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Green Ridge Homeowners Association Design Guidelines



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*This edition of the Green Ridge Design Guidelines
was reviewed and approved by the 2025 Board of
Directors on December 4, 2025.*

I. Introduction

Green Ridge is a custom single family residential community located at the northeast corner of Prince and Houghton Roads. Sheltered by a perimeter of unimproved, natural open space and enhanced by mountain views, Green Ridge provides gracious southwestern desert dwelling opportunities.

The Design Guidelines function to unify Green Ridge by implementation of high development standards and excellence of design to create and enhance lasting values.

The design review for each dwelling is subject to the approval of the Architectural and Landscape Review Committee (ARC) to ensure continuity of excellence throughout Green Ridge. This review is not intended to supersede the permitting functions of the public agencies but to coordinate aesthetic design and construction standards of the various participants.

II. Philosophy

The philosophy of Green Ridge is sensitive integration of a unique architectural image with the natural environment. The goal of Green Ridge is to achieve "harmony with nature", blending the improved environment with the existing Sonoran Desert. The unifying theme is a harmonious and aesthetically pleasing enhancement of the desert community.

With its surrounding perimeter of natural open space, Green Ridge is well suited to justifying such a philosophy. Particular attention has been given to the preservation of native vegetation, with additional open space situated throughout the subdivision to provide buffering. The expression of architectural and landscape design must respect these features and views.

The intent of Green Ridge philosophy is to encourage and foster quality design in architecture and landscape in an atmosphere where individual Owners bear the responsibility and agree to cooperate to achieve Green Ridge's goal of "harmony with nature". To this end, the architecture and landscape design must emphasize organic inseparability between homes, their sites, and the southwestern desert environment.

The objective of the Design Guidelines is to reinforce this philosophy, acknowledge the mutual benefit to Green Ridge community to be derived by implementing it and to do so in a spirit of cooperation between the Owner and the ARC. The understanding and acceptance of this philosophy by everyone will ensure the success of Green Ridge.

III. Architectural Approach

The character of southwestern residential architecture will be further defined with specific design guidelines. Building masses should be predominantly horizontal in order to conceptually enhance the natural features of the locale, although buildings having more than one story will be permitted subject to restrictions contained within the guidelines for specific sites.

Colors and features must be chosen to blend with the naturally occurring desert "mountainscape" as seen from a distance. Residences at Green Ridge may be seen from significant distances and therefore should be composed of shapes and tones responding to the adjacent improved and natural environments.

IV. Landscape

A. Desert and Natural Landscaping

The intent of the landscape guidelines is to promote the establishment of a compatible and continuous landscape throughout Green Ridge. A desert theme, to blend with the natural beauty of the surrounding landscape, shall be the goal for Green Ridge. By preserving existing vegetation where possible, and by re-vegetating and landscaping with similar plants, a unique and special community character will be created. The overall theme is a blending of the community with the natural landscape, rather than dominating and contrasting with it.

Desert landscaping (also referred to as Xeriscape by professional landscapers) does not mean sand or gravel with an occasional cactus. A vast number of plants exist which are native to the southwestern deserts and quite lush and green in appearance. Cactus and succulents are used in limited numbers as accents and focal points. By using predominantly desert plant materials, the planted landscape will not compete with nature. The desert plants will actually enhance the existing environment and wildlife. The plants will be adapted to the harsh desert climate of heat, wind and sun. The unique characteristics of these plants allow them to survive and thrive in this climate with a minimum of water. Within the confines of the private gardens, greener, lusher plants can be used to create a cool effect.

Natural landscaping is also a term that may be used to describe a landscape that aligns with the natural Sonoran desert. The term is very similar to desert landscaping; however, it may be less formal in design and allow for the natural desert floor to serve as the pallet for the vegetation that may be natively growing on your property. It is important to note that “natural” landscaping designs are not equivalent to “Natural Open Spaces” as described below for Zone 3. Natural landscaping areas are subject to the maintenance criteria associated with the Zone in which it is located.

B. Zones

There are three landscape zones established at Green Ridge. The zones affect a standard of landscaping which becomes progressively more natural as one moves through the community from the areas of development, progressing to natural open space. *Note that all Zone guidelines specified below restrict any prohibited plants listed in the Pima County and Design Guidelines Prohibited Plant Lists, as well as those found unacceptable by the ARC.*

1. Zone 1: Adjacent Residential Landscape

- **Scope:** The area immediately around the dwelling and driveway areas that presents the property to the public. This includes the street facing front yard, the sides of the driveway leading to the garage, areas along the sides of the dwelling if visible from the street or other homes within the community, as well as the backyard space within the garden or yard walls/fences. Zone 1 areas may or may not be irrigated, however homeowners are responsible for all upkeep, appearance, weed and pest control that are necessary to maintain the property in accordance with design guidelines specified in both the currently approved ARC Design Guidelines and the Declaration of Covenants, Conditions and Restrictions and Grant and Reservation of Easements

of Green Ridge Subdivision. There may be both **public** and **private** areas in Zone 1, which have distinct and specific guidelines for maintenance as outlined below.

- **Public Guidelines:** Zone 1 areas visible to the public will be desert-like in character, with plants from the southwest Sonoran Desert or similar areas. The use and amount of turf allowed will be restricted. Areas must be kept free of ground weeds, pests, untrimmed foliage, dry or dead brush or other debris. This is the most restrictive area and is subject to the guidelines specified in the Declaration of Covenants and the currently approved ARC Design Guidelines.
- **Private Guidelines:** Zone 1 areas that are hidden by walls or structures and are not visible to adjacent properties are considered private. Private areas are the least restrictive in terms of the type of vegetation that may be planted. Provided the design is not in direct conflict with the prohibited plant list as specified by Green Ridge HOA Design Guidelines and Pima County regulations, a private area may be landscaped and hardscaped as desired by the Owner, without limitations to water usage, turf, plantings, or other design requirements required for public facing zones.

2. Zone 2: Transition/Visibility Landscape

- **Scope:** This zone covers the portions of the lot that lie between Zones 1 and 3. Typically, this is the area beyond the proximal sides of the front yard and the back wall or garden enclosures, which are visible from the street or visible from adjacent homes or common areas, such as gate entrances or turn around islands. This may include the frontage strip between the street and the lot, the side yards between two properties, or other areas surrounding the dwelling that are visible to the public. While Zone 2 areas are any areas that are not Zone 1 or Zone 3 areas, the precise demarcation between the zones may not always be exact. When in doubt, the higher standard of maintenance should be applied.
- **Guidelines:** Zone 2 areas are naturally appearing and will be close in character to the Tucson desert region. While additional plantings and natural landscaping are permitted in Zone 2 areas if desired by the homeowner, no turf will be allowed in Zone 2. When building new construction, as much of the natural plant material existing on-site that can possibly be saved will be presented and integrated into the site landscaping. In general, minimal owner maintenance is expected in Zone 2 areas, however from time-to-time owners may be required to remove ground weeds around street facing areas or adjacent properties, remove hazardous dead vegetation, remove invasive species, clean up trash and debris, manage fire or flood risk, or engage in activities to preserve native vegetation.

3. Zone 3: Natural Open Space/Conservative Easements

- **Scope:** This zone covers portions of the lot that have been designated by the original developer of the subdivision as “Natural Open Space”. Natural Open Space (NOS) provides natural buffers between properties (lots) within the subdivision, other subdivisions, roads and utilities. Zone 3 NOS areas are typically 40-to-100-foot setbacks at the back and/or sides of each property but may vary slightly by lot. ***It is the responsibility of each homeowner to understand where the NOS areas are located on their lot.*** Please refer to the recorded plat maps for the Green Ridge subdivision at <https://maps-and-records.tucsonaz.gov/subdivisions/details/5410>.
- **Guidelines:** Zone 3 portions of each lot shall be left undisturbed in a manner to retain the existing natural desert character. While these areas may not be built upon, landscaped, altered, planted, irrigated, graded or improved unless specifically required for fire or public safety compliance, they are included on the

property deed and remain the sole responsibility of the owner. Homeowners must provide ongoing stewardship of the native vegetation through periodic maintenance to ensure hazard mitigation, trash removal and clearing invasive weeds.

V. Review and Approval Process

The Architectural and Landscape Review Committee (ARC) is established to oversee the overall development and maintenance of Green Ridge in accordance with the Design Guidelines and the professional judgment of the ARC members. The ARC is empowered as described within the Declaration of Covenants, Conditions and Restrictions to administer and enforce proper development and operation of Green Ridge. The ARC will perform its duties and be composed of a membership as described within the empowering document.

Design development or improvement and review will follow a logical sequence wherein the Owner and the ARC enter into a process-oriented relationship as described within the design review procedures of the Design Guidelines.

A. Architectural and Landscape Review Committee

The ARC is the design review agent for Green Ridge Homeowners Association of Pima County, hereafter called the "Association." The ARC will consist of a minimum of three to a maximum of seven members. Each member will hold office until such time as he has resigned or been removed, or until his successor has been appointed as set forth in the Declaration of Covenants, Conditions and Restrictions for Green Ridge, hereafter called the "Declaration."

Members of the ARC will be appointed as provided in the Declaration or mandated by State statute, which in substance provides for the Association to appoint the ARC, as defined in the Declaration. Any member of the ARC may at any time resign from the ARC upon written notice delivered to the Association, which then has the right to appoint and remove members.

The ARC shall have the duty to consider and to act upon such proposals or matters submitted to it pursuant to the Design Guidelines, to perform such other duties delegated to it by the Association, as defined in the Declaration, and to amend the Design Guidelines when, and in the manner, deemed appropriate or necessary by the Association to further the philosophy of Green Ridge or the practical necessities of making Green Ridge an outstanding and successful community.

