the landscape and produce soft, gentle transitions between the existing grade of the home and the adjacent street. Contouring should transition into grades on both sides of the lot to create a flowing, continuous streetscape. Grading shall complement the contours found in the surrounding natural landscape and should not be extreme or artificial in appearance. Slopes must be gently rounded with varying side slopes and must tie into surrounding grade in a pleasing and naturalistic manner without sharp transitions or unnatural shapes. Utilize contours to create microclimates for planting. Use depressed areas to collect natural run-off for plants that benefit from additional water and mounded areas for drought tolerant plants. All front yard landscape improvements must include contouring plans.

1. Contouring yards shall not result in changes to drainage patterns on the lot.
2. Water shall not be directed toward the building foundation or toward any neighboring property.
3. Drainage shall not be altered to create any condition that could lead to offsite soil erosion on open spaces. The drainage area must be appropriately covered with riprap. Approved rip rap colors are Apache Brown, three inches (3") to eight inches (8") angular rip rap, Table Mesa Brown, three inch (3") to eight inch (8") angular rip rap, or Express Brown, three inch (3") to eight inch (8") angular riprap. Rip rap must be used for drainage purposes ONLY (see page 2 for further restrictions).

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IV. MODIFICATION DEFINITIONS

Accessory Buildings

1. Accessory buildings (excluding ramadas and gazebos as defined elsewhere in this section) are permitted within the rear building setbacks. The architecture must be similar or compatible with the architectural style of the residence considering use of colors and exterior materials including, but not limited to, stucco, paint, roof line, roof tiles, pillars, columns and architectural details on windows, doors, fascia, etc.
2. Accessory buildings may not exceed twelve feet (12') in height, as measured to the highest element of the roof from existing finished grade. All landscape around the accessory building must be used to complement the aesthetic view of the building. There shall not be less than ten feet (10') between the permitted accessory building and the primary structure. All buildings must be screened from view from the common area and must be placed at least five feet (5') from any party wall or side return wall, unless the structure is one foot (1') lower than the wall. Any property on a view lot is required to have an additional five-foot (5') set back from the view fence and still maintain the minimum ten foot (10') setback from the primary structure. Detached garages will not be permitted as an accessory structure.

Ancillary Equipment

All air-conditioning units must be ground mounted. The top of any unit may not exceed thirty-six inches (36") from finished floor grade.

Antennas/Fixed Wireless Devices/Satellite Dishes

The Federal Communication Commission ("FCC") prohibits Associations from restricting the installation, maintenance, or use of certain antennas used to receive video programming and certain antennas used to receive or transmit fixed wireless signals, specifically including devices that are less than one meter (39.37") in diameter, television antennas, wireless cable, and certain fixed wireless antennas. However, the Association may impose reasonable restrictions relating to aesthetic and architectural considerations.

The DRC must be notified of the installation of a satellite dish, antenna or Internet access equipment within ten (10) days after installation. Satellite dishes are limited to one meter (39.37") or less in diameter. Outside installation is allowed only if the DRC reviews for compliance with the following standards and approves the specifications for location attachment, safety and screening in writing:

1. Antenna or fixed wireless device shall be properly bolted and secured in a workmanlike manner.
2. Antenna or fixed wireless device shall be located behind a solid wall, fence or perennial landscaping to the greatest extent reasonably possible, in order to prevent it from being seen from any street, common area or neighboring home; and shall not be higher than the fence or landscaping that is screening it from view so long as the owner can still receive an acceptable signal. If the wireless device must be installed on a shared party

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- wall, a signed written approval must be obtained from the neighboring property.
3. Antenna or fixed wireless device shall be architecturally integrated into the character of the home to the greatest extent reasonably possible.
 4. Antennas or fixed wireless devices may not be located on a freestanding tower or platform.
 5. Roof mounted antennas may not be any higher than the highest point of the roofline.
 6. Satellite dishes must be removed before the sale of a home.

The location, installation and screening requirements are based on aesthetics, non-interference with reception by neighbors, preservation of property values and safety, including avoidance of injury or property damage from improperly installed or otherwise dangerous antennas or dishes. If an owner demonstrates to the Association's reasonable satisfaction that the Association's rule impairs that particular owner's reception, the Association will make exceptions to its rule on a case-by-case basis to accommodate the owner in receiving unimpaired reception. Making an exception for one home does not mean that exception is allowed for other homes when the exception is not needed for unimpaired reception by other homes. If it becomes necessary to mount the satellite dish or antenna to the home, the Association shall require the dish or pole to be painted to match the home.

The installation of individual fixed wireless devices or antennas for apartments or multi-family dwellings will not be permitted. Declarant will be required to provide a master system for the multi- family dwellings.

Architectural Screening, Shade Devices

Screens and shade devices must appear as an integral part of the building elevation even though they may be installed after the building is completed or occupied. Materials must complement the architecture of the home and the neighborhood in which the home is located. Colored window shading, steel or plastic shutters or wall mounted shading devices (inside or out) are not permitted. Window screening is permitted; however, screen fabric must be dark brown or black. Screen frame must match the color of the window frame. Drop down patio sun screens will be considered; however, they must be constructed of high quality materials and match the color of the exterior of the home. All screen fabric must be properly maintained and/or replaced as needed. Most screening and shading needs can be handled with properly placed landscape materials. The DRC reserves the right to determine when an element must be repaired or replaced. Window treatments must be of neutral backing. Sheets, blankets, paper, foil or other reflective material are not permitted. Window decals of any sort are not permitted, excluding one small security decal. Non-reflective window tint is permitted.

Awnings

1. Window and door awnings shall be neutral in color, complement the architecture of the home. Window and door awnings shall meet or exceed original standards as

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designed and installed by the Builder or Declarant. No scalloped or decorative edges will be permitted, straight edges only. The DRC reserves the right to determine when an element must be repaired or replaced.

2. Retractable awnings shall complement the architecture of the home. All awning equipment and fabric must be constructed of high-quality materials and must match the color of the exterior of the home. The awning must be equipped with an automated wind and/or motion sensor to prevent damage to the awning by excessive wind or the sun. Awnings may only be extended during the daylight hours. No scalloped or decorative edges will be permitted, straight edges only. All fabric and awning equipment must be properly maintained and/or replaced as needed.

For Parcels A28 and A29 only, if a Use Benefit Easement exists on the lot, no structures can be installed within this five-foot easement area per A28 & A29 CC&Rs Article VII Section 7.5 Private Use and Benefit Easements. The easement must be maintained to allow Utility Companies access. The awning while retracted must be five feet from the property walls. The awning while extended may hang within three feet of the Use Benefit Easement at a maximum height of ten feet.

Balconies

Balconies may extend six feet (6') into the rear building setback but must stay within the front and side building envelope. Covered balconies must remain within the building envelope. Balconies shall be designed to complement the architecture of the home. All balconies shall be free of debris at all times and shall not be used as a storage area at any time. Outdoor furniture or place settings are permitted accessories on balconies.. Umbrellas are not permitted on balconies.

Barbecues/Fire Pits and Fireplaces

All hardscape including barbeque units, fireplaces, fire pits, etc. must be set back a minimum of five feet (5') from all property walls and fences to allow for proper drainage. Built-in barbecue units, fire pits and/or fireplaces must be contained within the rear yard or courtyard may not drain into any common area or a neighboring property and must complement the architecture of the home by matching the color and texture of the exterior finish of the home. Wood burning outdoor fire pits, firepots, smokeless fire pits or outdoor fireplaces are not permitted. Site chimney elements may not exceed a height of eight feet (8'). To achieve this, the chimney element on fireplaces must be set back a minimum of five feet (5') from any fence and five feet (5') from any other wall.

Basketball Goals/Hoops

All basketball hoops and goals shall be permanently installed on the edge of owner's driveway and may not be located closer than ten feet (10') from the edge of the sidewalk on the street. The pole/post may be black or dark green in color only. Basketball goals or backboards may not be mounted to the garage. Portable basketball goals may not be used

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in the street or on the sidewalks and must be stored completely out of view when not in use. Basketball goals may not be lighted and must be clear or neutral in color. The logo on the backboard may not exceed fifteen percent (15%) of the total backboard area.

Basketball hoops and goals are permitted in rear yards as long as they meet the following guidelines:

1. Goals shall be located near the house to reduce the visual impact from the adjacent properties with a minimum distance of fifteen feet (15') maintained from any perimeter wall to the goal.
2. The back of the backboard shall be towards the owner's property to minimize damage to adjacent property and the nuisance that over-thrown balls may cause to neighbors. Basketball goals may not be lighted and must be clear or neutral in color.
3. No play is permitted after 8:00 pm.

Concrete/Paver Walkways

A single walkway from the side of the driveway to the side yard gate will be permitted provided that the walkway is no wider than 42". Walkway must connect with the portion of the driveway representing fifty percent (50%) of the driveway area nearest to the garage entry as measured along the length of the garage door.

Driveways

Driveway extensions are permitted on a very limited basis and must be submitted to the DRC for review and approval. When utilizing hardscape materials such as pavers along the driveway, the maximum width should not exceed two feet (2') or extend past the outside edge of the home. Driveway extensions must be symmetrical on both sides of the driveway whenever existing landscaping/hardscaping allows. Parking pads are not permitted in any case. Driveway staining is permitted.

