

**ALISANOS COMMUNITY ASSOCIATION
COMMUNITY RULES, ARCHITECTURAL AND LANDSCAPE GUIDELINES**

Amended: September 27, 2018

RULES AND REGULATIONS

I. COMMUNITY ORGANIZATION

Every resident of Alisanos is a member of the Alisanos Community Association (the "Association"), the entity responsible for the management of all common areas and related homeowners facilities, as well as administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Preservations and Easements (the "CC&R's"). The CC&R's set forth procedures, rules, and regulations which govern the community. The Guidelines for Community Living are an extension of the CC&R's and they are designed to be used in harmony.

The Board of Directors (the "Board") is charged with responsibility for overseeing the business of the Association and has a wide range of powers. The Architectural Committee (the "Committee") is established by the Board to review all improvements within Alisanos including new construction and modifications to existing properties. The Committee has adopted architectural guidelines and standards to evaluate proposed construction activities.

II. ARCHITECTURAL REVIEW PROCESS

Any change, addition, or modification to a site or building exterior of a residential property requires the prior written approval of the Committee. Residents with proposed changes should contact Cornerstone Properties, with whom the Association has contracted for full association management, to obtain the necessary architectural guidelines and submittal documentation.

Simply stated, no new construction or remodeling, **including changes in exterior color**, is to occur on any lot or exterior of any home without the prior approval of the Committee. The responsibility of the Committee is to ensure the harmonious, high quality image of Alisanos is implemented and maintained. Your submittal will be returned to you either approved, denied, or for more information once it has been reviewed by the Committee. Homeowners may appeal the decisions of the Committee to the Board for consideration, in which case the decision of the Board shall prevail.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with and, where applicable, approved by all county, local, state, and federal government agencies. The Committee, the Man-

agement Company, and the Association assume no responsibility for obtaining these reviews and approvals.

III. DESIGN GUIDELINES

A. GENERAL PRINCIPLES

The purpose of the Committee is to ensure consistent application of the Design Guidelines. The Committee monitors any portion of any lot or parcel which is visible from other lots or parcels, the street, or Association common areas. This would include backyards which are visually open to other lots or Association common areas. The Design Guidelines promote those qualities in Alisanos that enhance the attractiveness and functional utility of the community. Those qualities include an harmonious relationship among structures, vegetation, topography, and overall design of the community.

B. Protection of Neighbors

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, light and air, and other aspects of design which may have a substantial effect on neighboring properties.

C. Design Compatibility

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties, and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

D. Workmanship

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship.

IV. BUILDING ARCHITECTURE

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

A. Patio Covers and Storage Sheds

Backyard storage sheds detached from the house will be considered provided they are lower than the home's surrounding wall or fence so as not to be visible from neighboring property. Storage sheds, along with any permanent addition to a home, including patio covers and other buildings, must be submitted to the Committee for approval prior to construction.

B. Satellite Dishes

While the Association cannot prohibit the use of satellite dishes, they can regulate the size and location of the "dish." Any "dish" larger than one meter (39 inches) may not be visible above the fence-line to the streets, neighboring property, and common areas. Those homes with "view" fencing must locate the "dish" in the best possible location so as to minimize the visibility from neighboring property and common areas. All dishes that are visible must be painted to match the body color of the house.

C. Roof and Wall-Mounted Equipment

No devices of any type, such as evaporative coolers or air conditioning units shall be placed on any roof. Electrical boxes, panels, conduits, or irrigation controllers attached to the home are to be painted to match the adjacent surface. Any rooftop solar equipment must be integrated into the roof structure and requires advance approval by the Committee.

D. Outdoor Fireplaces

Installation of outdoor fireplaces requires advance approval by the Committee. Outdoor fireplaces may not exceed fence height.

E. Outdoor Lighting

Any outdoor lighting installed on a lot or dwelling must receive advance approval by the Committee. Permanent lighting sources shall not be directed toward streets, common areas, or neighboring property.

F. Changes of Home Paint Color

No home shall be permitted to be painted a color, other than the original paint colors for that home without the approval of the Architectural Committee. The home owner and Committee should take into consideration many factors that go into the selection of new paint colors, including, existing roof, brick, stone and/or pre-cast concrete colors. Homes adjacent to each other should not be painted similar colors in order to maintain and enhance variation of color and articulation throughout the neighborhood. Homes should be repainted with 3 or 4 distinct colors for the base stucco, accent stucco color and fascia color in a similar manner to the way in which the homes are currently painted..