The ARC shall meet as necessary to perform its duties. Virtual meetings held by electronic mail communication will constitute valid meetings of the ARC as long as appropriate electronic records of correspondence are maintained. The vote or written consent of a majority of the members shall constitute an act by the ARC unless a unanimous decision of its members is otherwise required or the ARC has previously acted to delegate powers to one or more members of the ARC. The ARC shall keep and maintain a record of all actions taken at such meetings or by electronic vote.

Unless authorized by the Association, members of the ARC shall not receive any compensation for services rendered. Members shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any ARC function or duty. Professional consultants retained by the ARC shall be paid such compensation as the ARC determines.

B. Amendments to Guidelines

These Design Guidelines are subject to revision by amendment as follows:

1. ARC Action

At such time as the ARC determines that any portion of these Design Guidelines should be revised, the ARC shall send to the Association in written form a proposed amendment outlining the changes and the reasons, therefore.

2. Association Action

The Association shall either approve or disapprove the proposed amendment in writing. Failure of the Association to disapprove the proposed amendment shall in no way be deemed to be approval of same.

3. Association Authority

The Association may also amend the Design Guidelines independently.

C. Enforcement

These Design Guidelines and the plans as approved by the ARC may be enforced by the ARC or the Green Ridge Homeowners Association of Pima County as provided herein or in the Declaration of Covenants, Conditions, and Restrictions. The description of the process, composition, and duties of the ARC is intended to provide general information to the Owner. The Declaration, as the empowering document may be amended from time to time, should be consulted for additional information and requirements.

VI. Design Review Procedures

A. Review Process

Proper development standards will be assured to every Owner by the practice of design review as established by the ARC. The ARC is responsible for reviewing and approving all Major and Minor improvements, revisions or alterations done to the exterior of the home or the Lot.

Owners receive Design Guidelines at the time they purchase the property. In addition, existing owners will be notified in writing (electronically or mailed) of any updated versions of the Green Ridge HOA Design Guidelines that have been revised and approved by the Green Ridge HOA Board of Directors. All ARC requests will be submitted through the Green Ridge HOA Website at www.greenridgehoa.net. Alternatively, requests may also be made directly through the currently contracted Property Management Company, who will then forward requests to the ARC for review.

1. Interior and Private Area Improvements

Interior and private area improvements that do not affect the exterior structure, aesthetics, or appearance of the Home are exempt from the ARC review process. However, when interior or private area improvements involve the temporary placement of roll-off containers, contractor vehicles, equipment, or other activity beyond periodic or scheduled maintenance that may impact neighboring lots, common areas, roadways or parking, it is requested that the Owner provide the ARC with a ***courtesy notification*** prior to commencement. This notification is for coordination and communication purposes only and does not constitute an application for approval.

2. Minor Improvements

Minor improvements are defined as low impact changes that are consistent with existing community appearance, and which do not alter the structure, footprint, or roofline, and involve no grading, excavation, or utility modifications. Minor enhancements require ARC submission with enough description to explain the project and the timelines. Simple drawings or pictures may be submitted to assist ARC committee members in understanding your project and expediting the approval process. At least two members of the ARC Committee must review Minor Improvement submissions. If consensus on the project approval status is not met by both members, the project must be reviewed by the entire ARC committee.

3. Major Improvements

Major improvements are defined as higher impact changes that alter the integrity of existing architectural structures or introduce new structures or materials that are visible from the street or common areas. Furthermore, if any component of the improvement requires a building permit, affects structural or load-bearing elements, or could affect neighbors privacy, views, light, or drainage, it is considered a Major Improvement. Pictures and design drawings are typically required to assist in the ARC review process; however, not all major improvement projects will require formal architectural plans and design drawings. At least three members of the ARC Committee, one of which includes the ARC Committee Chairperson must review all Major Improvements not requiring architectural review.

For major improvement projects that involve formal architectural designs and blueprints, the ARC may elect to engage the services of an outside architect to review the plans. In this circumstance, the ARC may provide provisional approval on the project concept, prior to the final review and approval of the Green Ridge HOA Architect. All Major Improvements requiring architectural review must be reviewed by the full ARC Committee and the Board of Directors. The Board is responsible for securing the services and approving the pricing of the architect selected to represent Green Ridge HOA in the review of the project.

Examples of Minor and Major Improvements are listed in **Table 1** and are not all inclusive. If an improvement is not listed below or falls into a gray area, the ARC has the sole discretion to classify the improvement type based on visibility, impact, structural relevance, and compatibility with community standards.

Category	Minor	Major
Painting	New color repaint	None
Landscaping	New shrubs, small plants, small cacti	Trees/large cacti (new or removal), grading
Hardscape	Small stepping stones, refresh existing	New patios, walkways, major redesign
Structures	None	Garages, pergolas, additions, pool houses
Fencing/walls	Repair in-kind	New fence or wall, height changes
Lighting	Replace fixtures with similar style	New exterior lighting plan
Windows/doors	Replace existing windows/doors	New openings, major style changes
Driveways	Repair/resurfacing with same materials	New driveway, new materials, new design
Solar Panels	Maintenance, replacements-in-kind	New unit or batteries, expansion, relocation
Roofing	Maintenance, replacement-in-kind	New roofline or materials
Pools/Spas	Resurfacing, deck redesign, salt conversion ¹	New pool, relocation, grading, shade structures

Table 1. Examples of Minor and Major Improvement Projects

The ARC goal is to process each submittal fairly, consistently, in a timely manner, in accordance with sound professional judgment and the requirements of these Design Guidelines and the Declaration of Covenants, Conditions, and Restrictions. The ARC has established reasonable procedural rules for the review of plans and specifications.

The address of the ARC shall be the Association management company and may be the place for the submittal of plans, specifications, materials and review fees. In addition, ARC requests may be submitted electronically via the Green Ridge Home Owners' Association Web site. All plans for Major Improvements that require review and approval by the Green Ridge HOA Architect may be submitted digitally or in paper format. Paper copies must be submitted in triplicate when digital copies are not available.

Architectural review fees may be imposed and are due at a point in the approval process if specified by the ARC (see below). Obtaining the required ARC approval is a prerequisite to initiating any property improvements. The only exception is repainting the exterior dwelling with the same color, provided that the color is listed on the

¹ Pool or spa improvements in a private Zone 1 area that are not visible from the street or adjacent properties are exempt from the ARC approval process; however, Owners are encouraged to provide a courtesy notification to the ARC as described in the section above on Internal Improvements.

Association's currently approved color pallet. Because the approved color pallet may be updated over time, Owners are encouraged to contact the ARC to verify their color of choice is on the approved color pallet prior to repainting and may be responsible for any costs related to repainting in the event they have not met the requirements specified in the Design Guidelines.

The ARC, before giving such approval, may require that changes be made to comply with the requirements of the Declaration, these Design Guidelines and such additional requirements as the ARC may, in its discretion, impose as to structural features of any proposed improvement, the type of material used, or other features or characteristics thereof not expressly covered by any provisions of this document, including the siting or location of any proposed improvement with respect to the topography and finished ground elevations. The ARC may also require or specify, in its discretion, the exterior finish or color, and the architectural style or character of any proposed improvement in view of the general architectural style and character of existing improvements within the Project.

The ARC, before giving its approval, may impose conditions, including without limitation, time limitations for the completion of improvements, or require changes to be made that, in its discretion, are required to ensure that the proposed improvement will not detract from the appearance of the project, or otherwise create any condition unreasonably disadvantageous to other Owners or detrimental to the project as a whole. Until all plans and specifications required for each submittal are determined by the ARC to be complete, the ARC shall have no obligation to review any partial submittal. The ARC will act upon complete submittals promptly.

B. ARC Review Timelines

The amount of time taken by the ARC for the approval process will vary with the nature of the proposed project, the adequacy and complexity of the design information, and the completeness of submitted plans. Target times for each step are as follows.

Minor Improvements: A decision of the ARC to approve or disapprove a submittal, together with an explanation of any further conditions to be satisfied by the Owner, is typically made within seven (7) days after receipt of a completed submittal for projects deemed as "Minor Improvements".

Major Improvements without Architectural Review: For major improvement projects that do not require an architectural review, the typical turnaround time is 7 to 10 business days but may take up to 14 days if site visits are required or additional clarification is needed.

Major Improvements Requiring Architectural Review: Decisions to approve or disapprove Major Improvement Projects that require architectural review by the Green Ridge HOA Architect may be made in phases. Following review by the ARC Committee, provisional approval of the conceptual plan may be provided so that the Owner may proceed with the completion of their final architectural design plans and drawings. Timelines for provisional approval can vary. Following provisional approval and the receipt of the final design plans and drawings, the ARC will secure the services of an architect to review the project and notify the Owner of the expected turnaround time and any architectural fees. Homeowners should expect a minimum of 30 days for the completion of reviews requiring an outside architect.

The Green Ridge ARC Committee should strive to expedite the approval process for all improvement projects as quickly as possible for its Members, however, given the possibility of exigent circumstances that prohibit assembling a quorum of the ARC for voting purposes, these target timelines may not always be met. Failure of the ARC to notify the Owner regarding a completed submittal within the target timelines shall not be deemed approval of the submittal. Further, approval by the ARC of any submittals, for any work done or proposed, or in connection with any other matter requiring the approval or consent of the ARC, shall not be deemed to constitute a waiver by the ARC of its right to approve, disapprove, object or consent to any of the features or elements embodied therein when the same features or elements are embodied in other plans, specifications, drawings or other matters submitted to the ARC.