A separate path from the street to a side yard double gate (pavers or decomposed granite) will be considered on a case-by-case basis. Path must be set back at least three feet (3') from property line. If required setback isn't available, pavers will not be allowed. Parking any time in front of a double gate or single gate is prohibited.

Exterior House Paint

Paint colors must be selected from the pre-approved paint schemes for the neighborhood and used per the labels in the scheme. Selecting custom colors or mixing paint schemes is not allowed. If changing paint scheme, it cannot be the same paint scheme as immediate neighbors on either side or the house directly across the street. Approved paint submittals are valid for 60 days to commence painting. If painting cannot be started within 60 days from the date of approval, the submittal approval is voided and must be resubmitted. Garage door and front door paint color applications differ by neighborhood.

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Please confirm with the Association which color from the paint scheme goes on garage and front doors.

Flag Display

Pursuant to Arizona Law A.R.S. 33-1808, the following flags may be flown in the community:

1. The American flag or an official or replica of a flag of the Uniformed Services of the United States by an association member on that member's property if the American flag or a Uniformed Services flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10)
2. The POW/MIA flag.
3. The Arizona state flag.
4. An Arizona Indian nations flag.
5. The Gadsden flag.
6. 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. A Blue Star Service Flag or a Gold Star Service Flag.
7. Any historic version of the American flag, including the Betsy Ross Flag, without regard to how the stars and stripes are arranged on the flag. For the purposes of this section, "First Responder Flag" means a flag that recognizes and honors the services of any of the following:
 - a. Law Enforcement and that is limited to the colors blue, black and white, the words "Law Enforcement", "Police", "Officers", "First Responder", "Honor our", "Support Our" and "Department" and the symbol of a generic police shield in a crest or star shape.
 - b. Fire Department and that is limited to the colors red, gold, black and white, the words "Fire", "Fighters", "F", "D", "FD", "First Responder", "Department", "Honor our" and "Support our" and the symbol of a generic Maltese cross.
 - c. Paramedics or Emergency Medical Technicians and that is limited to the colors blue, black and white, the words "First Responder", "Paramedic", "Emergency Medical", "Service", "Technician", "Honor our", and "Support our" and the symbol of a generic star of life.

For the purposes of this section, "Betsy Ross Flag" means a historic flag of the United States that consists of thirteen stripes alternating between red and white stripes and thirteen five-pointed stars arranged in a circle against a blue background.

All other flags need to go through DRC approval.

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Only one flagpole shall be permitted and not more than two flags shall be flown or displayed per home. A flagpole professionally finished must be set back no less than ten feet (10') from the boundary of the owner's property. Flagpoles shall be no greater than the height of the rooftop of the home and flags shall be no larger than four feet (4') by six feet (6') in size. Owners may use white brackets mounted on the house or garage for the display of the American flag and flags displayed from such mounts shall be no larger than three feet (3') by five feet (5'). Only two (2) wall mounted flagpole holders are allowed per Lot.

Gates

No gates to access the common areas shall be permitted. Side yard access gates must be designed, constructed and finished to match gates on homes within the neighborhood. Consideration should be given to heavy-duty steel jambs and gate frames. Gates must be made of a material that is compatible with the finish materials utilized on the house.

Gutters and Downspouts

Gutters may be added to homes to prevent erosion of landscaped areas. All gutter installations must be configured to the appropriate roof drainage plans for specific homes and elevations. Gutters and downspouts must be painted to match the surface to which they are adhered. Faux copper patina is also permitted.

The Association strongly recommends use of high-quality materials that offer long life, as the gutters must be maintained in good condition at all times. Drainage from the gutters shall be directed away from the foundation of the home and may not be conveyed onto adjacent lots or common areas.

Holiday Decorations

The Association will not regulate the types of decorations to be displayed. However, the DRC has determined to regulate the period of time decorations can be displayed. Due to the variety of religious and other holiday seasons that fall between November and December, decorations may be put up by November 1 and must be removed by January 31. For other seasonal holidays, decorations may be put up three weeks before the holiday and must be removed within two weeks after the holiday.

Lighting

The use of landscape up-lighting and down-lighting is encouraged. Lighting that will cause glare or discomfort or disrupts the visual environment of neighboring homes or adjacent Neighborhoods or Communities is not permitted.

Fixtures shall be finished to blend with the area in which they are placed. Fixtures shall be constructed and mounted to withstand and discourage abuse. Above-ground plastic housings and connections are prohibited. Fixtures shall not be placed in turf areas or areas irrigated by spray heads due to potential water damage.

If street lighting levels are low, landscape lighting may augment illumination at the street.

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1. All lighting should be low-level and recessed to shield the source of the light.
2. The maximum height of any outdoor lighting source shall be Ten feet (10') above finished grade at the base of the light standard on exterior of homes.
3. Spotlights and floodlights are prohibited in front yards. If spotlights and floodlights are installed in the back yard, it may not be directed at or shine on a neighbor's yard or on the common area and should be integrated into the architecture of the home.
4. Integrate exterior wall, fence or building mounted light fixtures into the architecture of the house. Design light fixture enclosures to conceal the fixture and direct the light downward.
5. No posts with lights attached to it will be permitted in front or back yards.
6. Shrubs shall be used to conceal landscape lighting fixtures. Junction boxes must be placed below grade to minimize daytime visibility of the hardware.
7. Landscape lighting shall be automated and controlled by a timer or photoelectric system. Lighting controls shall not be mounted on perimeter walls and cannot be visible from street view or view of neighboring property. All outdoor landscape fixtures shall be low voltage.
8. No colored lens or bulbs shall be permitted.
9. Permanent Lighting must be installed under the eaves where they are not visible to neighboring property and are only permitted to be turned on following the holiday light schedule pursuant to the current Village Design Guideline rules for holiday decorations.

All fixtures must be incandescent or halogen lamps less than fifty (50) watts. If an LED bulb is used it must not exceed 9 watts which is the equivalent of the lumens in a fifty (50) watt incandescent bulb. Use of warm tone lighting is preferred over bright cool tones. Colored lamps are not allowed. Excessive lighting is discouraged. However, where accent or access lighting is desired, low voltage lighting is preferred because of its ability to produce dramatic lighting effects using extremely low wattage lamps.

Lighting design should consider the use of down lights over up lights to lessen the impact to the nighttime sky. Use lighting in moderation as needed to produce reasonable and safe visibility for access or accent.

Lighting at View Fencing

1. Lighting that will cause glare or discomfort or disrupts the visual environment of neighboring homes or adjacent Neighborhoods or Communities is not permitted. Lighting shall not illuminate beyond the property line as to light any neighboring property and/or common area. All lighting must be submitted for review and approval by the DRC.

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2. The use of automatic timers for decorative lighting is prohibited. They should only be turned on when the area is in use; otherwise, they should be turned off. Decorative lighting should only be turned on during reasonable hours.
3. Any lighting shall not be mounted or attached to the view fence but instead utilize light stakes or hooks to secure the string lights. Light strings shall be of a continuous string style made of a rubberized or soft flexible vinyl wiring. The exception to this requirement applies to holiday mini lighting which is permitted to be attached to a view fence starting November 1 and must be removed by January 31. Lighting may be hung in a non-permanent manner that does not affect the integrity of the fence such as drilling holes for fixtures. The only acceptable means to attach to the fence is with plastic tie wraps.
4. Any light strings at view fencing shall be secured on light stakes or hooks of a color that compliments and blends with the color of the fencing so as not to stand out.
5. Lighting must be LED bulbs used and must not exceed the equivalent of lumens in a (50) watt incandescent bulb or 9 watts LED. Excessive lighting is discouraged. Low voltage lighting is preferred.
6. Lighting and lighting stakes or hooks must be installed on the inside of the fence so the wire itself is not visible from outside the view fencing. Lighting may only be installed on the light stakes or hooks and may not exceed the height of the lowest property wall or view fence.
7. All lighting shall be maintained in good condition at all times and not be displayed with non- functioning bulbs.
8. View Fence Painting: The owner understands that upon notice of view fence painting the lighting must be removed to allow access for painting. The removal and re-installation of lighting must comply with the above requirements and will be done at the owners' expense. In addition, snake fences must be removed to allow for painting. The removal and installation of snake fences must comply with the Vistancia Village A Design Guidelines and will be done at the owner's expense.
9. No colored lens or bulbs shall be permitted.
10. The approval of view fence lighting may be revoked at any time by the DRC and HOA with or without cause.

String Lighting

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

1. The DRC reserves all rights to approve, approve with stipulations or disapprove the use of String Lights at its sole discretion on a case-by-case basis giving consideration to the unique aspects of each property. The use of String Lights must

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be considered "reasonable" in the opinion of the DRC. The DRC reserves the right to create special stipulations or to allow minor exceptions as deemed appropriate by the DRC. String lights are described as LED bulbs directly attached to an electric cable and connected to a GFCI electrical outlet.