When submitting paint colors other than the existing approved colors, along with submitting paint swatches, the homeowner must apply the selected colors in a vertical mock up, minimum 30" wide, to the exterior of the home, in order that both the homeowner and Architectural Review Committee can view the sample installation and its relationship with the roof, brick, precast and stone colors of the existing and adjacent homes.

When a home owner receives final written approval, it is their responsibility to ensure that their home is painted the colors that were approved.

V. LANDSCAPING

A. Ornamentation

The utilization of non-living objects as ornaments in the landscape must be harmonious with the character of the neighborhood and must be approved by the Committee. Individual expression is encouraged so long as it does not detract from this goal. Temporary holiday decorations are permitted so long as they are removed after a reasonable period of time.

B. Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash.

VI. MISCELLANEOUS ITEMS

A. Swimming Pools

Amended December 9, 2014

Prior to construction of a swimming pool, a homeowner should contact the Management Company to coordinate the point of construction access to ensure damage to common landscaped areas and common perimeter walls is avoided. In most cases, residents will be advised to enter through the side yard wall, from the front of their homes. Any opening which affects a common Association wall shall require an architectural submittal and a deposit for such work, refundable after walls and landscape are repaired and returned to their original condition. The Committee may also require the Association to replace and repair any common wall which has been affected to insure continuity within the community, with the ability to charge back to the member for labor and materials.

Pools may not be backwashed into the drainage ditches, natural washes, common landscaped areas, drainage-ways, or streets. All backwash water is to be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. Swimming pool fence requirements are regulated by the City.

The City should be contacted to determine the safety fence requirement for your pool. For safety reasons, all openings in walls must be securely covered during construction to prevent children from entering and being injured.

Pool plans will not need prior approval unless there is a feature visible over the wall or a pool slide or other accessible structure or platform (see Play Structures Item I) which would need be reviewed by the Architectural Committee. All pool equipment shall be screened from view of neighboring property, streets and common areas with walls which match the architectural character and color of the house or the existing wall. IF POOL EQUIPMENT IS PLACED NEAR VIEW FENCING, SPACE MUST BE ALLOWED TO ACCOMMODATE THE SCREENING WALL.

B. Flagpoles

Flagpoles are not allowed in residential areas. Homeowners are advised to use brackets mounted on the house or garage to display flags.

C. Basketball Goals and other Play Equipment

Amended February 2006 & June 2008

1. Portable play equipment, such as, but not limited to, Basketball goals, hockey nets, soccer nets, baseball nets etc. will be permitted. No permanent visible play equipment will be allowed in front yards of any lot. Portable equipment items must be placed so they are not visible from adjacent lots or community open space overnight and/or when not in use except as outlined below.
2. Basketball goals in rear or side yards may be permitted only if approved by the architectural committee and if they conform to the following regulations:
 - a. The goal should be positioned within the back/side yard to be more than 20' from all adjacent property lines and from the front yard community wall. Goals closer to the front wall and adjacent property lines may be permitted at the discretion of the Architectural Committee provided the home owner can demonstrate they have achieved a method of screening or mitigation of the impact of the goal from adjacent properties that would be acceptable such as:
 1. Trees and planting to hide the goal from view and keep balls in the home owners yard.
 2. The back board to be clear with no logos.
 3. The metal and or framework of the goal to be painted the exterior color of the home.
 4. The top of the goal to be limited in height when not in use.

D. Driveways

Driveways may not be expanded without the prior approval of the Committee. All driveways must be kept clean and clear of debris, oil, rust, and other stains. A minimum two-foot colored pavers or landscape separation is suggested between the driveway and any expansion.

E. Clotheslines

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a fenced yard and not visible above the top of the block wall or otherwise concealed.

F. Window Coverings Criteria

No reflective materials, including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, or temporary window coverings such as newspapers or bed sheets shall be installed or placed upon the outside or inside of any windows of any house without the prior written approval of the Committee.