C. Appeal Process

An Owner may appeal or request reconsideration of a ruling by the ARC by submitting to the Green Ridge Homeowners Association Board of Directors written arguments for each reconsideration and the relief requested within thirty (30) days of the date of receipt of the ARC's ruling. The Board of Directors will schedule a special meeting to consider the request not sooner than 10 days nor later than 20 days from the date of receipt of the appeal or request for reconsideration and will issue a written decision within 7 days after the special meeting has been held. The special meeting will be closed unless the Owner requests an open meeting. The Board will give the Owner and any other interested parties notice of said meeting. No fee is required for reconsideration of a ruling. Failure of the Board of Directors to notify the Owner regarding the appeal or request for reconsideration shall mean that the original decision is affirmed. Decisions of the Board in this regard shall be binding and conclusive.

Final approvals for a project by the ARC are valid for no more than one (1) year from the date of final approval and must be obtained prior to submitting to Pima County for a building permit. If a building permit is not issued within one (1) year after approval from the ARC, the previous approval is void and an application for the proposed improvements must be resubmitted and reapproved by the ARC.

Verbal approvals are not effective approvals under any circumstances. The Owner shall not rely on and shall not place any value whatsoever on a verbal approval by anyone, including a member of the ARC. The ARC shall not be bound in any respect by a verbal approval.

Neither the Association, its Board of Directors (hereafter called the "Board"), nor the ARC or any of its members, nor the designated representatives thereof, shall be liable for damages to any Owner or Owner's representative submitting plans or specifications to the ARC or any of the entities named above for approval, or to any Owner or Owner's representative affected by the Declaration or these Design Guidelines by reason of mistake of judgment, omission, or negligence unless due to willful misconduct or bad faith of the ARC.

Each Owner, as a condition to obtaining any approval under these Design Guidelines, agrees to fully indemnify, protect, defend and hold harmless, the Association and the ARC against and from any and all claims, liabilities, lawsuits and disputes related to any approval and/or approved or disapproved improvement.

D. Architect Review Fees

Major Improvements that will likely require a formal architectural review may be initially submitted to the ARC with preliminary conceptual design plans and working drawings for purposes of conceptual approval. Depending on the type and scope of the project, the ARC may deny a request, request additional information, grant final approval without additional architectural review, or grant provisional approval in the event that the project requires the full review and approval of an architect representing Green Ridge HOA.² For Major Improvements granted provisional approval and requiring architectural review, the ARC Chairperson will contact the architectural firm approved by the Board to obtain the fee schedule and estimated timelines for review. The fee schedule and estimated timelines for review shall then be provided to the homeowner. Following the receipt of the fee schedule and timelines, the owner must then submit the completed Design Development & Working Drawings to the ARC (if different from the drawings submitted initially), along with the Architect Review Fees required for the review to proceed with the Green Ridge HOA Architect. All fees must be paid prior to final approval by ARC and are non-refundable. These amounts shall be the rates for the architectural firm approved by the Board as necessary to protect the interests of the Green Ridge community and its common assets.

E. ARC Approval, Permits, and Owner Responsibilities

Following provisional or final approval of the plans by the ARC, written notification shall be provided to the Owner evidencing such approval. Plans shall not be submitted to the architect for the Green Ridge Homeowners Association without provisional approval by the ARC. In addition, plans shall not be submitted to Pima County for a formal review until written notification of final approval has been issued and by the ARC. Other Approvals.

Approval of any improvements by the ARC does not waive the necessity of obtaining the required permits and approvals from the County or any other public agency. Obtaining a County permit does not waive the need for ARC approval. The ARC will not knowingly approve an improvement that is in violation of the applicable government codes.

Approval of Plans or specifications by the ARC refers only to their conformity with these Design Guidelines, the Declaration, and any other regulations and conditions as imposed by the ARC. The ARC takes no responsibility for and makes no representations with respect to plan conformance with governmental codes or any other criteria. The ARC, by its submission of these standards and approval of plans and specifications, assumes no liability or responsibility for engineering or structural design, or for any defect in any improvement made pursuant thereto, and its approval shall not be deemed approval of any plans or design for structural safety and conformance with building or other codes.

² Pinehurst or other contracting companies that may be used to protect the interests of the Green Ridge Community and its common assets must be approved by the Green Ridge Board of Directors.

F. Inspection of Improvements

In accordance with the Declaration, any member of the ARC, or any other representative, agent, or employee of the Board, may, at any reasonable hour enter a lot and inspect any improvements being built thereof, for the purposes of inspection for compliance with approved plans, these Guidelines and the Declaration.

Upon completion of any improvement, the Owner shall give written notice thereof to the ARC. The ARC, or its duly authorized representative, may inspect the completed improvement in order to determine whether it was constructed, erected or installed in substantial compliance with the approved plans. If the ARC or its representative finds that such work was not done in substantial compliance with the approved plans and specifications, it shall notify the Owner in writing after the inspection. The notice shall specify the particulars of noncompliance.

In the event the Owner fails to remedy the noncompliance within sixty (60) days from the date the Owner is notified, the ARC shall advise the Board of Directors. Upon receipt by the Board of notification of noncompliance from the ARC, the Board, in addition to any other remedies it may have pursuant to these Guidelines, the Declaration and applicable law, shall have legal standing to commence and prosecute legal proceedings against any Owner in order to correct such noncompliance as it deems necessary.

G. Timeline for Completion of Improvements

1. Minor Improvements

Following the approval by the Architectural and Landscape Review Committee for a minor improvement project, the Owner must notify the committee of the date of commencement. The date of commencement must occur within one year of approval. Once commenced, the project must be completed as specified in the Project Timelines. Should completion not occur according to specified timelines, the Owner must notify the committee in writing to request an extension. Extensions may not exceed a total of sixty (60) days from commencement, unless the owner provides a written request describing the circumstances that the Owner believes warrants a longer extension and approval has been granted by the committee. The ARC has sole discretion to determine whether to grant a requested extension. Failure to notify the committee of the date of commencement or to complete the project in approved timelines may result in the imposition of fines by the Architecture and Landscape Review Committee of **\$100 per month** of delay (with no proration) unless waived by the ALRC for exigent circumstances. The decision of the ARLC to grant or deny a waiver of fines shall be binding and conclusive.

2. Major Improvements

Following the final approval by the Architectural and Landscape Review Committee for a Major improvement project, the Owner must notify the committee of the date of commencement. The date of commencement must occur within one year of final approval. Once commenced, the project must be

completed as specified in the Project Timelines. Should completion not occur according to specified timelines, the Owner must notify the committee in writing to request an extension. Extensions may not exceed a total of **180 days** from commencement, unless the owner provides a written request describing the circumstances that the Owner believes warrants a longer extension and approval has been granted by the committee. The ARC has sole discretion to determine whether to grant an extension. Failure to notify the committee of the date of commencement or to complete the project in approved timelines may result in the imposition of fines by the Architecture and Landscape Review Committee of **\$500 per month** of delay (with no proration) unless waived by the ALRC for exigent circumstances. The decision of the ARLC to grant or deny a waiver of fines shall be binding and conclusive.

3. Structural Damage and Repair

In the event of structural damage by fire or other unforeseeable causes, Owners must submit a plan to repair, replace or remove the structure within 45 days from the time of damage, and must be completed as specified in the Project Timelines but not greater than three (3) months from the time of damage, unless a longer period is approved by the Architectural and Landscape Review Committee. Following the committee's approval of the repair project, the Owner must notify the committee of the date of commencement and is subject to the rules and regulations specified above for Major and/or Minor Improvements. The committee shall collaborate with the Owner to determine project scope but will ultimately have full discretion in determining the limits of what constitutes Major vs. Minor Improvements for purposes of establishing timelines or fines.

VII. Submittals

A. Conceptual Plan Submittal

The design review process begins with the Owner submitting to the ARC a narrative Conceptual Plan with appropriate drawings that describes the intended scope and timeline of the proposed Project. At minimum, the following information must be submitted for all ARC requests, regardless of improvement type:

- Name of property owner
- Address
- Lot number
- Phone number
- Email address
- Description of proposed work, including dimensions, materials, and colors
- Estimated Start Date
- Estimated Date of Completion
- Attachment of drawings, pictures or documents as it relates to the project
- Owner's signature and acknowledgment of applicable community standards

On the basis of this Conceptual Plan, the ARC then decides whether the Project represents “Major Improvements” (e.g. new construction, residence modifications/additions, landscape hardscaping) or “Minor Improvements” (e.g. house painting, improved property landscaping, minor external changes to the residence). The ARC shall have full discretion in determining the limits of what constitutes Major Improvements. The ARC may decide, in its discretion, that the Conceptual Plan for either Minor or Major Improvements is adequate and sufficient to allow immediate approval of the Project. If so, the Owner shall be informed as such. If not, the Owner shall be informed as to additional information or materials required by the ARC to render a decision on the proposed Project.

B. Optional Orientation Session for Major Improvements

For Owners proposing Major Improvements, an optional orientation session for the Owner and Owner's design team with an ARC representative can be arranged upon request by the Owner. The orientation session provides the Owner with an opportunity to:

- Review the entire process of designing and building improvements at Green Ridge and understand Owner's role in that process;
- Review professional consultant requirements;
- Review Green Ridge architectural and landscape goals and philosophy;
- Have any questions about the review and building process answered and have the option to take a site tour with the ARC Chair or the ARC Chair's representative.

The orientation session provides the ARC or its representative an opportunity to meet each Owner and member of the design team and understand each Owner's thoughts and desires about the kind of improvements the Owner is contemplating.

An integral part of the success of the design process is active involvement by the Owner.