2. "Rope Lights", "Holiday Lights" and "Mini-Light Strings" like those commonly used for holiday decorations are not allowed as String Lights under this criteria.
3. String lights may not be mounted higher than ten feet (10'-0") above the adjacent finished grade or the bottom of the lowest single-story roof eave of the existing house, whichever is more restrictive.
4. A Shepard's hook must be used if mounting to the property wall.
5. String lights are allowed to be anchored directly to the home, shade structure, or Accessory Structure. The string lights must be connected at or below the lowest eave line of the home.
6. No more than four (4) strands of string lights may be installed within the rear yard or courtyard.
7. Lighting may be permitted in the rear yards and private courtyards only. If the courtyard is visible from street view the string lights can only be installed under the eaves. An intersecting installation is not permitted if visible from the street.
8. All strands of string lights shall be taut, tight, and relatively straight. No sagging or "drooping" strands of lights are allowed. String lights are not allowed to be oriented in a vertical or angled orientation. Including lighting on a pergola.
9. No more than (100) total bulbs are allowed.
10. Each individual light bulb must be LED with the maximum voltage of 9 watts.
11. Bulbs may be white or clear. Antique filament lights (i.e. "Antique Lights", "Vintage Lights" or "Edison Lights" are allowed.) Colored lights are not allowed. LED lights that have the ability to change colors are not allowed.
12. Decorative lighting enhances the value of the home; however, proper installation and maintenance are required to minimize the impact on neighboring properties. The use of automatic timers for decorative lighting is prohibited. They should only be turned on when the area is in use; otherwise, they should be turned off. Decorative lighting should only be turned on during reasonable hours.
13. Owners shall be required to maintain the String Lights in an attractive manner at all times. If the appearance of the string light becomes unsightly, the Owner shall immediately remove, repair, or replace the String Lights.
14. String lights should not be strung across any water source, IE; pool, spa, water fountain, etc.

For Parcels A28 and A29 only, if a Use Benefit Easement exists on the lot, no structures can be installed within this five foot easement area per A28 & A29 CC&Rs Article VII

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Section 7.5 Private Use and Benefit Easements. The Use Benefit Easement must be maintained to allow Utility Companies access. Decorative lighting may be installed outside of the easement area and up to a maximum ten foot height. The installation will require approval from the Design Review Committee.

Disclaimer: The property owner is responsible for the proper use and installation of outdoor lighting in accordance with current codes and safety standards.

Patios and Courtyards

Patios and courtyards should be designed as an integral part of the architecture of the home so they can be shaded and protected from the sun by roofs and building masses. Patio walls are further defined under Walls and Fences in this document.

Patio Covers

Patio covers, as measured to fascia, may extend halfway into the rear building setback provided the maximum roof pitch is 4:12. Patio covers shall meet or exceed original standards as designed and installed by the Builder or Declarant. Colors, material and texture must match the existing body of the home. Patio covers shall be designed to complement the architecture of the home. All patios shall be free of debris at all times and shall not be used as a storage area at any time. Outdoor furniture or place settings are permitted accessories within the patio area.

Pools/Water Features

Consideration should be given in designing pool and spa areas to provide privacy for the owner and neighbors. Pools and spas must be sunken below grade using retaining garden walls provided appropriate drainage provisions are made. Pools and spas should be located within the rear yard only. All swimming pools and/or spas must be set back from any property wall a minimum of five feet (5') from the deck edge, not water's edge.

1. All product walls and fences shall meet the City of Peoria pool requirements for security and safety.
2. All swimming pools and pool/spas shall be of the in-ground type, except that above ground spas may be permitted if the spa will be adequately screened from street view and the view of neighboring property, including lots and common areas.
3. All swimming pools and pool/spas shall be enclosed as required by applicable law.
4. Pool and spa drains must connect to the public sewer system if permitted by applicable ordinance. No pools may be drained or backwashed onto any open space or onto any other property. No pipes may be installed to drain water through any property walls to an adjacent lot or common area.
5. Pool construction equipment may not be placed on the common area or be brought to the site across the common area. No site access will be granted through common area tracts.

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6. Any water features incorporated into the pool area shall:
 - a. Not exceed the height of the property wall
 - b. Have all sides of the water feature finished. Exposed pipe and motors are prohibited.
 - c. Be no closer than five feet (5') to any party wall.

All ground-mounted pool, spa, and water feature equipment shall be adequately screened from street view and from the view of neighboring property, including lots, common areas and any arroyo corridor, by a masonry wall at least one foot (1') higher than the equipment to be screened. Such screening structures shall be considered an integral part of the architecture and shall match the design, color and exterior texture of the home.

Screening structures shall be set back from the equipment according to manufacturer's recommendations or, if no recommendations are available, shall be placed a minimum of three feet (3') away from the equipment, to allow for adequate air circulation around the equipment, but may not trespass on a neighboring lot. If the setback requirements for a lot would prohibit the construction of a screening structure as provided herein, the DRC may approve a landscape buffer as an alternative.

Prohibited Items

The following items are prohibited:

1. Storage buildings or sheds exceeding the height of any party wall or side return wall
2. Detached garages, RV garages or garage doors taller than builder-installed garage door
3. Clotheslines and clothes poles
4. Tents of a permanent nature
5. Temporary shade structures (except by written authorization from the DRC)
6. Privacy screens or lighting attached on or close to view fences
7. Lighting installed on play structures or trampolines

Ramadas, Gazebos, Pergolas, Arbors and Shade Sails

The cumulative size of all structures (including ramadas, gazebos, pergolas and shade sails) shall not exceed ten percent (10%) of the total back yard square footage. (Note – this does not include the side yards. Irregular shaped yards will be considered on a case-by-case basis.)

For Parcels A28 and A29 only, if a Use Benefit Easement exists on the lot, no structures can be installed within this five-foot easement area. Private Use and Benefit Easements. Consideration will be given to lots containing a Use Benefit Easement. The easement must be maintained to allow Utility Companies access. The posts must be five feet from the property walls. The Pergola rafters may hang within three feet of the Use Benefit Easement.

All structures must meet the City of Peoria's rules and regulations. Structures must be kept

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in good working order at all times. All ramadas, arbors, gazebos and pergolas shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color and materials of the existing home. Ramadas, arbors, gazebos and pergolas may be considered for approval if they have a slatted roof or solid roof. Any material that is faded, broken or torn must be promptly replaced.

Ramadas:

1. All Ramadas must be detached from the existing home.
2. The height of any Ramada shall not exceed ten feet (10') above the floor level of the existing home and must be set back a minimum of five feet (5') from any property wall at the outer edge of the structure (e.g., rafter tails).
3. To ensure an open, airy appearance, no side of any ramada may exceed twenty-five percent (25%) residential construction materials. In other words, at least seventy-five percent (75%) of each side must be open. An entertainment wall on just one side of the ramada that uses more than twenty-five percent (25%) of the opening will be considered. Entertainment wall is defined as using the wall for mounting a TV, installing a fireplace, kitchen area, display area or other such items.
4. Posts must be a minimum of six inches (6") by six inches (6"). All materials must be properly maintained at all times.

Arbors, Gazebos and Pergolas:

1. Pergolas may be attached to the back of the home.
2. The height of any arbor, gazebo or pergola shall not exceed ten feet (10') above the floor level of the existing home and must be set back a minimum of five feet (5') from any property wall at the outer edge of the structure (e.g., rafter tails).
3. To ensure an open, airy appearance, no side of any arbor, gazebo or pergola may exceed twenty-five percent (25%) residential construction materials. In other words, at least seventy-five percent (75%) of each side must be open.

Shade Sails:

1. To ensure an open airy appearance, the height of any shade sail shall not exceed ten feet (10') and must have a minimum of six feet (6') above the floor level of the existing home.
2. All structures must be set back a minimum of ten feet (10') from any property wall.
3. All shade sails must be made of sun resistant fabric to reduce fading and must be properly maintained to be free of rips and tears at all times. They shall be compatible with the design, color and materials of the home.

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Security and Screen Doors

Security and screen door frames shall complement the colors of the home. Screen fabric must be dark brown, black or a neutral color. “Invisible” roll screen doors with black or dark brown screens are acceptable for doors visible from street elevations. Metal roll down security shades are not permitted. Security screen doors at the main entry shall be of minimal ornamentation and shall complement the architectural character of the residence.

Signage

Except as provided herein, signs are not permitted unless otherwise approved. “For Sale,” “For Lease,” and “Open House” signs are permitted subject to the following restrictions:

1. Signs may be placed on an owner’s property ONLY.
2. Signs may NOT be placed on Association common area property or public right-of-way at any time.
3. Signs shall not exceed a height of eighteen inches (18”) and a width of twenty-four inches (24”).
4. Signs may contain one rider not to exceed a height of six inches (6”) and a width of twenty-four inches (24”). An information tube that does not exceed a height of six inches (6”) and a width of twenty-four inches (24”) will be considered a rider.
5. No balloons, flags or similar promotional material may be attached to the sign or any structure located on an owner’s property.
6. Signs must be removed when the property is taken off the market or within seven (7) days after the close of escrow or occupancy by a lessee.

Identification signs (street numbers) shall not exceed ninety (90) square inches.

One “security” sign may be installed in the front yard of a home. The sign must be no greater than one hundred (100) square inches, no higher than eighteen inches (18”) tall and placed no more than two feet (2’) from the foundation of the home.

Temporary signs such as “Garage Sale” or “Open House” signs can only be put out the day of the event and must be removed the same day immediately after the event. Regulations regarding the display of temporary signs within the Community are as follows:

1. Temporary signs can only be displayed between the hours of 8:00 am and 6:00 pm and must be removed each night, even if the event is to reconvene the following day.
2. Temporary signs are restricted to one per event; in front of the home where the event is being held.
3. Directional signs may not be placed on any common areas of the Association or Vistancia Maintenance Corporation at any time.
4. Temporary signs may not be hung on any walls or fences.

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5. Temporary signs may not exceed a height of four feet (4') or width of three feet (3') and must be in good repair and well maintained.