No enclosures, drapes, blinds, shades, screens, awnings, or other items affecting the exterior appearance of a house shall be constructed or in-

stalled in any home without the prior written consent of the Committee. The Board has given blanket approval to all off-white or white shutters, mini-blinds, and vertical blinds installed on the interior of windows. All others shall require advance approval by the Committee.

G. Planters and Walkways

Planters, paved walkways, and other hardscape features visible from neighboring property must be reviewed and approved by the Committee. Surface textures and colors are to match the paint color and materials of the house.

H. Ramadas and Gazebos

Ramadas and gazebos may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:

- 1) Maximum square footage (under roof area) is 120 square feet.
- 2) Maximum roof height is 10 feet at the highest point.
- 3) The structure must be set back a minimum of 7 feet from any perimeter wall.
- 4) The structure must be painted to match the house color and maintained in good condition.
- 5) Any roof tile must also match the tile of the house.
- 6) Lighting of the structure must be approved by the Committee prior to installation.

I. Play Structures

Play structures may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:

- 1) May be erected in rear yards only and structures must be set back a minimum of 7 feet from any perimeter wall.
- 2) Maximum height allowed to top support bar, or highest point of structure, is 10 feet.
- 3) Maximum height of any deck / platform is to be 4 feet above ground.
- 4) The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
- 5) The Committee will take the appearance, height, and proximity to neighboring property into consideration.
- 6) Any shade canopy must be a solid tan or earth-tone color.
- 7) Submit a brochure or picture if possible.

J. Gates

Double gates may be installed to allow wider access-ways to yards. Double gates should be the same type, design, and color as the originally in-

stalled single gates. Shrubs, trees, or other plants should be located between the house and the double gates, where possible. All double gates require Committee approval.

K. Gutters and Downspouts

Gutters and downspouts may be considered for approval. The finish on same must match the adjacent surface of the home in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain these additions in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of material to be used, warranty by the manufacturer, and the name and telephone number of the installer.

L. Screen Doors

Screen doors and “security doors” must be approved in advance by the Committee. Submittals should be high quality wrought iron in a color that matches the front door of the house. Overly ornate designs will be discouraged. Pictures or brochures should be submitted.

M. Feeding Birds

Birds are not to be fed within the Alisanos Community by distributing or broadcasting food on the ground in Association common areas or streets.

N. Policy for the Use or Sale of Medical Marijuana

The homeowners association does not allow the cultivation, production, exchange, sale, or use of any marijuana or related products in the common areas of the community. If a resident has any questions they can contact the Arizona Department of Health at www.azdhs.gov.

O. Sidewalk right of way.

Added November 13, 2013

Homeowners may not place anything across the sidewalk that could become a tripping hazard, including but not limited to tape, extension cords, wires or landscaping.

P. Recycling/Trash Containers and Green Organics/Bulk Trash Collection

Added December 9, 2014

Recycling/Trash: No recycling or trash shall be kept on any lot except in covered containers as provided by the City of Tempe. These containers must be stored out of sight except for collection times. Recycling (the Blue Container) is normally collected on Tuesday and Trash (the Black or Green Container) is normally collected Fridays. Place your recycling or trash container at curbside, not on the sidewalk, by 6:00 a.m. the day of collection to ensure your recycling or trash is collected. Do not block the sidewalk and place containers at least 4 feet away from fixed objects including mailboxes, overhead trees and light poles. Do not overfill containers. All materials must be inside of the container. Materials outside of the trash containers will not be collected. Per Community Rule and City of Tempe ordinance containers may be placed for collection no earlier than 6:00 p.m. on the day preceding the scheduled collection day. Containers must be removed from the curb and stored out of sight no later than 8:00 p.m. on the day of collection. If a violation of this subsection necessitates the city to pull back the container from the front curb, the city may assess a charge to the property owner.”