The Owner is responsible for understanding and complying with the provisions of the Design Guidelines and assuring that all Owner's Consultants also understand and comply with the ARC's requirements and the Design Guidelines. Note that owners may be responsible for additional architectural review fees in the event that it is deemed necessary by either the ARC Chair or the homeowner, for the Green Ridge HOA Architect to attend the orientation session.

C. Required Submittal for Major Improvements

For Major Improvements, the submittal required beyond the Conceptual Plan must include the Design Development & Working Drawings and a Vegetation Preservation & Salvage Plan along with any architect review fees. The Design Development & Working Drawings provide the ARC a complete understanding of the architecture, the landscape, and the proposed materials for the Major Improvements. The Design Development & Working Drawings format shall be "Master Spec" or other industry recognized format. Note that in the event digital copies are not available to all parties, three (3) sets of paper Design Development & Working Drawings and the Vegetation Preservation & Salvage Plan are required.

These drawings will be reviewed for compliance with ARC requirements made during previous submittals, the requirements that the ARC states are necessary in its sole judgment, and all Design Guideline requirements. Prior to formal submission for a Building Permit from Pima County, the Owner is responsible for securing written approval from the ARC for the submitted Design Development & Working Drawings. The Owner is responsible for ensuring that any changes to the approved plans are further reviewed and approved by the ARC prior to initiation of Major Improvements.

D. Detailed Major Improvement Submittal Requirements

Owner or Owner's professional Consultants may submit the Design Development & Working Drawings and the Vegetation Preservation & Salvage Plan of the proposed Project when in receipt of the ARC's written approval of the Conceptual Plan.

1. Introduction

As a general requirement, each Consultant shall include an information block on all submittal sheets containing:

- North arrow;
- Street names;
- Submittal date;
- Date of each revision, change or plan re-issue;
- Name, address and phone number of owner;
- Name, address, office telephone number, state (where registration is valid)
- License numbers of the project architect and other consultants;
- Sheet number and description.

2. Cover Sheet with Site or Vicinity Map

3. Site and Floor Plan (1/8 " scale). This plan to include:

- Adjacent lot numbers;
- All proposed and existing architectural and landscape improvements twenty-five feet (25') into adjacent lots, or common areas;
- Approved pad elevations;
- Slab elevations;
- Dimensioned building, roof overhang line, and pool set-back lines from lot lines;
- Easements on the lot;
- All service yards, trash areas, pool, gates, air conditioning, irrigation and other equipment;
- Utility service locations from the lot and residential meter locations;
- Hardscape - material and color designations;
- Rooms designated by name and dimensions;
- Retaining or freestanding garden walls, garden gates and their finishes (note garden wall elevations);
- Square footage for enclosed air-conditioned space;
- Garage and mechanical room square footage;
- Covered patio area;
- Location and description of all control and expansion joints on exterior hardscape.

4. **Grading and Drainage Plan (1/8" scale). This plan to show:**

- All existing grade contours on the lot, common area and streets, within twenty-five feet (25') of lot, with dashed lines and all proposed grades on lot with solid lines, both at two foot (2') contour intervals. Show top and toe of slope line locations and changes in slopes (with elevations);
- Location of all roof drains, area drains and dry wells and connections to underground drainage system including dry wells where required;
- Means of achieving positive drainage away from all structures with flow arrows to lot line; spot elevations on drain inlets and outlets, top of wall elevations, hardscape elevations;
- Location, typical details, and specifications of drainage facilities, including drainage inlet and outlet structures, dry wells and area drains.

5. **Exterior Elevations (1/8" or 1/4" scale). This plan to show:**

- All areas twenty-five feet (25') beyond lot line, and all existing improvements in these areas;
- Height of garden walls from approved pad elevation in different areas;
- Proposed exterior materials and finishes on walls and roofs (in color); proposed special architectural elements;
- Maximum height of finished structure from approved pad elevation;
- Typical fascia and soffit details, typical exterior column details if any; typical door head and jamb details, window head, jamb and sill details and typical freestanding and retaining wall details;
- Show the outline of all retaining walls with dash lines as they impact the residence elevation;
- Address location.

6. **Roof Plan (1/8" scale). This plan to show:**

- Flat and sloped roof area and how they are drained; Trellis areas, skylights;
- Location of exterior walls and columns in relationship to roof edge. (NOTE: A transparent roof plan overlay to be used along with the Site and Floor Plan is desirable, but not required. Only one (1) copy would be needed for review purposes);
- All roof mounted equipment.

7. **Foundation and Details. This plan to show:**

- All slab elevations;
- Reference and include all details required for the construction of the foundation system. The installation of all the concrete including any raised floor construction shall also be indicated.

8. **Floor Plan and Details. This plan to show:**

- All walls, partitions, defined spaces and uses;
- Include all details required for the construction of concrete, masonry and framed walls. Doors sizes, cabinets, wall fixtures, etc. must be shown.

9. **Exterior Elevations (1/8" or 1/4" scale). This plan to show:**
- All exterior materials and finishes;
 - Main entry door, garage overhead door, gates, columns, ornamental iron work, exterior trim and special architectural features;
 - Items that will be evident on the exterior of the finished building including louvers, vents;
 - roof drain and gutter outlets, access openings, meter boxes, electrical fixtures, expansion joints, flashing, tile or masonry feature strips, etc.;
 - Roof pitch and maximum height of the finished structure.
10. **Sections (1/4" scale or larger). These sections to show:**
- Detailed composition of all types of walls, floors and roof elements and materials used, including wall height and roof pitches.
11. **Framing Plan and Details. This plan to show:**
- Overhangs and exterior trim including fascia, soffits, frieze boards, columns and trellises.
12. **Roof Plan and Details (1/8" scale). This plan to show:**
- Roof penetrations including plumbing and HVAC vents, fireplace and miscellaneous equipment flues, skylights, and roof access doors;
 - Perimeter roof-mounted equipment and accessories;
 - Gutters, roof drains, scuppers, flashing and related sheet metal;
 - Roof slopes and water flow to drains or gutters or both with directional arrows;
 - Roofing materials including manufacturers' names and methods of installation;
 - Roofing plan details, including roofing installation sections, equipment or accessories mounted on roof, metal flashing and counter flashing.
13. **Electrical Plan. This plan to show:**
- Location and specification of security system;
 - All exterior and interior lighting, and fixture schedule including cut sheets for exterior fixtures visible from other properties or public areas.
14. **HVAC Plan (1/8" scale or larger). This plan to provide:**
- Locations, types, and dimensions of all HVAC equipment, ducts, and registers, including outside compressor locations.
15. **Plumbing Plan (1/8" scale or larger). This plan to provide:**
- Locations, types, and dimensions of all potable water piping, valves, and fixtures as well as all sanitary drains, pipes, and fixtures.
16. **Reflected Ceiling Plan. This plan to show:**
- Complete ceiling systems for exterior overhangs.

17. Glazing, Door and Finish Schedules. This plan to provide:

- All details necessary for the ARC's understanding of the design, and all other details necessary to describe the design and construction elements to the Owner, builder, contractors, subcontractors and tradespeople. It must include the type of glazing, color and finish.

18. Details. This plan to provide:

- Details necessary to supplement information of all plans for a comprehensive understanding of the construction of the building.

19. Landscape Plan (1/8" scale). This plan to show:

- Show location of all plant material, any trained plants, i.e. espaliered, turf, boulders, and toppings;
- Plant legend with botanical names, common names, sizes, and remarks;
- Provide complete details and specifications for all landscape items shown on the plan including site amenities such as fountains or are objects.
- Appropriate details of Vegetation Preservation & Salvage Plan.

20. Irrigation Plan (1/8" scale). This plan to show:

- Provide complete irrigation working drawing showing the location of all lines, emitters and spray heads, valves, the backflow prevention device, and the controller;
- Provide complete details and specifications for all irrigation items shown on the plan.

21. Lighting Plan (1/8" scale). This plan to show:

- Show the location of all light fixtures;
- Provide complete information on the lamp, lens, and wattage to be used for all fixtures;
- Provide complete details and specifications for all lighting items shown on the plan;
- Cut sheets of fixtures with mounting details.

22. Pool, Spa, Fountain Plan & Details. This plan to show:

- Plans, sections and details for pools, spas, fountains and all other water treatments (including related drains) to be located on the lot.
- At least two (2) cross-sections of swimming pools/spas/fountains and adjacent hardscape showing their relationship to adjacent property.

23. Security Systems Plan

The following basic residential security requirements should be accounted for in the Working Drawings:

- A perimeter system for all exterior doors and windows.
- Smoke and heat detectors (audible interior fire alarm according to code).

24. Material Boards and Landscaping Samples

The Design Development & Working Drawings should be accompanied by at least two (2) 8½ x 14" color boards showing samples of the proposed finishes. Show materials, textures and colors of the building and garden walls, fascia, window frame and glazing, hardscape, and roof. Actual material samples are preferable. In certain instances, materials may not be approved until reviewed in place by field inspection.

The Design Development & Working Drawings should be accompanied by at least two (2) sets of landscaping samples. These samples should include:

- Toppings, i.e. decomposed granite;
- Boulders (no larger than 4" around). Treat sample with proposed desert varnish finish if it is being proposed.

25. Design Information

Provide manufacturer's brochures and/or illustrations for the following;

- All windows;
- All exterior doors including garage and all gates;
- Building and site lighting fixtures;
- Special architectural features;
- Address number.

E. Approval Procedures

The ARC, or its representative, will inform the Owner in writing of compliance or non-compliance of the Major Improvement Design Development & Working Drawings with the Design Guidelines and the Green Ridge CC&Rs within a mandatory timeline of thirty (30) days after receipt.