Association owners may display political signs seventy-one (71) days before an election and up to fifteen (15) days after the general election if the candidate advances to the general election. If the candidate does not advance past the primary, the sign must be removed within fifteen (15) days after the primary election. The political sign must be displayed within the owner's property. Political signs are not allowed on any common areas of the Association or Vistancia Maintenance Corporation or on the Declarant walls within the Community. For purposes of these Guidelines, a political sign is a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer (pursuant to Arizona Revised Statutes 33-1808). Political signs shall not exceed thirty-two (32) square feet in area or eight feet (8') in height or current City of Peoria guidelines.

Association owners may display Association-Specific Political Signs no earlier than the date the Association provides written or absentee ballots to members and no later than three (3) days after the planned community election. The maximum aggregate total dimensions of all association-specific political signs on a member's property shall not exceed nine square feet. No profanity and discriminatory text are allowed on any association-specific political signs. For purposes of these Guidelines, an Association-Specific Political Sign means a sign that supports or opposes a candidate for the Board of Directors or the recall of a board member or a planned community ballot measure that requires a vote of the association members (pursuant to Arizona Revised Statutes 33-1808).

Skylights

Only flat panel tinted glass style skylights are allowed. No frosted or opaque plastic skylights will be approved. 'Solar-tube' skylights are allowed, but shall not be visible when viewed from the fronting street.

Solar Panels

All solar panels shall be installed in compliance with all State and Federal law.

Swing Sets/Play Structures

Any swing set or play structure must be approved by the DRC. No set or any portion of the set shall be approved that is greater than ten feet (10') in total height. The maximum platform height cannot exceed six feet (6'). All equipment shall be a minimum of ten feet (10') from any property wall. The DRC may consider blue, green, or neutral colors for the canopy portion that exceeds the six foot (6') limitation. All equipment shall be well maintained and in good repair. The installation of rubber bark will be considered as a surface material under any play structure.

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Trampolines

All trampolines must be approved by the DRC. No trampoline or any portion of the trampoline (including safety nets or other such devices) shall be approved that is greater than ten feet (10') in height. Safety nets, if any, must be brown, black, or a neutral color. The DRC may consider brown, black, blue, green, or other neutral colors for the top and side railings of safety nets. All trampoline equipment shall be set back a minimum of ten feet (10') from any property wall. All trampoline equipment shall be well maintained and in good repair. In-ground installations will be considered when submitted for review by the DRC. It is strongly recommended all equipment be properly secured for maximum safety.

Trash and Recycle Containers

No garbage or trash shall be stored in a yard except in covered containers. Trash and recycling containers may not be stored in the front yard of any home and shall be removed from the trash pick-up area no later than 12 noon the day following trash pick-up. Both trash cans must be placed curbside four feet (4') apart (an arm and an elbow) with the rear wheels in the curb/gutter area of the street no earlier than 6:00 pm the night before trash pick-up. Trash containers must be stored in the rear or side yard behind your property wall or in the garage. No trash or recycling container may be visible from a rear or side yard view fence at any time.

Trellis

Any trellis must be ground mounted and may not be attached to a common area shared wall or neighboring wall. The overall height of the trellis may not extend past the height of any property wall.

Walls and Fences

The following provides parameters on what may be permitted:

1. No alterations, changes or additions shall be allowed to walls constructed by the Builder or Declarant for or adjacent to any lot without the prior written approval . by the DRC. Walls shall not be constructed within arroyo (wash) corridors or arroyo corridor easements.
2. Solid, opaque walls adjacent to common area walls shall be set back five feet (5') from the wall and shall not exceed the maximum height of six feet (6').
3. Unless installed by Builder, no courtyard wall (wall attached to home) shall be greater than forty-two inches (42") above finished grade elevation nor be constructed in the front yard of any lot closer than twenty feet (20') to the front yard property line. Colors, material and texture must match the existing body of the home. Stucco shall be applied to exterior wall surfaces to completely cover all masonry joints and concrete block and a minimum two-coat application is required.
4. Decorative walls (free-standing walls) shall not exceed two feet six inches (2'6") in height and must be setback a minimum of ten feet (10') from the edge of the sidewalk

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or, if no sidewalk is located on the lot, a minimum of fifteen feet (15') from the back of the curb. Height is measured from the finish grade along the exterior side (street side) of the enclosure. Colors, material and texture must match the existing body of the home. Stucco shall be applied to exterior wall surfaces to completely cover all masonry joints and concrete block and a minimum two-coat application is required.

5. Painted wood, unfinished gray concrete block and chain link fencing are not permitted for any walls. The Builder or Declarant may utilize any temporary fencing materials it deems necessary to protect its construction sites and maintenance yards.
6. Rear yard, side yard and patio wall surfaces shall be masonry, stucco or wrought iron. Acceptable wall materials are described below. Wall materials shall be selected to reflect the character of the home and neighborhood in which the lot is located.
7. Masonry must match the existing masonry used by the Builder for constructing walls within the neighborhood in which such lot is located or shall be stucco'd and/or painted to match the home on the interior sides and the common community wall on the exterior sides. The paint/stucco color for the exterior sides is Dunn Edwards – Colorado Trail.
8. Wrought iron must match existing wrought iron both in style and color used by the Builder or Declarant.
9. Snake fences on wrought iron view fencing must match the existing wrought iron and be secured with steel zip ties. Snake fences must be removed to allow for view fence painting. The removal and installation of snake fences must comply with Vistancia Village A Design Guidelines and will be done at the owner's expense.
10. If a wall is to be built on a shared property line, letters from neighboring owners must be obtained stating their agreement to the construction of the wall. Neighboring homes may include homes immediately adjacent to home requesting the modification, across the street or behind the home, depending on the circumstances. Such letters shall be obtained prior to and enclosed with the submittal of a Review Request to the DRC for an owner-constructed wall or any addition or alteration to Declarant- constructed wall located on shared property lines.
11. No chain link or similar material shall be used as fence material on lots in Vistancia. The Builder or Declarant may utilize any temporary fencing material it deems necessary to protect its construction sites and maintenance yards.
12. Variance in wall height may be granted by the DRC for walls adjacent to public right-of-way (provided that the majority of owners within that Neighborhood have signed written consents to such variance).
13. Unless otherwise specified, the maximum height of walls shall be measured from the finished ground elevation on the highest side of the submitted wall.
14. Cut or fill slopes along the exterior of the wall shall be smooth and taper gradually to match existing grades.
15. Retaining walls which are partially below the finished grade or walls used as planters

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shall be properly moisture-proofed to avoid unsightly water staining.

16. Walls used to retain floodwaters shall be constructed to a minimum of one foot (1') above the water level of a 100-year storm.
17. No extension of side yard walls is allowed.

Yard Art/Ornaments/Structures

Yard art is a very personal preference for individual owners. Statues, outdoor art, decorative water features, waterfalls, fountains, birdbaths, ponds, and similar landscape elements are subject to review and approval by the DRC. The following provides parameters on what may be permitted:

1. Up to two large items may be permitted per home (e.g., fountains, patio swings or benches).
2. All objects must be muted earth-tone colors that will blend into the landscape plan and not become the focal point.
3. Fountains and flowerpots may vary in size.
4. All other items must be twenty-four inches (24") or smaller.
5. Wall mounted items are restricted. No more than two items per home, including door wreaths, will be permitted. Items must be conducive to the surrounding Neighborhood aesthetic and correspond with house and landscape architecture.
6. Items such as animal skulls, deer, flamingos or trolls shall not be permitted.
7. Windowsill boxes cannot be planted with artificially looking foliage. There are a variety of silk plants available. Please choose ones that have a natural appearance. Authentic plant materials are encouraged provided they are maintained in a healthy, vibrant manner.

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V. NON-LIABILITY FOR APPROVAL OF PLANS

Article XI, Section 11.5 of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an owner.

PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE DECLARANT OR DESIGN REVIEW COMMITTEE TO EXPLAIN IT TO YOU.

THE DESIGN REVIEW COMMITTEE MAKES NO WARRANTY, EXPRESS OR IMPLIED THAT ANY PLAN SUBMITTED AND APPROVED IS IN ACCORDANCE WITH ALL STATE, COUNTY, OR LOCAL BUILDING CODES. EACH OWNER IS REQUIRED TO CHECK AND RECEIVE, AS APPROPRIATE, ALL REGULATORY APPROVALS FOR ANY AND ALL CHANGES MADE TO ANY HOME OR LOT.

VI. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

The Design Guidelines may be amended as follows:

The Declarant or the Board of Directors of the Association may propose changes to these Design Guidelines. Additionally, any owner may submit to the DRC proposed changes to these Design Guidelines for review and consideration.

Such amendment shall be promptly posted in a prominent place within the Properties. Such amendments shall not be retroactive to previous work or approved work in progress. The authority to promulgate Design Guidelines is found in Article XI, Section 11.1 of the CC&Rs, which provides that the DRC shall have the authority to promulgate architectural guidelines and standards.

In no way shall any amendment to these Design Guidelines change, alter or modify any provisions of the Declaration, any supplemental Declaration or the Articles or By-Laws of the Association.

