

GILBERT RANCH HOMEOWNERS' ASSOCIATION

ARCHITECTURAL COMMITTEE RULES

LANDSCAPING PROCESS

MARCH 1998

Front yard landscaping must be completed within 180 days from date of closing. It is recommended that back yard landscaping be installed at this time as well since construction access to the back yard is often through the front yard. **Plans need not be submitted for approval, however, the following guidelines are recommended:**

COVENANTS, CONDITIONS AND RESTRICTIONS

The CC&R's recorded with Maricopa County require that all yards visible from the street shall have acceptable landscaping installed within a reasonable amount of time not to exceed 180 days from close of escrow to the first house buyer as to a specific lot. Lots shall be maintained by their owner free of weeds and debris; lawns shall be neatly mowed and trimmed; bushes shall be trimmed; and dead plants, trees, or grass shall be removed and replaced.

In all cases, the installation must comply with Town of Gilbert drainage and grading requirements.

TURF

The Town of Gilbert currently does not limit the amount of turf on residential lots. However, Gilbert Ranch Homeowners' Association joins the Town in encouraging water conservation. It is recommended that you consider turf installation in areas where it can be used for play, for example; and consider desert landscaping in other areas.

PLANT MATERIAL SIZE

All trees must be at least 15 gallon or more in size. There must be at least one 15 gallon tree in the front yard landscape. Five, 5 gallon shrubs will be required at a minimum. Plantings must be installed and maintained in front side yards on all lots and along the outside of the perimeter fence wall on corner lots.

ROCK GROUND COVER

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue, red or other bright colors. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth.

River run rock shall be three (3) inches to six (6) inches in diameter. Not more than 10 percent of the front yard landscape may be river run rock.

IRRIGATION SYSTEM

A drip irrigation system is strongly encouraged for all landscaped areas, except turf.

ASSOCIATION PLANT LIST

**Prohibited Plant
Materials**

The following vegetation types and varieties are expressly prohibited.

1. Olive trees (*Olea europaea*) other than the "Swan Hill" variety. These trees create considerable pollen which disturbs allergy sufferers. A mature tree produces thousands of olives which drop and create a mess in the landscape.
2. Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia* (*Thevetia* Species). Oleanders other than dwarf or *thevetia* varieties get to such a size and trunk thickness that they are difficult to control on a small lot.
3. Fountain Grass (*Pennisetum setaceum*) or Pampas Grass (*Cortaderia Selloana*). Within a very few years, fountain grass and pampas grass build up thatch which makes them extremely difficult to trim back. As a result, they are often let go and are unattractive or owners end up removing them. Pampas grass blades are so sharp, they can easily produce sliver cuts.
4. All varieties of Citrus are permissible **within the confines of the rear yard.**
5. Mexican Palo Verde (*Parkinsonia aculeata*). Known for its extreme shedding.
6. All varieties of mulberry trees. Mulberry trees join fruiting olive trees as a major pollen contributor.

**FINE GRADING
& MOUNDING**

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the Town of Gilbert grading and drainage plan. **Every effort should be made to make the mounding appear natural.**

**WATER FEATURES
FOUNTAINS, ETC.)**

Water features are permitted within rear yard areas. It is recommended water be chlorinated. Water features must be approved by the Architectural Committee when in the front yard.

HARDSCAPE

Any additional pavement areas in any form, e.g., concrete, brick, tile, or any wood decks, etc. in the front yard must be approved by the Architectural Committee. Any decorative items (including fencing, fountains, statuary, etc) in the front yard must be approved by the Architectural Committee.

LIGHTING

- A. Lighting shall be shielded such that the light shines primarily on the lot; lights which create glare visible from other lots are prohibited.
- B. Light fixtures shall not exceed an illumination intensity of more than one (1) foot candle power as measured from lot line.
- C. Outside lights should be screened wherever possible with walls, plant materials, or internal shielding.

ANY ADDITIONS OR IMPROVEMENTS THAT CHANGE THE EXTERIOR OF THE HOMES APPEARANCE; EXCEPT FOR NATURAL VEGETATION, MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE. IN OTHER WORDS, BASKETBALL GOALS, WALLS, ETC. MUST BE APPROVED PRIOR TO INSTALLATION. SEPARATE ARCHITECTURAL REVIEW COMMITTEE GUIDELINES ADDRESS SUCH ADDITIONS OR CHANGES.