If the ARC does not approve the Design Development & Working Drawings, it will return them with a written request for corrections and resubmission. The Owner's architect and/or landscape architect must provide all additional drawings and details the ARC requires to understand the design fully. Any resubmission under this circumstance will restart the timeline clock for consideration.

If the Design Development & Working Drawings are in compliance, copies of the approved drawings must be submitted and approved by the architect for the Green Ridge Homeowners Association with whatever information and fees are required for review and approval. Once the ARC receives the opinion of the architect, they will inform the Owner.

Should the architect deem that the plans or some aspects of the plans are not in compliance with the CC&Rs or the Design Guidelines, the Owner will be informed, whereupon the Owner should undertake whatever changes are necessary to bring the plans into compliance prior to resubmission. Any resubmission under this circumstance will restart the timeline clock for approval.

If the architect deems the plans are in compliance with Green Ridge CC&Rs and the Design Guidelines, the Owner will be informed and will then proceed to submit the plans to Pima County for appropriate approvals and will submit a Proposed Timeline and Temporary Construction Facilities Plan to the ARC. Once Pima County approval for the project is obtained, the Owner will inform the ARC of such. The Owner must initiate the Major Improvements project within 60 days after County approval.

VIII. Consultant Requirements

The general professional consultant requirements and responsibilities for construction of any improvements are as follows:

1. The Owner must use professional consultants duly licensed by the licensing authority of the State of Arizona (Architect, Landscape Architect, Civil Engineer and Land Surveyor) as applicable. All building designs must be prepared by a registered architect. Grading and drainage plans must be prepared by a licensed civil engineer. Landscape plans and Vegetation Preservation & Salvage Plan must be prepared by a licensed landscape architect. Names, addresses, telephone numbers and license numbers of all consultants shall be placed on all submittals.
2. The Owner is solely responsible for ensuring that the Owner's licensed professionals process through the ARC any exterior architectural and landscape revisions to improvements under construction.
3. The Owner is solely responsible for ensuring that the Owner's licensed professionals and contractors construct the improvements in conformance with approved plans, revisions and timetable.
4. The Owner shall provide copies of the Design Guidelines to the design team members.

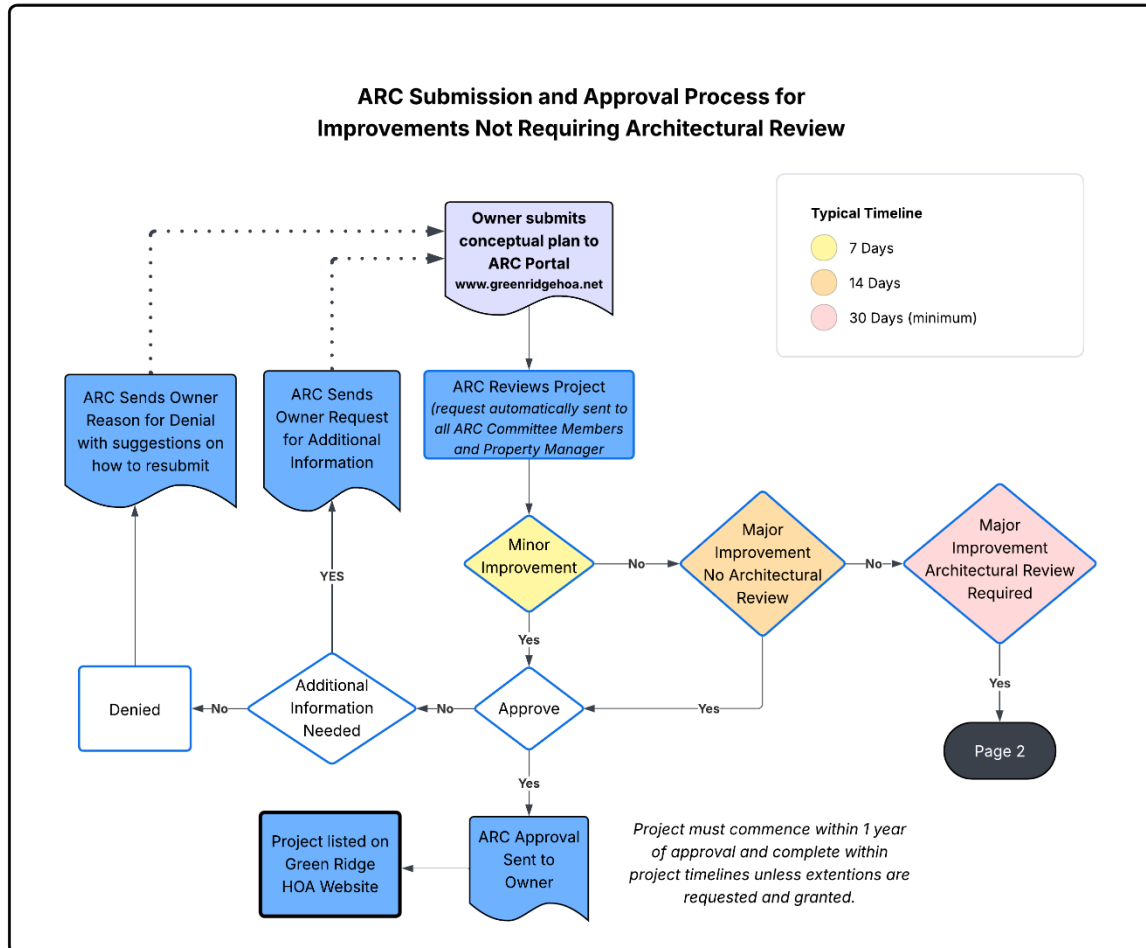
IX. Summary of ARC Approval Steps

The flow charts shown on the following pages provide a detailed overview of the approval process for improvements. It is summarized here:

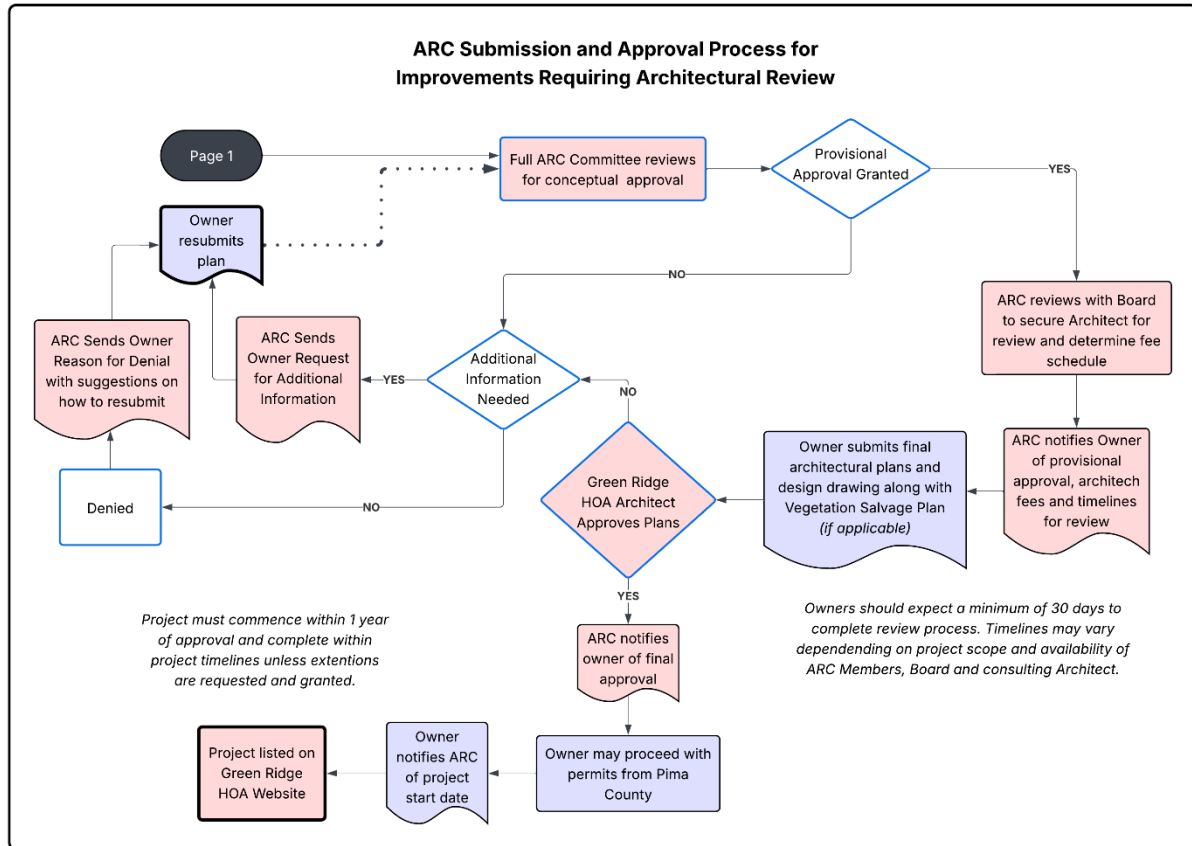
1. Owner and design team submit Conceptual Plan to ARC;
2. ARC reviews project and designates as Minor Improvements or Major Improvements.
3. Owner submits any additional information to satisfy the ARC for approval of Minor Improvements or Major Projects that do not require an independent architectural review.
4. For Major Improvements requiring architectural review, ARC reviews submittal in preparation for provisional approval;
5. For Major Improvements, Design Development & Working Drawings and Vegetation Preservation & Salvage Preservation & Salvage Plan must be submitted digitally, or in triplicate if paper copies;
6. Payment of any applicable architect review fees;
7. Once Major Improvements have received provisional approval by ARC, Design Development & Working Drawings and Vegetation Preservation & Salvage Plan may be submitted to Green Ridge Homeowners Association architect for final approval;
8. Owner may contact ARC for optional Orientation Session prior to commencing any design;

9. Once Major Improvements have received final approval by Green Ridge HOA architect, Design Development & Working Drawings and Vegetation Preservation & Salvage Plan submitted to Pima County for approval and permitting.