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APPENDIX A

APPLICATION AND APPROVAL REQUIREMENTS

A. General

Pursuant to Article XI of the Declaration, any owner wishing to:

- construct improvements,
- modify or add to existing improvements (including painting),
- install a pool, spa, or other water features,
- construct, modify or install walls, fences, or hard, permanent materials such as paving, brick, masonry, wood trim, concrete, rocks, flagstone, outdoor barbecues, fireplaces, or other inert material (“hardscape”),
- landscape (including original and existing landscape),
- alter grading or drainage, or
- place any object (i.e., lighting, statues, fountains, or other yard decorations)

on their lot shall be required to submit a Modification Application (Appendix B) and supporting materials to the DRC and receive approval of the DRC prior to commencing construction. There are no exceptions or automatic approvals.

It shall be the responsibility of all owners to comply with all standards and procedures within the Rules and Design Guidelines, as well as all requirements of the Declaration and any applicable Supplemental Declaration.

B. Design Review Committee

Architectural and design review and control for the Village at Vistancia Community Association are handled by the Design Review Committee (DRC). The DRC has been established to ensure that the conformity and harmony of external design are maintained within the Village at Vistancia Community.

The DRC shall review and approve all aspects of construction, addition, installation, alteration, repair, change, replacement or other work which in any way alter the exterior appearance, including but without limitation, the exterior color scheme or improvements which are Visible From Neighboring Property. The DRC has exclusive jurisdiction over original construction, initial landscape installation, modifications, additions and alterations made to lots, structures and landscaping on lots. After a lot and its structures and landscaping have been completed according to approved plans, the DRC shall review all proposed changes to the exterior of the structure and the lot. The DRC is appointed by the Board of Directors and is provided independent authority to approve or disapprove Modification Applications.

C. Submittal Procedures

The following procedures shall apply to owners when submitting Modification Applications to the Design Review Committee.

1. A completed Modification Application (Appendix B), including any additional supporting materials, is required and shall be submitted to the Association office to initiate DRC review. The application shall include the following required information:

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- Owner's name, mailing address, telephone number and email address.
 - The lot number and neighborhood name.
 - The nature of the request.
 - A brief description of the proposed construction or modification, including photos.
 - Planned completion date for the construction or modification proposed.
 - An acknowledgment that the owner is responsible for scheduling all work in a timely manner and for complying with any approval issued.
 - The name, address and telephone numbers of the owner's agent, or representative or subcontractor (if applicable).
2. In addition to the completed Modification Application (Appendix B), owner shall submit plans for the proposed construction or modification as follows:
- a) For landscape, contouring, irrigation or lighting plan approval, or amendments to approved plans, owner shall submit a copy of the landscape, contouring, irrigation and lighting plans for the front and rear yards of the lot. *(Please note that the plans submitted will be retained for permanent record.)*
 - i. Landscape plans must be created using the lot survey or a google map snapshot of the actual representation of the lot. All plants and hardscapes must be identified on the plan using a plant legend to identify the plant species used.
 - ii. Identify the location of all existing or proposed plants including trees, shrubs, accent plants and groundcover. Draw proposed and existing plants at their mature size using symbols or call outs that correspond to the plant legend. If the Modification Application is for an amendment to a previously approved landscape plan, the existing trees, plants and shrubs shall be marked on the landscape plan with a circle marked with a dashed line and a cross in the center indicating their location, and with the proposed additions marked on the landscape plan with a circle marked with a solid line and a dot in the center. All landscape materials proposed to be removed shall be described as part of the Modification Application.
 - iii. The plant legend must identify both the botanical and common names, installation size, size of plant at maturity (should be same size as drawn on the plan), and quantities. A plant legend must be a part of the landscape plan submittal. Incomplete submittals WILL NOT be accepted for review.
 - iv. Identify areas to receive any hardscape treatments. Clearly mark the hardscape treatments on the landscape plan and the legend so that the DRC can easily determine the location, dimensions, type and color of the material. Submit material, photos, and color samples with the submission.
 - v. Identify areas to receive softscape. The plan shall clearly indicate the location and type of treatment proposed (i.e., grass areas, areas of decomposed granite, native rock applications, or boulders). Legend should indicate proposed quantities, size of material and color.
 - vi. Prepare a contouring plan using minimum one foot (1') contour intervals. Indicate proposed slope ratios along the face of each contoured area (3:1, 4:1, etc.). Contouring must occur on all front yards, or any side yard located outside the fence, to provide visual interest to the streetscape and to help provide smooth, seamless transitions between proposed and existing

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grades. Contouring should not result in a lumpy appearance or sharp edges.

- vii. Lots have been designed and graded to provide positive drainage from the lot to the street or to a retention area. The contouring plan must address the proposed direction of flow across the site, including common areas and adjacent lots. The owner shall hold harmless the Village at Vistancia Community Association and its agents, the DRC and the Declarant for any damage caused by the alteration of the grade by the owner in connection with the design or installation of owner's landscaping, including damage to owner's house.
 - viii. Provide on a separate plan, the major components of the irrigation system, if proposed, including: the location of the timer boxes, the valves and mainlines. Provide in note form the equipment specifications such as type and style of emitter or sprinkler head. If turf areas are proposed, a complete irrigation plan of such turf areas must be submitted and the location of each head must be included. Irrigation plans for natural grass or artificial turf areas must indicate with contouring and head type/locations, that excess runoff or over spray will not occur into the adjacent landscape areas or adjacent street or sidewalk.
 - ix. Identify location of proposed landscape lights, transformers or electrical equipment and method of screening. Provide construction details on the plans and equipment specifications in the legend including type of fixture, color and finish of light fixture, voltage and bulb wattage requirements. The DRC may require field-testing of fixture locations at night prior to final installation and/or owner to provide an on-site demonstration of proposed site lighting techniques.
- b) For changes to or additions to the home, the owner shall submit one set of floor plans for the site, including the plot plan and a copy of the floor plan for the model elevation. On such plans, owner shall draw the proposed changes or additions to the exterior elevation. If owner has a photograph of another house or a picture from a magazine that will assist the DRC in its review, such photo should be submitted. The application should contain proposed elevations and a description of the materials owner plans to use in such changes or additions. If the change or addition affects the roof or roofline, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition. The DRC may require that an architect or engineer, depending upon the nature of the request, prepare plans.
 - c) For all other improvements, changes or additions to the lot or the home, including, but not limited to, construction, installation, or modifications of walls and fences, ancillary equipment, signage, pools, play equipment, grading, drainage and irrigation systems, the owner shall submit a site plan drawn to scale showing the location, height and dimension of the proposed improvement, change, or addition, the property line of the lot, the setback requirements, any easements, the footprint of the home and driveway, sidewalks, decks, patio, walls and existing landscape. The owner shall also submit a detailed description of the proposed improvement, change or addition, the purpose of the proposed improvement, change or addition, construction specifications, material and color samples, if appropriate, and any additional information or clarification requested. Copies of all necessary prints, fees and applications shall also be submitted. All municipal permitting is the owner's responsibility.
3. The DRC may request additional information and clarification of the information given if deemed appropriate by the DRC. For example, the DRC may request that large color samples be painted on key exterior walls prior to completing a project. The paint samples can be observed by the DRC at

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various times during the day to ensure their trueness of color under different levels of sunlight. Until all requested information is provided to the DRC, the Modification Application shall be deemed incomplete. **Incomplete submittals will be denied.**

4. All Modification Applications can be submitted online, mailed, personally delivered, emailed or faxed to the Village at Vistancia Community Association, Inc., Attn: Design Review Committee to 29701 North Sunrise Point, Peoria AZ 85383, email to the Design Review Coordinator or fax to 623-215-8647. Do not fax applications if color photos or advertisements are part of the submittal.

D. Review Procedures

1. The DRC shall review all requests without hearings and based solely on the information contained within the Modification Application; provided, however, the DRC and authorized agents may at any time request additional information or inspect a lot for compliance with the Declaration, these Design Guidelines and any approved plans for construction or modification.
2. The DRC may reference these Design Guidelines in reviewing requests. Although these Design Guidelines address a broad range of exterior building and site conditions, they are not intended to be all-inclusive.
3. Within 45 days of receipt of a **complete** Modification Application and all accompanying documentation, the Design Review Committee shall respond to the owner. The DRC's decision shall be rendered in one of the following four forms:
 - a) "Approved" – The entire Modification Application is approved in total.
 - b) "Approved With Conditions" – The application submitted is partially approved and requires additional information. The unapproved items are notated. The owner must resubmit the modification application incorporating the DRC's conditions and receive written approval prior to commencing the construction or alteration.
 - c) "Disapproved" – The entire Modification Application submitted is not approved and no work may commence. The owner will need to submit an updated, complete modification application with revisions made to show everything is compliant and receive written approval prior to commencing the construction or alteration.
 - d) "More Information is Required" – The DRC requests more information be provided so a decision can be made. The 45-day timeline stops until the requested information is provided.

E. Implementation of Approved Plans

1. All work must conform to approved plans. If it is determined by the DRC or its agents that work completed or in progress on any lot is not in compliance with the Design Guidelines or any approval issued, such DRC or its agents shall notify the Board of Directors. The Board of Directors shall notify the owner in writing of such noncompliance within 30 days of inspection, specifying in reasonable detail the particulars of noncompliance and shall require the owner to remedy the same. If the owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance, then such noncompliance shall be deemed to be in violation of the Declaration and these Design Guidelines.
2. If construction does not commence on a project for which plans have been approved within 60 days

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of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the owner to resubmit the plans to the DRC for reconsideration.