Mixed Bulk Trash and Green Organics Trash is for material too big to fit in your regular trash bin. The Alisanos Community is in “Area G” as defined by the City of Tempe for collection. Please visit their site at www.tempe.gov/city-hall/public-works/recycling-and-solid-waste/green-and-mixed-waste for acceptable/unacceptable items and collection times of the year. The amount of Mixed Bulk Trash and Green Organics waste allowed for each collection is limited to approximately 10 cubic yards – picture a pile about 15 feet long, 6 feet high and 3 feet deep, or roughly the size of a full size pickup truck bed. Items may be placed out for collection no earlier than 10 days prior to the Monday of your collection week and no later than 6 a.m. on Monday of your collection week to guarantee they are received by the City of Tempe. Residents who place their material out prior to the 10-day rule may be subjected to fines from the Alisanos Community Association and the City of Tempe. For a small fee, residents can request a Bulk Trash or Green Organics pickup outside of our Community’s regular schedule. Call 480.350.4311 to schedule a pickup and also coordinate with the Alisanos Community Association in advance to avoid being fined.

VII. COMMUNITY RULES

The following community rules summarize some of the common provisions found in the CC&R’s as well as rules established by the Board. Cooperation on the part of all residents in following these rules will make living at Alisanos an enjoyable experience.

A. Initial Landscape Installation

Any front yard landscaping installed by builders is pre-approved by the Committee. Any portion of a lot which is visible to other lots, the street, or Association common areas must be landscaped within sixty (60) days of close of escrow.

B. General Property Restrictions

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade, or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any re-zoning, variances, or use permits.

C. Trash / Recycling Containers and Collection

No garbage or trash shall be kept on any lot except in covered containers as provided by the City of Tempe. These containers must be stored out of sight except for days of collection.

D. Pets

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior approval of the Committee. Dogs must remain on leashes at all times while on Association property. All owners must clean up after their pets.

E. Machinery and Equipment

No machinery or equipment of any kind shall be placed, operated, or maintained upon any lot or any street.

F. Vehicles, Campers, and Boats

Amended June 2001

No motor vehicle classed by manufacturer rating as exceeding $\frac{3}{4}$ tons, mobile home, travel trailer, camper shell, boat, or any other similar equipment or vehicle may be parked, maintained, or repaired on any lot or on any street so as to be visible from neighboring property. Temporary parking of recreational vehicles, boats, and similar equipment will be permitted, if it is apparent that the item(s) are being loaded or unloaded. All unlicensed motorized vehicles, including, but not limited to: ATV's, motorcycles, go-carts, and similar vehicles are prohibited from entering onto any common areas. No commercial vehicles shall be parked on streets or lots

in the community. Vendors may park for a reasonable amount of time while rendering a service.

G. Parking (Revised March 2009)

Vehicles of homeowners and their guests are to be parked in the garage, carport, or driveway. No inoperable vehicle or those with expired tags shall be parked in driveways or streets. No vehicle shall be parked on landscaped areas such as grass or granite.

Parking on the street is not permitted within the community. All vehicles parked on the street will be towed at the vehicle owner's expense after a minimum of one notice has been given to the owner. Notice will be given either by mail or by tagging the offending vehicle.

No external coverings are permitted on vehicles parked in public view. This would include fabric car covers, wheel covers, or other screening devices designed to shield part or all of a stationary vehicle from the natural elements.

Cars should be parked in the driveway in such a way that the driveway was designed. Parked pulled in or backed in from the street relatively perpendicular to the garage doors. (Adopted January 2010)

H. Building Repair

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

I. Backyard Lights
Adopted November 2001

Any light fixture installed above the height of the fence must be a hooded-type fixture equipped with a "spot" lamp. The maximum allowable wattage of the "spot" lamp is 150 watts. Enshrouded fixtures and flood lamps are not allowed. Installed fixtures must be directed downward so as not to illuminate the house or yard of adjacent residents.

J. Landscaping
Adopted November 2001

Winter rye grass must be planted in the front yard by November 1st.

K. Motorized Scooters
Adopted September 2002

Motorized scooters are prohibited on all community streets and sidewalks.

L. Garage Sales
Adopted November 2002

A maximum of two (2) community garage sales will be permitted per year. Individual garage sales are not permitted.

M. Open House Policy for Realtors and Homeowners
Adopted August 9, 2007

This policy exists to provide the homeowners of Alisanos the opportunity to maximize the ability to sell their homes without an impact on the community at large. It is the responsibility of the homeowner to inform their realtor of this policy.