Green Ridge HOA ARC Submission and Approval Process Figure 1



Green Ridge HOA ARC Submission and Approval Process Figure 2



X. Architectural Design Standards

A. Easements

1. Residential Lots

Each lot is served with underground utilities. The location of these utilities within easements should be confirmed when a survey of the lot is performed to verify the boundary and topographic features and future placement improvements.

2. Landscaping

Landscaping and the building of driveways or fencing within utility easements is permissible if done in accordance with approved plans, but it is the responsibility of the Owner to replace same if in the future there is a need for access to such utilities.

3. Drainage

Drainage easements may be established encompassing portions of some lots. These easements are of special consideration due to the potential for high volume water flow and must remain unaltered and unobstructed. Improvements to these drainage easements designed and constructed by the Owner are encouraged but must be accompanied by a flood analysis prepared by a licensed civil engineer, at the Owner's expense, to ensure the safety and feasibility of the design. Such improvements, if approved, shall be constructed to maintain as natural a setting as possible.

4. Utilities

All utility company pull boxes, transformer, and similar facilities have been set by the Master Developer. Future planting and grading must work to further diminish their visual impact. Surrounding areas shall be leveled and graded to provide positive drainage.

5. Architectural and Landscape Review Committee

The ARC will individually review all improvements planned for inclusion over easements held by utilities, public agencies and those held by the Association. Easements that are located on lots include, but are not limited to, emergency access, waterlines, irrigation lines, sewers, and storm drainage alignments. Locations of these easements are found within a separate instrument. It is the Owner's responsibility to confirm the location and purpose of all easements and the improvements within the easements.

B. Approved Roof Height

The Owner's architect is encouraged to design the home to conform to the existing grades and elevations of the home site. The maximum building height (to building ridgeline) shall not exceed twenty-six feet (26') with a maximum of two (2) stories. In addition, extreme caution must be taken in the roof design not to block city or mountain views from the adjacent houses and/or lots within Green Ridge. Roof-mounted equipment must be placed within said height limitations and shall be submitted to the ARC for approval at the design development stage. Chimney height and other projections will be examined on a case-by-case basis.

C. Building Setbacks and Dwelling Type

1. Lots

All lots are designed and intended for the construction of single-family dwellings. No multi-family residences are permitted. No more than one residence shall be constructed on any lot. However, the ARC may approve the construction of one residence upon two or more lots. In such case, the ARC may permit reasonable variations from specific guidelines set forth in the design Guidelines in the Architectural Design Standards section.

2. Residential Siting

A residence constructed by an Owner on a lot or lots shall be located within the setback lines for that lot or in the case of multiple lots, within approved variations of setbacks. Setback lines, specific building pads, other ARC requirements and deed restrictions determine the buildable area of each dwelling. No part of the dwelling may protrude outside the building setback lines and specific building limits approved by the ARC or exceed the deed restrictions. Grading on individual lots will be limited to 32,000 square feet.

3. Front Yard Setback

Thirty feet (30') minimum from property line to building.

4. Side Yard Setback

Ten feet (10') minimum setback from property line when abutting a street, or interior lots.

5. Rear Yard

Forty feet (40') minimum from the property line except as noted otherwise on final plat.

6. Projections into Side Setbacks

Roof eaves, overhangs, canopies, chimneys (which do not provide additional floor space) may project up to 2'-0" into any setback subject to ARC approval.

7. Accessory Structures

No roofed or trellised structures separate from the building can be built in setback areas (e.g. gazebos.) Any other free standing architectural or landscape elements designed within any setback area not covered in the above standard will be reviewed on a case-by-case basis and approved by the ARC. Outbuildings will be limited to one per lot, and will be architecturally compatible with the main residence.

D. Minimum Floor Area

The minimum floor area of each dwelling shall be 2,250 square feet. This area shall be enclosed entirely within the building setback limitations specified above and shall not include the area enclosed for garages, porches, patios, terraces, atriums and other similar areas.

E. Pool and Spa Setbacks

All pools and spas shall be a minimum of eight feet (8') from all property lines, or as required by final plat. All hard-scape setbacks shall be a minimum of five feet (5') from all property lines, or as required by final plat.

1. Pool Locations

No swimming pools or spas are allowed within the front building setback areas.

2. Above Ground Pools

Above ground pools are not allowed.

3. Pool Landscaping

Provide a minimum width of five feet (5') of planting or ground cover between all hardscape and property lines within rear yard setback area.

F. Garden Wall Requirements

1. General

The design intent of the garden walls is threefold:

- Create privacy,
- Frame the maximum panoramic view, and
- Become an extension of the architecture by creating outdoor spaces and integrating the landscape with the architecture.

2. Walls

Six foot (6') high masonry block walls may be provided along common property lines to enclose side and rear yards except within setbacks required by the ARC or the final plat. Any wall, however, which would substantially block the view of the Owner of another lot shall be subject to the approval of the ARC.

3. Property Line Walls

All side yard property line walls and footings will be located on the property being developed unless another mutual arrangement is made by adjoining neighbors. Footings must be covered with a minimum of twelve inches (12") of soil. Top of footings adjacent to a grade-break slope of an adjoining lot must be designed to engineered specifications.

4. Garden Walls

All garden walls will be terminated with a minimum two-foot six-inch (2' 6") return.

5. Wall Heights

Height of side yard walls is to be measured from the higher building pad height between two lots. Property line garden walls are to be six feet (6') high, except that by mutual agreement between adjoining property owners, the height may be reduced subject to ARC approval.

6. Walls on Slopes

Slopes between lots may necessitate construction of a retaining wall beneath the six foot (6') garden wall. Any retaining walls shall utilize the same surface material as the walls they support or adjoin.

7. Walls in Setbacks

Garden or retaining walls within the front setback area are restricted to maximum height of three feet (3') above grade. These walls shall extend no closer than sixteen (16') from the back of curb.

8. Side Yard Walls

Side yard property line walls should be returned to the house when the distance between the house and the side yard property line wall is fifteen feet (15') or less.

9. Freestanding Walls

No freestanding or retaining walls may be placed in the setback areas if they are visible from the street or adjacent properties except as approved by the ARC. The maximum approved slope from property line to top of wall is 4 to 1.

10. Garden Wall Materials

All garden walls must be of masonry from six to eight inches (6" – 8") minimum in thickness and be appropriately finished to match or complement the exterior of the house. The use of slump block for garden wall is acceptable but must be finished with a fine sand plaster or similar finish. Shadow lines or other architectural treatment is required to break monotonous forms.

11. Landscaping at Walls

A thirty-six inch (36") minimum width planting strip must be placed between side yard walls and any adjacent hardscape visible to adjacent lots or street.

12. Gates

Garden gates must be substantially constructed. Consideration should be given to utilize heavy-duty steel jambs and gate frames. Side yard gates and gates to service areas must be of a solid composition to visually screen such areas.

G. Service Areas and Utility Entrance Locations

1. Service Areas

Service areas are intended primarily for the pickup of trash and for the storage of firewood, maintenance tools, and similar items. Pool, air conditioning, irrigation and other mechanical equipment also must be located in these areas or underground. Masonry walls are required around service areas and must be of an adequate height to conceal all equipment from view. The interior of enclosed service areas must not be visible to the street or adjacent properties.

2. Trash and Recycle Containers

Trash and recycling containers should be located within service areas with adequate provision for efficient access to the street.

3. Utilities Meters

Electric meters, panels, gas meters, sub-panels, telephone and television entrance panels, and similar items should be as least visible as possible when viewed from the street or adjacent lots.

H. Residential Exteriors

1. Exterior Elevations

- a. The design elements of a house shall be compatible with and complimentary to each other and sympathetic to the regional Sonoran and Tucson Valley Desert environment. Exterior treatments shall be consistently detailed around the entire house.
- b. All materials used on the house exterior should be compatible and complementary to each other and to the overall design in style, texture, color, and character. All materials should relate to or be complementary with the southwestern desert environment.
- c. Whenever possible garage doors should not face the street. Where this is not possible, adequate landscaping should be provided, as a design element, to visually soften the appearance of the garage and its doors.

2. Materials/Colors

- a. All exterior materials shall be authentic and genuine. Materials must be

- used consistently around the entire building.
- b. Due to climatic extremes, the use of wood on a residential exterior should be carefully considered.
- c. Exterior building wall colors should harmonize with the southwestern desert environment and surrounding residences. No exterior materials used shall have a high gloss, glare, or reflective "mirror type" finish.
- d. Exterior hardscape colors should be complementary to exterior house colors.

3. Roofs

- a. Special attention should be given to the roof slope, which should harmonize the building mass with its plan. The slope of all pitched roofs shall be no flatter than 3:13 ratio. The upper roof ridge lines shall be no higher than the approved roof height.
- b. Mansards or other architectural roof elements, which are not an integral part of the structure, are not acceptable.
- c. Roofs shall maintain as low a profile as possible and shall be clad in non-glossy materials that are in colors that blend with adjacent natural surroundings. The roofing material used must be authentic and unsimulated. All roof material must be non-combustible. Metal roofs will be allowed only with oxidized or subdued finish subject to ARC approval.
- d. Roof-mounted equipment will not be allowed on sloping roofs. Equipment may be concealed behind a parapet wall of a flat floor, if approved by the ARC.
- e. Sheet metal work should be kept clean and simple with the minimum of exposed metal and shall be painted or be of a color to blend with the adjacent materials. Parapet flashing must be treated as an integral design element of the architecture.
- f. Roof terraces are allowed but must be constructed within the approved building height limitations. The design must emphasize the avoidance of conflicts with the privacy enjoyed by the adjacent lots; therefore, the configuration of all roof terraces is subject to the approval of the ARC.