3. The DRC shall include in any approval a maximum time period for the completion of any new construction or modification. If the DRC does not include a maximum time period for completion of any new construction or modification, the construction or modification must be completed within 120 days after commencement of the construction or modification. The owner may request an extension of such maximum time period not less than ten days prior to the expiration of the maximum time period, which the DRC, in its sole discretion, may approve or disapprove such extension request.
4. If construction is not completed on a project for which plans have been approved within the period set forth in the approval or within any extension approved by the DRC such approval shall be deemed withdrawn, and such incomplete construction shall be deemed to be in violation of the Declaration and these Design Guidelines.

F. Appeal of Decisions

Any owner shall have the right to appeal a decision of the DRC by resubmitting the Modification Application and supporting materials to the Board of Directors, as set forth in Section 11.2 of the Declaration; however, such procedures would include the requirement that the appellant has modified the requested action or has new information which would, in the opinion of the Board, warrant a reconsideration. If the Board fails to allow an appeal or, after appeal, again rules in a manner aggrieving the appellant, the decision of the Board is final. In the event the decision of the DRC is overruled by the Board on any issue or question, the prior decision of the DRC shall be deemed modified to the extent specified by the Board, and such decision, as so modified, shall thereafter be deemed the decision of the DRC. In this regard, the Board shall have the authority to modify or overrule the decision of the DRC on any matter presented to it.

G. Building Permits

If the plans submitted by an owner require a building permit, it is the responsibility of the owner to obtain such permit. The approval by the DRC is not a guarantee that the City of Peoria will approve such plans. If the city requires design review of the plans and changes or modifications are required, the plans must be resubmitted to the DRC for re-review.

H. Fees

The Board may establish and charge reasonable fees for review of applications. Any fee payments shall be made at the time of request and prior to review by the DRC. All fees shall be made payable to the Village at Vistancia Community Association, Inc. and will be non-refundable.

I. Enforcement

In the event of any violation of these Design Guidelines, the Board of Directors may take actions as set forth in Article X, Section 103 of the Declaration and may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. The Village at Vistancia Community Association, Inc. shall be entitled to recover the costs incurred, including attorneys' fees and cost, in enforcing compliance and/or impose a fine against the lot upon which such violation exists.

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APPENDIX B

MODIFICATION APPLICATION

Name: _____ Front _____
Address: _____ Back _____
City/State/Zip: _____ Other _____
Lot #/Neighborhood: _____
Phone: _____ Email: _____

1. Nature of Request:

- _____ Review and approval of final plans (initial submission).
_____ Appeal of a “not approved” or any notation of an “approved as noted” Modification Application.
_____ Review and consideration of exceptions to or deviations from the Design Guidelines.
Please specify: _____
_____ Review and consideration for a change to the provisions of the Design Guidelines.

2. Proposed Construction or Modification (check one or more of the following):

- _____ Addition or alterations to existing home
_____ Landscape, Irrigation, Lighting and Contouring Plans
_____ Hardscape plans (hard, permanent materials, such as paving, brick masonry, railroad ties, wood trim, concrete, rocks, flagstone, outdoor barbecue, fireplaces, or other inert material.)
_____ Walls, gates and/or fences
_____ Pools and/or spas
_____ Solar Panels
_____ Exterior Paint
_____ Other on-site improvements/additions (exterior paint, pergola, etc.). Please specify:

3. Is lot adjacent to arroyo (wash) or open space corridor? Yes / No
4. Does back yard have view fence? Yes / No
5. Color Photos including all materials, placement, dimensions, and setbacks included? Yes / No

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I anticipate that the proposed construction or modification described in the attached plans will be completed within _____ days/months from the date that I receive approval from the Design Review Committee. I understand that, if the proposed construction or modification is approved, I will be responsible for scheduling all work in a timely manner, for completing the work within the time period specified in the DRC's approval, and for complying with the approval issued.

I UNDERSTAND AND ACKNOWLEDGE THAT NO WORK MAY COMMENCE PRIOR TO THE WRITTEN APPROVAL OF THE DESIGN REVIEW COMMITTEE AND THAT I WILL BE LIABLE FOR ALL COSTS NECESSARY TO BRING ANY NONCONFORMING WORK INTO COMPLIANCE WITH THE DECLARATION AND THE DESIGN GUIDELINES AND FOR SUCH OTHER PENALTIES AS PROVIDED IN THE DECLARATION AND THE DESIGN GUIDELINES.

Owner's Signature

Date of Submission

FOR OFFICE USE ONLY

COMPLIANCE COMMENTS:

Granite, Apache Brown	_____	Storage Building (cannot exceed wall)	_____
Granite, Express Brown (V.C.)	_____	Play Structure 10' tall or less	_____
Granite, Table Mesa Brown	_____	20% Midiron sod ("Bob Sod")	_____
Two Trees (24" box minimum)	_____	Number of species (4 minimum)	_____
Plants/ Trees conform to list	_____	Equipment screened	_____
Minimum coverage complies	_____		

COMMENTS: _____

RECOMMENDATION:

_____ Approval _____ Approval with Conditions _____ Disapproval _____ Defer to Committee

DESIGN REVIEW COMMITTEE:

_____ Approved _____ Approved with Conditions _____ Disapproved

Design Review Coordinator

Date

Design Review Committee Member

Date

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APPENDIX C

Plant List

**All plants approved for use in the front yard
are also approved for use in the rear yard.**

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Botanical Name	Common Name	Landscape Zones		
		Front yard	Backyard (Solid Fence)	Backyard (View Fence)
TREES				
Prosopis alba	Argentine Mesquite	X	X	X
Fraxinus velutina	Arizona Ash		X	X
Acacia saligna	Blue Leaf Wattle	X	X	X
Cercidium floridum	Blue Palo Verde	X	X	X
Bismarckia	Bismarck Palm		X	X
Schinus terebinthifolius	Brazilian Pepper		X	X
Caesalpinia cacalaco	Cascalote	X	X	X
Vitex angus-castus	Chaste Tree	X	X	X
Prosopis chilensis	Chilean Mesquite	X	X	X
Pistacia chinensis	Chinese Pistache	X	X	X
Chitalpa tashkentensis hybrid	Chitalpa	X	X	X
Citrus SP.	Citrus (lemon, lime, orange, etc.)		X	X
Lysiloma microphylla v. thornberi	Desert Fern	X	X	X
Chilopsis linearis	Desert Willow	X	X	X
Ulmus parvifolia 'Little Leaf'	Evergreen Elm		X	X
Ficus Nitida	Ficus		X	X
Cercidium microphyllum	Foothills Palo Verde	X	X	X
Bauhinia blakeana	Hong Kong Orchid	X	X	X
Cercidium hybrid	Hybrid Palo Verde	X	X	X
Olneya tesota	Ironwood	X	X	X
Jacaranda mimosifolia	Jacaranda	X	X	X
Fraxinus ornus	Manna Ash		X	
Pistacia lentiscus	Mastic	X	X	X
Chamaerops humilis	Mediterranean Fan Palm		X	X
Pithecellobium mexicanum	Mexican Ebony	X	X	X
Acacia aneura	Mulga	X	X	X
Bauhinia congesta	Orchid Tree	X	X	X
Cercidium praecox	Palo Brea	X		
Phoenix roebelenii	Pigmy Date Palm		X	X
Butia capitata	Pindo Palm		X	X
Bauhinia congesta 'Lunariodes'	Pink Orchid Tree	X	X	X
Prunus cerasifera	Purple Leaf Plum		X	X
Bauhinia variegata	Purple Orchid Tree	X	X	X
Syagrus romanzoffiana	Queen Palm		X	X
Cycas revoluta	Sago Palm		X	X

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Botanical Name	Common Name	Landscape Zones		
		Front yard	Backyard (Solid Fence)	Backyard (View Fence)
Prosopis pubescens	Screwbean Mesquite	X	X	X
Fraxinus uhdei	Shamel Ash		X	X
Acacia stenophylla	Shoestring Acacia		X	X
Eucalyptus cinerea	Silver Dollar Eucalyptus		X	
Sophora secundiflora 'Silver Peso'	Silver Peso Texas Mountain Laurel	X	X	X
Sophora secundiflora Silver Sierra	Silver Texas Mountain Laurel	X	X	X
Quercus virginiana	Southern Live Oak	X	X	X
Olea europea	Swan Hill Olive	X	X	X
Acacia smallii	Sweet Acacia	X	X	X
Platanus wrightii	Sycamore	X	X	X
Pithecellobium pallens	Tenaza	X	X	X
Ebenopsis ebano	Texas Ebony	X	X	X
Prosopis glandulosa	Texas Honey Mesquite	X	X	X
Tipuana tipu	Tipu Tree	X	X	X
Leguminosae	Tipuana Tipu Tree	X	X	X
Chamaedorea sp.	Various Low Growing Palms		X	X
Prosopis velutina	Velvet Mesquite	X	X	X
Chamaerops excelsa	Windmill Palm		X	
Thevetia peruviana	Yellow Oleander	X	X	X
CACTI / ACCENTS				
Agave species	Agave	X	X	X
Aloe barbedensis	Aloe	X	X	X
Trichocereus candicans	Argentine Giant	X	X	X
Yucca baccata	Banana Yucca	X	X	X
Nolina bigelovii	Beargrass	X	X	X
Nolina microcarpa	Beargrass	X	X	X
Euphorbia antisiphilitica	Candelilla	X	X	X
Cereus triclora	Cereus Triclora	X	X	X
Echinocereus triglochidiatus	Claret Cup	X	X	X
Hesperaloe funifera	Coahuilan Hesperaloe	X	X	X
Nandina domestica	Compact Heavenly Bamboo	X	X	X
Trichocereus terscheckii	Cordon Grande	X	X	X
Yucca recurvifolia	Curveleaf Yucca	X	X	X
Aloe dawei	Dawes Aloe	X	X	X
Agave deserti	Desert Agave	X	X	X