1. Realtors, Real Estate Agents, and Brokers shall be allowed to hold an "open house" of a property listed for sale within Alisanos.
2. For each open house, there shall be allowed in Alisanos no more than four (4) Open House Directional Signs providing directions to the open house. This includes signs placed outside and inside the gates to the community and one at the residence if desired.
3. Open House Directional Signs may be placed in common areas in Alisanos consistent with these Rules.
4. Open House Directional Signs may only be placed in Alisanos one half hour prior to the start of the open house and must be removed one half hour after the conclusion of the open house.
5. Open House Directional Signs may only be placed at the Elliot Entrance and are prohibited at the Kyrene Entrance.
6. The Open House Directional Sign at the Elliot Entrance may not list the gate code. The sign may list a phone number to be called for potential customers to utilize the call box to gain entry into the community. Homeowners are encouraged to obtain special gate codes for use on the day of the open house to protect the privacy of others in the community. Gate codes may not be publicly displayed.

7. Only freestanding, professional quality, Open House Directional Signage is allowed. The maximum height for such signs is four (4) feet. No signs may be attached to any fences, gates, trees, light poles, the call box, or any landscaping or structure of any kind in Alisanos.

N. Realtor Signs
(Adopted January 2010)

"For Sale" signs are permitted as required by Arizona State Statute. "For Lease" or "For Rent" signs are not permitted within the neighborhood in order to maintain the desired image of the neighborhood.

VIII. RESIDENTIAL LANDSCAPE GUIDELINES

Landscaping provides one of the most important features at Alisanos. The theme of abundant landscape at Alisanos is developed through the use of turf and other live plant material ground cover.

The following is a landscape guideline to help facilitate approval of your landscape plan.

A. Design Elements

The landscape requirements for all residential landscaping which is visible from neighboring properties, streets, and common area shall be turf or a synthetic Bermuda turf approved in advance by the Architectural Committee (a minimum of 50%) with other live ground cover areas allowable

Desert plants (cactus, native desert trees, and shrubs) will be limited to minor accent use and, in any case, must be approved by the Architectural Committee. Artificially colored rocks are prohibited. Decomposed granite matching the decomposed granite used in the common area must be used in all areas that are not covered with turf.

GRANITE. The two approved gravel or granite colors are Super Mix ½ to 1" screened, and Desert Gold ½" to 1" screened.

Trees, shrubs, and annuals adequate to enhance the aesthetic appeal of walls, planters, walks, etc. shall also be included in the landscape theme for the front and side yards. **Cactus or other desert plants will not be approved.** However, rear yards may be landscaped with desert themes, if desired, providing desert type plantings do not protrude above the walls.

No type of header or divider will be allowed on side property lines in the front yard area. This will promote a streetscape that flows together.

All irrigation systems are to be below ground, fully automated, and in compliance with all applicable building codes for state and county agencies. All irrigation systems and landscaping shall be designed and “trimmed” to minimize spray onto streets, driveways, walks, and other non-landscaped areas.

B. Plan Requirements

A minimum scale for the landscape plan is 1” = 20’ with a maximum sheet size of 24” x 36”. Show the outline of the floor plan of the home, walkways, existing or proposed garden walls, or any other landscape feature to be constructed (water features, fountain, benches, etc.). Show the existing fence return (this is the part of your backyard wall that ties into your home). Show proposed location and type of each tree, shrubs, or ground-cover. Include plant schedule specifying botanical and common names, plant container size and total number of each kind of plant.

On the following pages, you will find trees, shrubs, ground covers, and vines recommended and approved by the Architectural Committee. These are all items that can be used when submitting your plans for review. This does not eliminate the need to submit your plans. This does not restrict you from proposing use of plant material not found on the recommended plant list. However, they must be approved by the Architectural Committee.

Front yard landscaping must be completed within 60 days from the close of escrow. Please submit the enclosed form along with your plans to:

Alisanos Community Association
P.O. Box 62073
Phoenix, Arizona 85082-2073

or

Alisanos Community Association
c/o Cornerstone Properties
4323 E. Broadway Rd.
Phoenix, Arizona 85040
(602) 433-0331

If you have any questions, please do not hesitate to contact the Cornerstone Properties office at (602) 433-0331.