4. Fascia's

Consideration shall be given to the fascia as an architecturally integrated design element. Parapet and other roof flashings shall not be visible. Details of concealment are to be provided on plans.

3. Chimneys

Fireplaces and chimneys are very dominant in an architectural design, and therefore, they need to be proportionate to and consistently detailed with the overall architectural design. Fireplaces must be equipped with an approved spark arrester. Flue pipes must be encased with a chimney enclosure of masonry or stucco and supported by a foundation at grade when located on an exterior wall. Exposed metal flues are not acceptable.

4. Roof Gutters

Roof gutters shall be constructed into the roof structure with downspouts ideally being run within the walls. When this is not possible, downspouts should be painted the same color as the house so as to be minimally observable from

the street or adjacent properties. Water discharge shall be addressed and shall be consistent with drainage plans.

5. Skylights

Skylights must be integrally designed into the structure and should not be obtrusive. Skylight glazing shall not be backlit nor manufactured of reflective material. Skylight framing shall be colored or coated to match adjacent materials.

6. Exterior Showers

Exterior shower enclosures or equipment should not be visually exposed to adjacent property.

7. Mechanical Equipment/Sheet Metal Vents

- a. Roof-mounted mechanical equipment must not be visible and must not generate excessive noise levels or emit odors.
- b. All sheet metal should be minimally exposed and coated to match adjacent material.
- c. Plumbing vents, pipes and similar elements should be ganged resulting in a minimum number of vents exposed to view from the street, and adjacent property. These elements should be located on the interior side of roof elements (away from the street). Galvanized sheet metal enclosures of these elements are encouraged when integrated architecturally into the roof forms and coated to match adjacent materials.

10. Guest Houses

Guest houses should be designed as a single visual element with the residence and should be substantially connected to the residence through common walls, courtyards, roofs and/or other major elements. The guest house must comply with the zoning regulations of the County, and all other provisions of these Design Guidelines.

11. Driveways

- a. All driveways should be constructed to intersect with streets at approximately 90-degree angles for safety, visibility, and continuity.
- b. Driveways shall be of an appropriate width to serve the access requirements and will be approved by the ARC.
- c. All drives shall be constructed of brick, stone, concrete pavers, concrete either stamped, salt finished or punctuated by the masonry used on the building, or asphalt. Driveways of materials chosen to be sympathetic to those of the residence and abutting street pavement material are encouraged.

12. Garages

- a. Garages must be fully enclosed and equipped with an automatic garage door opener. All walls and ceilings are to have a finished surface. Carports are not permitted as primary parking for the residence.
- b. All two-car garages shall have minimum interior dimensions of 20' wide x 20'deep; three-car garages shall be at least 30' wide x 20' deep. A three-bay garage is recommended when the residence contains more than three bedrooms.

C. Design Features

8. Doors

- a. Special consideration should be given to the entry door and hardware. The entry should be a special design complementary to the architecture.
- b. Exterior doors should be consistent with each other. Similar jamb and head details should be used around the entire exterior of the house. Where vents are required for exterior mechanical room doors, full height louvers (preferably steel) should be used.
- c. Garage doors should be handled with a great deal of sensitivity. They should be tastefully designed to be complementary to the overall integrity of the house. Adequate landscaping, as a design element, should otherwise be provided to visually soften the appearance of the garage and its doors. The garage door must not break the plane of the outside door-frame surface during operation. Garage doors of sectional design are encouraged. One-piece or single slab type garage doors are prohibited.

2. Exterior Trim and Detailing

Exterior trim and detailing shall be consistent around the entire house. Gingerbread, plant-ons, or other false ornamentation are not acceptable.

3. Columns

Columns are important design as well as structural elements that should be carefully detailed. They shall be constructed with substantial materials, proportionate to other design elements, complementary to the overall architectural design, and consistently detailed.

4. Windows

- a. The proportion of windows to exterior surfaces will be carefully considered by the ARC for each elevation. The style and material of the windows are required to be consistent. Quality is important. Aluminum frame windows are permitted if anodized, treated or painted to blend with adjacent materials. The use of wood frame windows shall be carefully considered.
- b. Canvas or similar type awnings over windows and/or entryways are discouraged and will be allowed only by ARC approval.

J. Exterior Lighting

Exterior lighting shall be low scale and directed downward, recessed, or shielded so that the light source is not visible or obnoxious from residential development in the area or from a public viewpoint. There will be no street lighting in the subdivision.

K. Mailbox Design

1. Guidelines set forth by the United States Postal Service must be followed:
 - Bottom of mailbox must be 42-48" vertically from roadway.
 - Front of mailbox must be 0-6" from edge of roadway.
 - Street number must be placed on the mailbox.
 - Mailbox *must be* larger size, approximately 9.5" w x 12" h x 22" d.

These reference points apply to the mailbox itself, not to the structure holding it. The structure holding it should not be closer to the roadway than the front of the mailbox itself.

2. Masonry, brick, stucco, or rock should be used for support. No metal, wood, or plastic posts.
3. Mailbox should complement design of your home.

L. Signage

In accordance with Federal, State, and local regulations, Real Estate, Open House, Safety, Security, and Political signs, including Association-specific political signs, are permitted on a property without prior approval of the ARC, provided that they are in full compliance with the provisions specified in the most current Green Ridge Rules and Regulations. All other signs require approval by the ARC. The ARC and the Board have the right to inspect all signage and request any modifications necessary to maintain compliance with federal, state, or local regulations or the provisions set forth in the community's governing documents, including the right to demand immediate removal of any signs that use profanity, discriminatory text, images, or content based on race, color, religion, sex, familiar status, or national origin as prescribed by federal or state fair housing law.

M. Tennis Courts

Tennis courts will be permitted subject to the discretion of the ARC. Setbacks, landscaping, lighting, buffering and siting will be carefully examined by the ARC prior to approving any tennis or ball courts.

N. Flags and Flag Poles

The erection of a free-standing flagpole requires prior approval from the ARC. Poles may not be higher than the roof of the main property structure, nor shall they be used as antennas. Only one flagpole per lot is permitted. Provided that not more than two flags are visible from the front of the home or displayed from a height higher than the main property structure, the following flags may be displayed. All other flags not expressly listed below require review and approval from the ARC before being displayed on the property.

1. The American flag or an official or replica of a flag of the uniformed services of the United States if displayed in a manner consistent with current federal flag codes (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10 as of September 26, 2023).
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.
7. A blue star service flag or a gold star service flag.
8. Any historic version of the American flag, including the Betsy Ross flag as defined by Arizona law, without regard to how the stars and stripes are arranged on the flag.
9. Any other flag that may be identified in ARS 33-1808, as amended, or any successor statute.

O. Satellite Dishes and Antennae

Although the installation of satellite dishes and TV antennae is governed by federal and state statute, the exact placement of such requires prior approval of the ARC. Satellite dishes should be placed such that they are minimally visible to adjacent properties or the street. Outside antennae of any type shall not be permitted except for over-the-air TV reception. These should be placed such that they are minimally visible to adjacent properties or the street; ideally, these antennae should be ground mounted and screened with landscaping to obscure their presence.

P. Rainwater Harvesting Systems

Rainwater harvesting systems are permitted but are restricted to private areas (Zone 1, vide supra). Systems should be installed such that they are minimally visible to adjacent properties or the street.

Q. Solar Devices

The use of solar devices is encouraged. These devices are subject to ARS 33-1816, which allows Green Ridge to require that their installation conform to certain rules, provided that the rules do not impair the functioning of the devices, restrict their use, or adversely affect their cost or efficiency. The overall goal of the Green Ridge rules contained herein is to ensure that solar devices have a minimal aesthetic impact on the community. In general, solar devices should be installed to have a minimal impact on the appearance of the residence and to be minimally visible from the road and neighboring properties. All ancillary solar equipment must be installed in such manner as to blend with the structure.

To the greatest extent possible:

1. Roof solar devices should be installed close to the roof surface, at the back of the house or roof, and in a neat and aligned arrangement;
2. Solar devices should be installed to minimize visibility of framing, piping, control devices, plumbing, and wiring;
3. Ground solar devices should be placed such that they are minimally visible to adjacent properties or the street and screened with landscaping;

4. Conduits, pipes, and other parts of solar devices attached to house walls should be painted to match the house wall color.

In addition to other required submittals, the following must be submitted for ARC approval of solar device installation in advance of project initiation:

1. A site plan showing the house, roof diagram, and proposed location of solar devices and auxiliary equipment;
2. Elevations of the residence that show installed panels and devices;
3. Manufacturer photographs or cut sheets of all components including dimensions, colors, and materials;
4. A landscaping plan that shows appropriate screening for outside control and ancillary equipment (both wall- and ground-mounted) and ground-mounted panels.

XI. Landscape Design Standards

A. General Guidelines

1. Landscape Areas

Any disturbed portion of the lot not used for buildings, patios, driveways or sidewalks shall be landscaped at the time improvements are made upon the lot.

2. Preserved Areas

The "Natural Open Space" portion of the lot shall be preserved, with no vegetation removal, clearing or ground disturbance activities to occur within. Other preserved areas on the lot shall be as identified by the Vegetation Preservation & Salvage Plan (see item C, below).