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Botanical Name	Common Name	Landscape Zones		
		Front yard	Backyard (Solid Fence)	Backyard (View Fence)
Asclepias subulata	Desert Milkweed	X	X	X
Dasyliirion wheeleri	Desert Spoon	X	X	X
Ophiopogon jaburan 'Dwarf Kyoto'	Dwarf Mondo Grass	X	X	X
Eriogonum fasciculatum	Flat Top Buckwheat		X	X
Echinocactus grusonii	Golden Barrel Cactus	X	X	X
Dasyliirion acrotriche	Green Desert Spoon	X	X	X
Agave harvardiana	Harvard Agave	X	X	X
Cereus hildmannianus	Hildmann's Cereus	X	X	X
Agave murpheyi	Hohokam Agave	X	X	X
Pedilanthus macrocarpus	Lady's Slipper	X	X	X
Aloe vera	Medicinal Aloe	X	X	X
Pachocereus marginatus	Mexican Fence Post	X	X	X
Euphorbia Tirucalli	Mexican Firestick	X	X	X
Dasyliirion longissimum	Mexican Grass Tree	X	X	X
Ophiopogon japonicus	Mundos Grass	X	X	X
Euphorbia resinifera	Moroccan Mound	X	X	X
Fouquieria splendens	Ocotillo	X	X	X
Cephalocereus senilis	Old Man Cactus	X	X	X
Stenocereus thurberi	Organ Pipe Cactus	X	X	X
Yucca pallida	Pale Leaf Yucca	X	X	X
Agave parryi v. huachuensis	Parry's Agave	X	X	X
Aloe variegata	Partridge Breast Aloe	X	X	X
Cereus repandus	Peruvian Tree Cactus		X	X
Opuntia violacea	Purple Prickly Pear	X	X	X
Hesperaloe parviflora "Brakelights"	Red Hesperaloe	X	X	X
Carnegiea gigantea	Saguaro	X	X	X
Echinocereus coccineus	Scarlet Hedgehog Cactus	X	X	X
Agave desmettiana	Smooth Agave	X	X	X
Yucca aloifolia	Spanish Bayonet	X	X	X
Asparagus densiflorus	Sprenger Asparagus	X	X	X
Agave toumeyana	Toumey's Agave	X	X	X
Agave geminiflora	Twin-flowered Agave	X	X	X
Yucca rupicola	Twisted Leaf Yucca	X	X	X
Agave victoriana	Victoria's Agave	X	X	X
Hesperaloe parviflora (yellow)	Yellow Hesperaloe	X	X	X

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Botanical Name	Common Name	Landscape Zones		
		Front yard	Backyard (Solid Fence)	Backyard (View Fence)
SHRUBS				
Hymenoxis acaulis	Angelita Daisy	X	X	X
Vaquelinia californica	Arizona Rosewood	X	X	X
Muhlenbergia lindheimeri 'Autumn Glow'	Autumn Glow Muhley	X	X	X
Teucruim fruitcans	Azure Bush Germander	X	X	X
Calliandra californica	Baja Red Fairy Duster	X	X	X
Eremophila hygrophana	Blue Bells	X	X	X
Alyogyne huegelii	Blue Hibiscus	X	X	X
Leucophyllum zygophyllum	Blue Ranger	X	X	X
Bougainvillea 'Barbara Karst'	Bougainvillea	X	X	X
Bougainvillea 'San Diego Red'	Bougainvillea	X	X	X
Bougainvillea spectabilis	Bougainvillea	X	X	X
Carissa macrocarpa	Boxwood Beauty Natal Plum	X	X	X
Encelia farinosa	Brittlebush	X	X	X
Muhlenbergia emersleyi 'El Toro'	Bull Grass	X	X	X
Ambrosia deltoidea	Bursage	X	X	X
Bougainvillea 'La Jolla'	Bush Bougainvillea	X	X	X
Lantana camara	Bush Lantana	X	X	X
Convolvulus cneorum	Bush Morning Glory	X	X	X
Zauschneria californica	California Fuchsia	X	X	X
Canna	Canna Lilly		X	X
Tecomaria capensis	Cape Honeysuckle	X	X	X
Acacia greggii	Catclaw Acacia	X	X	X
Salvia clevelandii	Chaparral Sage	X	X	X
Leucophyllum laevigatum	Chihuahuan Sage	X	X	X
Justicia californica	Chuparosa	X	X	X
Leucophyllum frutescens 'Compacta'	Compact Texas Sage	X	X	X
Russelia equisetformis	Coral Fountain Grass	X	X	X
Larrea tridentata	Creosote Bush	X	X	X
Chrysactinia mexicana	Damianita	X	X	X
Hemerocallis sp.	Daylilly (pots only)		X	X
Muhlenbergia rigens	Deer Grass	X	X	X
Caesalpinia gilliesii	Desert Bird of Paradise	X	X	X
Phacelia campanularia	Desert Bluebell		X	X
Cassia nemophila	Desert Cassia	X	X	X
Sphaeralcea ambigua	Desert Globemallow	X	X	X

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Botanical Name	Common Name	Landscape Zones		
		Front yard	Backyard (Solid Fence)	Backyard (View Fence)
<i>Celtis pallida</i>	Desert Hackberry	X	X	X
<i>Anisacanthus therberi</i>	Desert Honeysuckle	X	X	X
<i>Hyptis emoryii</i>	Desert Lavender		X	X
<i>Lotus rigidus</i>	Desert Rock Pea	X	X	X
<i>Rosa radtko</i>	Double Knockout Rose		X	X
<i>Myrtus communis</i> 'compacta'	Dwarf Myrtle		X	X
<i>Punica granatum</i> 'nana'	Dwarf Pomegranate		X	X
<i>Pyracantha koidzumii</i> 'Red Elf'	Dwarf Pyracantha	X	X	X
<i>Dietes bicolor</i>	Evergreen Iris		X	
<i>Calliandra eriophylla</i>	Fairy Duster	X	X	X
<i>Cassia artemisioides</i>	Feathery Cassia	X	X	X
<i>Anisacanthus quadrifidus</i> v. <i>wrightii</i> 'Mexican Flame'	Flame Honeysuckle	X	X	X
<i>Gardenia augusta</i> 'Veitchii'	Gardenia	X	X	X
<i>Teucrium chamaedrys</i>	Wall Germander	X	X	X
<i>Viguiera deltoidea</i>	Goldeneye	X	X	X
<i>Leucophyllum frutescens</i> 'Green Cloud'	Green Cloud Sage	X	X	X
<i>Ziziphus obtusifolia</i>	Greythorn	X	X	X
<i>Guara lindheimeri</i>	Guara	X	X	X
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle	X	X	X
<i>Hibiscus</i> spp	Hibiscus species	X	X	X
<i>Dodonea viscosa</i>	Hopbush	X	X	X
<i>Raphiolepis indica</i>	Indian Hawthorn	X	X	X
<i>Abutilon palmeri</i>	Indian Mallow	X	X	X
<i>Dalea pulchra</i>	Indigo Bush	X	X	X
<i>Buxus microphylla</i>	Japanese Boxwood (compact sp.)		X	X
<i>Ligustrum Japonicum</i>	Japanese Privet		X	X
<i>Simmondsia chinensis</i>	Jojoba	X	X	X
<i>Acacia craspedocarpa</i>	Leather Leaf Acacia	X	X	X
<i>Callistemon viminalis</i> 'Little John'	Little John Bottlebrush	X	X	X
<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage	X	X	X
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise	X	X	X
<i>Salvia chamaedryoides</i>	Mexican Blue Sage	X	X	X
<i>Salvia leucantha</i>	Mexican Bush Sage	X	X	X
<i>Cuphea hyssopifolia</i>	Mexican Heather	X	X	X
<i>Justicia spicigera</i>	Mexican Honeysuckle	X	X	X