ALISANOS RECOMMENDED PLANT LIST

Botanical Name

Common Name

Trees

ACACIA salicina
ACACIA smallii
CHILOPSIS linearis
CHITALPA tashkentensis
EUCALYPTUS torquata
EUCALYPTUS microtheca
EUCALYPTUS erythrocorys
EUCALYPTUS spathulata
FICUS microcarpa nitida
FRAXINUS O. raywoodii
FRAXINUS uhdei
FRAXINUS v. modesto
FRAXINUS velutina 'Rio Grande'
JACARANDA mimosifolia
PINUS eldarica
PINUS halepensis
PITHECELLOBIUM flexicaule
PROSOPIS chilensis
QUERCUS buckleyi 'Red Rock'
QUERCUS virginiana 'Heritage'
RHUS lancea
SCHINUS terebinthifolius (Female)
SOPHORA secundiflora
ULMUS parvifolia 'Sempervirens'

Trees

Weeping Acacia
Sweet Acacia
Desert Willow
Pink Dawn Chitalpa
Coral Gum
Coolibah
Red-Cap Gurh
Narrow-Leafed Gimlet
Indian Laurel
Raywood Ash
Shamel Ash
Modesto Ash
Fantex Ash
Jacaranda
Mondel Pine
Aleppo Pine
Texas Ebony
Chilean Mesquite – Multi
Red Rock Oak
Heritage Live Oak
African Sumac
Brazilian Pepper Tree
Texas Mountain Laurel
Evergreen Elm

Trees Not Recommended

BRACHYCHITON populneus
EUCALYPTUS species (most)
GREVILLEA robusta
MORUS alba
OLEA europaea
POPULUS species
PYRUS kawakamli
SALIX Babylonica

Trees Not Recommended

Bottle Trees

Eucalyptus (some species are acceptable – see above)
Silk Oak
Mulberry Tree
Olive
Cottonwood
Evergreen Pears
Weeping Willows

ALISANOS RECOMMENDED PLANT LIST

Shrubs

ASPARAGUS densiflorus 'Meyeri'
BAILEYA multiradiata
BOUGAINVILLEA sp. 'La Jolla'
CAESALPINIA pulcherrima
CALLISTEMON citrinus
CARISSA grandiflora 'Prostrata'
CARISSA grandiflora 'Tuttle'
CASSIA artemisioides
CHAMAEROPS humilis
CONVOLVULUS Cneorum
CORDIA parvifolia
CYCAS revoluta
CYPERUS altemifolius
DALEA greggii
DIETES Bi-color
HESPERALOE parviflora
HIBISCUS rosa-sinensis
JUNIPERUS chinensis 'Mint Julep'
JUSTICIA spigera
LEUCOPHYLLUM candidum 'Silver Cloud'
LEUCOPHYLLUM langmaniae 'Rio Bravo'
tm
LEUCOPHYLLUM revolutum 'Sierra Magic Mix'
LIGUSTRUM japonicum
MUHLENBERGIA rigens
NERIUM oleander 'Petit-Salmon'
RUELLIA peninsularis
STRELITZIA reginae
THEVETIA peruviana
XYLOSMA congestum 'Compacta'
YUCCA pendula

Vines

BOUGAINVILLEA sp. 'Barbara Karst'
FICUS pumila
PYRACANTHA f. 'Rosedale'
IROSA banksiae 'Alba Plena'

Shrubs

Meyer's Asparagus
Desert Marigold
La Jolla Bougainvillea
Red Bird of Paradise
Bottlebrush
Prostrate Natal Plum
Tuttle Natal Plum
Feathery Cassia
Mediterranean Fan Palm
Bush Morning Glory
Little-Leaf Cordia
Sago Plum
Umbrella Plant
Trailing Indigo Bush
Fortnight Lily
Red Yucca
Hibiscus Variety
Mint Julep Juniper
Desert Honeysuckle
Silver Cloud Texas Ranger
Rio Bravo Sage
Sierra Magic Mix Texas Ranger
Japanese Privet
Deer Grass
Dwarf Salmon Oleander
Desert Ruellia
African Bird of Paradise
Yellow Oleander Variety
Dwarf Xylosma
Pendulous Yucca