THE VILLAGE AT VISTANCIA COMMUNITY ASSOCIATION DESIGN GUIDELINES

Botanical Name	Common Name	Landscape Zones		
		Front yard	Backyard (Solid Fence)	Backyard (View Fence)
Anisacanthus quadrifidus v. brevilobus	Mountain Flame	X	X	X
Tagetes lemmoni	Mt. Lemmon Marigold	X	X	X
Muhlenbergia rigida 'Nashville'	Nashville Grass	X	X	X
Nerium oleander (dwarf)	Petite Salmon or Petite Pink		X	X
Feijoa sellowiana	Pineapple Guava	X	X	X
Cassia didymobotrya	Popcorn Cassia	X	X	X
Jasminum mesnyi	Primose Jasmine		X	X
Dodonea viscosa	Purple Hopbush	X	X	X
Leucophyllum hybrid 'Rain Cloud'	Rain Cloud Sage	X	X	X
Caesalpinia pulcherrima	Red Bird of Paradise	X	X	X
Justicia ovata	Red Justicia	X	X	X
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	X	X	X
Rosmarinus officinalis	Rosemary (trailing specie only)	X	X	X
Ruellia brittoniana	Ruellia	X	X	X
Ruellia peninsularis	Shrub Ruellia	X	X	X
Senna wislizenii	Shrubby Senna	X	X	X
Leucophyllum pruinosa 'Sierra Bouquet'	Sierra Bouquet Sage	X	X	X
Leucophyllum revolutum 'Sierra Magic'	Sierra Magic Sage	X	X	X
Dalea frutescens 'Sierra Negra'	Sierra Negra Dalea	X	X	X
Cassia phyllodenia	Silver-leaf Cassia	X	X	X
Cordia parvifolia	Small Leaf Cordia	X	X	X
Plumbago scandens 'Summer Snow'	Summer Snow Plumbago	X	X	X
Eremophila x Summertime Blue	Summertime Blue	X	X	X
Tecoma spp	Tecoma species	X	X	X
Sophora secundiflora	Texas Mountain Laurel	X	X	X
Cordia boissieri	Texas Olive - Anacahuite	X	X	X
Leucophyllum frutescens	Texas Sage	X	X	X
Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	X	X	X
Ericameria laricifolia	Turpentine Bush	X	X	X
Cyperus alternifolius	Umbrella Plant (pots only)		X	X
Eremophila 'Valentine'	Valentine Shrub	X	X	X
Dicliptera suberecta	Velvet Honeysuckle	X	X	X
Leucophyllum frutescens 'White Cloud'	White Cloud Sage	X	X	X
Rosa banksiae 'Alba Plena'	White Lady Bank's Rose	X	X	X
Eremophila glabra ssp. carnosa Winter Blaze	Winter Blaze	X	X	X
Buddleia marrubifolia	Wooly Butterfly Bush	X	X	X

THE VILLAGE AT VISTANCIA COMMUNITY ASSOCIATION DESIGN GUIDELINES

Botanical Name	Common Name	Landscape Zones		
		Front yard	Backyard (Solid Fence)	Backyard (View Fence)
Eriogonum wrightii	Wright Buckwheat	X	X	X
GROUNDCOVERS				
Salvia Greggii	Autumn Sage		X	
Myoporum parvifolium	Austrian Racer	X	X	X
Melampodium leucanthum	Blackfoot Daisy	X	X	X
Calylophus hartwegii 'Sierra Sundrop'	Calylophus	X	X	X
Plumbago auriculata	Cape Plumbago	X	X	X
Baccharis 'Centennial'	Centennial Baccharis	X	X	X
Carpobrotus chilensis	Chilean Ice Plant	X	X	X
Acacia redolens	Desert Carpet	X	X	X
Baileya multiradiata	Desert Marigold	X	X	X
Zinnia acerosa	Desert Zinnia	X	X	X
Trachelospermum jasminoides	Dwarf Star Jasmine	X	X	X
Dyssodia pentachaeta	Dyssodia	X	X	X
Verbena tenuisecta 'Edith'	Edith Verbena	X	X	X
Oenothera caespitosa	Evening Primrose	X	X	X
Penstemon eatonii	Firecracker Penstemon	X	X	X
Gazania rigens 'Sun Gold'	Gazania	X	X	X
Verbena gooddingii	Goodding's Verbena	X	X	X
Santolina virens	Green Santolina	X	X	X
Convolvulus mauritanicus	Ground Morning Glory	X	X	X
Aizoaceae species	Ice Plant	X	X	X
Drosanthemum speciosum 'Rosa'	Ice Plant	X	X	X
Santolina chamaecyparissus	Lavender Cotton	X	X	X
Hardenbergia comptoniana	Lilac Vine	X	X	X
Zinnia grandiflora	Little Golden Zinnia	X	X	X
Oenothera barlandieri	Mexican Evening Primrose	X	X	X
Eremophila glabra 'Mingenew Gold'	Outback Sunrise Emu	X	X	X
Penstemon palmeri	Palmer's Penstemon	X	X	X
Psilostrophe cooperi	Paperflower	X	X	X
Penstemon pseudospectabilis	Parry's Penstemon	X	X	X
Podranea ricasoliana	Pink Trumpet Vine	X	X	X
Erigeron 'Profusion'	Profusion Fleabane Daisy	X	X	X
Antigonon leptopus	Queen's Wreath	X	X	X
Salvia sp. 'Quicksilver'	Quicksilver Salvia	X	X	X

THE VILLAGE AT VISTANCIA COMMUNITY ASSOCIATION DESIGN GUIDELINES

Botanical Name	Common Name	Landscape Zones		
		Front yard	Backyard (Solid Fence)	Backyard (View Fence)
Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhley	X	X	X
Penstemon baccharifolius	Rock Penstemon	X	X	X
Malephora lutea	Rocky Point Ice Plant	X	X	X
Oenothera stubbii	Saltillo Primrose	X	X	X
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	X	X	X
Teucrium chamaedrys	Sleeping Germander	X	X	X
Erigeron divergens	Spreading Fleabane	X	X	X
Penstemon superbus	Superb Penstemon	X	X	X
Osteospermum fruticosum	Trailing African Daisy	X	X	X
Dalea greggii	Trailing Indigo Bush	X	X	X
Lantana montevidensis	Trailing Purple/Yellow Lantana	X	X	X
Catharanthus roseus 'carpet series'	Trailing Vinca		X	X
Wedelia trilobata	Wedelia	X	X	X
Macfadyena unguis-cati	Yellow Trumpet Vine/ Cat's Claw	X	X	X
VINES				
Jasminum sambac	Arabian Jasmine	X	X	X
Bougainvillea 'Barbara Karst'	Bougainvillea	X	X	X
Bougainvillea 'San Diego Red'	Bougainvillea	X	X	X
Bougainvillea spectabilis	Bougainvillea	X	X	X
Pandorea jasminoides	Bower Vine	X	X	X
Rosa banksiae	Lady Bank's Rose	X	X	X
Mascagnia lilacina	Lilac Orchid Vine	X	X	X
Hardenbergia comptoniana	Lilac Vine	X	X	X
Bougainvillea 'California Gold'	Orange Bougainvillea	X	X	X
Solanum jasminoides	Potato Vine	X	X	X
Antigonon leptopus	Queen's Wreath	X	X	X
Vigna caracalla	Snail Vine	X	X	X
Maurandya antirrhiniflora	Snapdragon Vine	X	X	X
Clytostoma callistegioides	Violet Trumpet Vine	X	X	X
Bougainvillea 'Jamaica White'	White Bougainvillea	X	X	X
Gelsemium sempervirens	Yellow Flowering Jessamine	X	X	X
Mascagnia macroptera	Yellow Orchid Vine	X	X	X

THE VILLAGE AT VISTANCIA COMMUNITY ASSOCIATION DESIGN GUIDELINES

Botanical Name	Common Name	Landscape Zones		
		Front yard	Backyard (Solid Fence)	Backyard (View Fence)
PROHIBITED				
Bignonia capreolata	Trumpet Creeper			
Brachychiton populneus	Bottletree			
Campsis radicans	Tangerine Beauty Crossvine			
Cenchrus ciliaris or Pennisetum ciliare	Buffel Grass			
Cynodon dactylon	Common Bermuda Grass			
Dalbergia sissoo	Sissoo Tree			
Eragrostis lehmanniana	Lehmann's Lovegrass			
Eucalyptus sp.	Eucalyptus Species			
Gutierrezia sarothrae	Snakeweed			
Hordeum jubatum	Foxtail Barley			
Pennisetum sp.	Fountain Grass			
Oleander sp.	Oleanders - except for petite varieties			
Olea sp.	Olive Species - except for 'Swan Hill'			
Parkinsonia aculeata	Jersalem Thorn/Mexican Palo Verde			
Prosopis chilensis	Chilean Mesquite - in pedestrian/vehicular areas			
Rhus lancea	African sumac			
Washington robusta	Mexican Fan Palm			

THE VILLAGE AT VISTANCIA COMMUNITY ASSOCIATION DESIGN GUIDELINES

APPENDIX D

Plant List – Back Yard Palm Trees

The following palm trees have been added to the plant list for those back yards that are fully fenced with a solid wall:

Bismarckia	Bismark Palm
Chamaerops humulis	Mediterranean Fan Palm
Phoenix robselenii	Pigmy Date Palm
Butia capitata	Pindo Palm
Syagrus romanzoffianum	Queen Palm
Cycas revolute	Sago Palm
Chamaedorea sp.	Various low growing Palms
Chamaerops excelsia	Windmill Palm

The following palm trees have been added to the plant list for those back yards with view fence:

Bismarckia	Bismark Palm
Phoenix robselenii	Pigmy Date Palm
Syagrus romanzoffianum	Queen Palm
Cycas revolute	Sago Palm
Chamaedorea sp.	Various low growing Palms
Chamaerops humulis	Mediterranean Fan Palm

All references to view fence/view wall herein are defined as a low standing masonry wall with a total height of three feet (3') or less, a combination of a low standing masonry wall (height varies) with over four feet (4') of transparent steel fencing attached or a freestanding transparent steel fence that may vary in height from three feet (3') to six and one half feet (6 ½'). This applies to any and all areas in which view fence/view wall is adjacent to the Discovery Trail corridor, preserved or natural (native) open space, and parcel internal open space with preserved, natural (native) or revegetated open space. The Design Review Committee reserves the right to interpret this definition and application of this restriction where necessary.

Lots adjacent to project open space with view fences are subject to further material limitations.