Vines

Barbara Karst Bougainvillea
Creeping Fig
Espalier Pyracantha
Banksia Rose

ALISANOS RECOMMENDED PLANT LIST

Groundcover

CARISSA grandiflora 'G.C.'
LANTANA camara 'Dwarf Yellow'
LANTANA camara 'New Gold'
LANTANA montevidensis
LIRIOPE muscari
LONICERA japonica 'Halliana'
PHILOSTROPHE cooperi
ROSMARINUS officinatis 'Prostratus'
RUELLIA brittoniana 'Katie'
SALVIA greggii 'Sierra Linda'
TAGETES lemmonii
VERBENA gooddingii

Annuals

OENOTHERA benandieri
GAZANIA species
PETUNIA hybrida
VIOLA species
CATHARANTHUS roseus

Prohibited Plant and Tree List

Olea Europaea
Pennesethus Setaceum

Cortaderia Selloana
Parkinsonia Aculeatea
Mulberry Trees
Citrus (Not allowed in front)
Eucalyptus (all varieties)

Grass

It is recommended that all grass in the front yard be the Bermuda grass hybrid 'Midiron' in sod form. No common Bermuda grass will be allowed.

Artificial turf must be darker green to match the bermuda grass, have a minimum weight of 65oz and have brown thatch, height to be 1-³/₄" high and tri-toned green/olive color.

Landscape Boulders

All landscape boulders in the front and side yards shall be granite and shall be set into the finish grade at least 1/3 the diameter of the boulder.

ALISANOS RECOMMENDED PLANT LIST

Groundcover

Eucalyptus (all varieties)
Green Carpet Natal Plum
Dwarf Yellow Lantana
New Gold Lantana
Purple Lantana
Lilyturf
Hall's Honeysuckle
Paper Daisy
Prostrate Rosemary
Katie Ruellia
Autumn Sage
Mountain Marigold
Evergreen Verbena

Annuals

Mexican Primrose
Gazania
Petunia
Pansy
Madagascar Periwinkle

Olive Trees (Swan Hill allowed)
Fountain Grass (other than Purple
Fountain Grass)
Pampas Grass
Mexican Palo Verde
Mulberry Trees
Citrus (Not allowed in front)

RESIDENTIAL LANDSCAPE DESIGN REVIEW CHECKLIST

- Is your plan drawn to a minimum scale of at least 1" = 20' 0"?
- Does your plan show the complete outline of the house, the property lines, retaining walls, yard walls, fences, sidewalks, and driveway?
- Have you indicated hardscape materials and color selections?
- Have you shown all proposed walks, paving, walls, shade covers, gates, pools, fountains, or other architectural elements in the yard?
- Does your plan show the sizes and quantities of plants selected from the "Plant List"? Have you met the 50% minimum turf requirement?
- Do all the plans show or note an automatic irrigation system to all plants? Did you note the "Trimmed" requirement?
- Have you shown all proposed low voltage lighting on the plan?
- If you are requesting a variance from any of the requirements, have you included a written explanation?
- Have you filled out and included the APPLICATION FOR ARCHITECTURAL COMMITTEE REVIEW form?
- Have you included TWO (2) COPIES of your landscape plan?
- Have you enclosed your check in the amount of \$50.00 made payable to Alisanos Community Association?

**FRONT YARD LANDSCAPING MUST BE COMPLETED
WITHIN 60 DAYS FROM THE CLOSE OF ESCROW**

Dear Member:

In accordance with Article 7, Section 7.7 of the Declaration of Covenants, Conditions, and Restrictions for Alisanos Community Association,

“No improvements, alteration, repairs, excavations, landscaping or other work, including exterior paint, which in any way alters the exterior appearance of any Property or the improvements located thereon from its natural or improved state... shall be made or done without the prior written approval of the Architectural Committee ...No building, fence, wall, landscaping, residence or other structure shall be erected, maintained, improved, altered, made or done without the prior written approval of the Architectural Committee...”

To obtain approval, submit the attached form to the Association. Please note that two accurate drawings of the proposed structure, modification, or improvement must be attached to this form indicating your lot dimensions, the location and dimensions of the structure or modification, and the distances from all perimeter walls. For room additions, patio covers, ramadas, gazebos, storage sheds, or anything that must tie into the roofline of your home, a permit from the City may be required, and must also be attached to this submittal if applicable. The Architectural Committee will return your submittal to you either approved, denied, or for more information.

Your cooperation in submitting for approval prior to installation is greatly appreciated. Should you have any questions regarding architectural control, or specific questions regarding your submittal, please feel free to contact the Association at (602) 433-0331.

Alisanos Community Association

IX. Common Area Rules

Adopted August 9, 2007

These rules relate to the use of Common Areas. Common Areas include but may not be limited to the large water retention area / park, the water feature areas near the entrances and the mini-parks scattered through the development. These rules do not apply to individually owned areas.

A. Individual Homeowner Use

We encourage the informal use of Common Areas by an individual homeowner.

Individual homeowner use means use by the homeowner, his/her family, and a small number of friends. "A small number of friends" is defined as 20 or less.

Use by an Individual homeowner does not require application to the Board or approval by the Board.

If there is a conflict of usage of space and time in the Common Area, the rule is "first listed gets priority." "Listed" means that your name and intended use is registered with the Association management company.

1. If you want to establish a priority for the usage of space, please list with the Association manager.
2. The first listed gets the usage if there is a conflict of time and space.
3. Listing with the Association manager is not the same as Board approval. Listing just means you advise the Association that you are doing it and will be entitled to priority over others who have not listed or listed after the homeowner.

Usages of the Common Areas specifically approved by the Board, including those sponsored by the Association, take priority over listed or unlisted usages if there becomes a conflict of space and time.

B. Homeowner Function, Private Function, Public Function.

Other than an individual homeowner using a common area with his/her family or a small number of friends, there are three categories of organized activities in the Common Areas. They are:

1. Homeowner Function.

A Homeowner Function is an organized use of a Common Area (other than an individual homeowner using a common area with his/her family or a small number of friends) hosted by a homeowner or a group of homeowners primarily for the benefit of themselves and/or other homeowners of

the Association. An example is a neighborhood group that decides to have a pot-luck picnic, or a Spring Egg Hunt.

Homeowners may have homeowners' functions without applying for permission and without requiring the consent of the Board — unless the time or number of persons requires it (see the "Times and Numbers" section).

If there is a conflict of usage of space and time in the Common Area, the rule is "first listed gets priority". If you want to establish a priority, please list with the Association manager. The first listed gets the usage if there is a conflict of time and space. Listing is not the same as Board approval. Listing just means you say you are doing it.

Usages of the Common Areas specifically approved by the Board for the time and place take priority over listed or unlisted usages if there becomes a conflict of space and time. You can apply for Board Approval even if the rules do not require you to do so, and might do so because you want to establish priority over something that the Board approves.

2. Private Function.

A Private Function is an organized use of a Common Area (other than an individual homeowner using a common area with his/her family or a small number of friends) hosted by a homeowner or a group of homeowners primarily not for the benefit of other homeowners of the Association. An example is a homeowner wanting to have a soccer team practice every Friday afternoon.

Homeowners wanting to have a Private Function must apply to the Board for permission and have the consent of the Board.

3. Public Function.

A Public Function is one without a homeowner hosting the event. An example would be a wedding party wanting to pay the Association for the use of a water feature as a backdrop for pictures.

Public Functions are not allowed without the express permission of the Board.

C. Times and Numbers.

Public, Private, or Homeowner Function use must be at reasonable times and for a reasonable number of persons. Following are the limits of what is presumed reasonable without going to the Board for its consideration of "reasonableness" under all the circumstances involved.

1. After 9 am and before sunset is presumably a reasonable time. The Board must approve a homeowner, private, or Public Function scheduled to occur after sunset and before 9 am.
2. Less than 20 persons who are not homeowners or their immediate family are in attendance, is presumably a reasonable number. The Board must approve a homeowner, private, or Public Function that includes more than 20 persons who are not homeowners or their immediate family.

D. Application Form

A form for applying to the Board for permission for a use of a Common Area is posted on Alisanos.net. You can use your own written materials to apply, but the online form is preferred because it lists the information which normally the Board requests, although the Board is not limited to inquiring about other matters or requiring additional information.

E. Damage to Common Area Note.

Note that a Homeowner using a Common Area (whether only by him/her self or by hosting a Homeowner Function or a Private Function) is responsible for any damages to a Common Area occurring because of the use.