3. Professional Requirements

Owners are required to obtain professional landscape services to analyze the unique potentials of each site to prepare the Vegetation Preservation & Salvage Plan, and to address the needs of the Owner. Such landscape professionals shall be capable of portraying the landscape design to the ARC.

B. Landscape Materials

1. Plant Materials

The plant character to be established at Green Ridge is that of lush desert, utilizing low water demand plant materials.

2. Prohibited Plant Types

Prohibited plants at Green Ridge are listed in the Prohibited Plant List. These plants are potentially destructive to native plants or pose noxious pollen, excessive height, weed-like growth habits, high water demands or other traits considered undesirable.

3. Plant Standard Requirements

All plant materials shall meet the requirements of the American Standard for Nursery Stock ANSI Z60.1-2014.

4. Plant Encroachment

Shrubs shall not overhang public walkways or streets. Trees may canopy over walkways if the canopy is maintained at a minimum of ten feet (10'), and streets if the canopy is maintained at a minimum of twelve feet (12').

5. Landscape Boulders

A portion of the boulders shall be sunk below grade and appear natural looking. The boulder color shall match as nearly as possible the color of the rocks in the area.

6. Ground Surfaces

Disturbed surfaces not planted shall have a substantial inert topping applied appropriate to each specific lot and its topography to prevent erosion and excessive dust. The topping colors shall match the surrounding desert as nearly as possible. A sample shall be submitted as part of the review process. Artificially colored rocks and lava rock are prohibited.

7. Minimum Plant Container Size

Plant material in publicly visible areas shall be installed at the following minimum sizes and percentage of total front yard landscape:

- Trees 24" box
- Shrubs 5-gallon (30% minimum) Groundcovers 1 gallon
- (Flats are permitted only for annuals)
- Uncovered Natural Ground (10% maximum)

8. Plant Sight Visibility

Shrubs over three feet (3') in height or trees with a canopy lower than six feet (6') shall not be permitted within ten feet (10') from front of property line, to allow for visibility along the street (existing natural streetscape and vegetation excluded).

9. Turf Areas

To maximize the cooling effects of turf, these areas shall be located adjacent to the house where they are also easily accessible for recreation and enjoyment.

10. Passive Solar Principles

Locate shade trees near the house for their cooling effects. Consider deciduous varieties on the south and west sides to access the winter sun.

11. Weed Control

Treat non-turf areas with an approved pre-emergent prior to, and after, placing landscape topping to prevent weed growth. Use of plastic lining is not permitted.

12. Irrigation

All irrigation shall be installed and working prior to the plant material installation.

13. Shrub Massing

Shrubs of a single variety shall be massed to avoid sporadic appearance. The variety of plant material should be somewhat limited.

14. Continuity Between Lots

The landscape between yards shall flow together by eliminating hard line boundaries such as curbs or hedges. Ground plane toppings on adjacent lots shall have minimum contrast in color.

15. Tree Selection

1. Multi-trunk trees are recommended for open spaces.
2. Hedgerows of trees are not allowed.
3. Trees will be permitted along the rear of homes on Prince as a sight/sound barrier.
4. See Section XIII.A for recommended tree list.
5. See Section XIV for prohibited plant list.

C. Preservation & Salvage of Existing Native Vegetation

1. Significant trees and cacti located within the lot area that is proposed for development, grading, or other site improvements, shall be evaluated for presentation of salvage and transplanted in accordance with the standards and requirement of the "Green Ridge Subdivision Vegetation Preservation Plan".
2. In accordance with Pima County ordinance, each saguaro cacti of six feet height or greater that is removed from the lot shall be replaced, on the lot or within the subdivision boundaries, with five nursery grown saguaros; for each saguaro of such height that is moved and relocated on the lot or subdivision, and additional two nursery grown saguaros shall be planted on the lot or within the subdivision boundaries.
3. Saguaros under six feet in height, barrel cacti, and ocotillo shall either be preserved in-place or salvaged and transplanted within the boundaries of the lot.
4. A Vegetation Preservation & Salvage Plan shall be prepared for the lot and submitted to the ARC for review and approval prior to the initiation of any construction, grading, vegetation removal, or surface disturbance on the lot. Preserved areas and vegetation shall be protected during construction in accordance with the approved plan.

D. Streetscape

The developer installed a streetscape in common Area "A". This vegetation shall be incorporated into the overall project design. Owner is required to assume responsibility for the watering of their portion of the streetscape immediately adjacent to the property.

E. Irrigation

1. Irrigation Required

All landscaped areas shall be provided with an underground, automatic irrigation system. Drip irrigation is recommended for trees, shrubs, and groundcovers to conserve water. Bubblers are discouraged. Spray or subterranean systems shall be used for turf areas.

2. Backflow Required

All systems shall have a backflow prevention device to prevent non-potable water from entering the potable water system.

3. Irrigation Run-off

Systems shall be designed to minimize run-off and loss of water. Use of tensiometer and rain guards are encouraged to prevent the unnecessary watering of the landscape during rain storms.

4. Irrigation Hardware

Irrigation controllers and backflow prevention devices shall be located where they are not visible to adjacent lots or streets.

5. Irrigation Spray Heads

Where spray heads are used, they shall be "pop-up" type. No exposed "knocker heads" are permitted.

6. Spray Head Overspray

The irrigation system shall be designed for the scale of the yard. Spray heads shall have maximum fifteen-foot (15') radius throw, unless otherwise approved by the ARC.

F. Grading and Drainage

1. Landscape Berming

Any aesthetic landscape berming shall not direct drainage onto adjacent lots, except as previously existing in natural condition.

2. Berm Locations

All berming shall occur within the property boundaries and shall meet existing grade at all property lines. All transitions shall be even and smooth.

3. Berms and Drainage

Landscape berming shall be in conformance with the overall approved drainage patterns.

4. Site Retention

Rainwater harvesting, the on-site retention of rainwater, is encouraged to supplement the irrigation requirements of each lot.

5. Site Erosion

Swales shall be designed to minimize run-off velocity to protect the site from erosion. Lot integrity must be maintained so as to prevent site erosion resulting in ground and landscape materials entering water in run-off in streets.

6. Site Slopes

No grading shall be done that causes erosion, and all slopes shall address erosion. All excavation and fill areas shall be sufficiently compacted to prevent erosion problems. Slopes and methods of addressing slope erosion shall be consistent with established methods within the community and shall be included in plans submitted for ARC approval.

7. Imported Soil

Any imported soil needed to create landscape berming shall be free of weeds, debris, and have a balanced pH.

8. Final Site Grade

Final grading of all planting areas shall be rolled and raked to achieve a smooth, continuous surface.

9. Grading Compliance

All grading and drainage must comply with any approved grading and drainage plans.

G. Lighting

1. Light Pollution

Any landscape lighting shall be shielded to prevent nuisance glare to adjacent properties.

2. Lighting Time Controls

Lighting should be automated and controlled by a timer inside the house or photo-electric system, and shall be active at all times, including those periods when the house is vacant.

3. Integration of Lighting

Conceal or completely recess fixtures as much as possible by boulders and/or shrubs to decrease their visibility during the daytime. All lighting must conform to Pima County's "Outdoor Lighting Code".

4. Lighting Types Permitted

All outdoor fixtures shall be low voltage and use incandescent or fluorescent lamps. No colored lenses (e.g. blue, green, red) shall be permitted.

5. Prohibited Lights

Globe lights on metal posts are not permitted. Outdoor lights shall be designed so as not to have exposed lighting and shall consider efforts to maintain low glare. Outdoor lights shall be approved prior to installation.

6. Light fixture Quality and Style

All light fixtures shall be of high quality, finished to blend with the surroundings and be comparable with the architecture of the home.

7. Walkway Lights

Walk lights may be used along walkways and driveways and shall project downward.

8. Lighting Fixtures

All fixtures shall use an integral or below grade junction box. No exposed bulbs shall be permitted. Fixtures shall not exceed twenty-four inches (24 in) in height, unless given prior written approval by the ARC.

H. Water Features

1. Water Feature Justification

Water features are discouraged.

2. Water Feature Scale

Water features shall be kept in scale with the house and shall have limited jets, sprays, and surface area to reduce the loss of water through evaporation.

3. Water Feature Location

It is required that water features be designed within courtyards for the benefit of the homeowner only.

4. Water Feature Approval

Any water feature visible to the public eye shall require approval by the ARC.

5. Outdoor Cooling Systems

Flash evaporation (micro-mist) systems are allowed subject to ARC approval.

I. Art Objects

Art and other freestanding objects visible to the public shall require approval by the ARC.

J. Completion of Landscape

1. Landscape Installation

All front landscape for each parcel, as approved by the ARC, shall be completely installed and irrigated at the time of occupancy.

2. Landscape Inspections

The ARC shall have the right to perform landscape inspections to insure compliance with the plans.

K. Maintenance

1. Landscape Maintenance

The Owner shall maintain all plantings in a healthy growing condition. Fertilizer, cultivation, and pruning shall be carried out on a regular basis. Dead or dying plants shall be removed and replaced promptly.

2. Irrigation Operations

Irrigation systems are to be kept in properly working condition to avoid unnecessary loss of water. Owners shall be responsible for adjusting, repairing, and cleaning such systems on a regular basis.

3. Irrigation Maintenance

The irrigation system shall be designed and be checked regularly to ensure that water from emitters or spray heads is not spraying onto walks, or driveways, or off the Owner's property causing excessive water loss, staining or irrigating areas not designated to receive water.

4. Erosion Prevention

Any situations that develop on a lot over time that result in the gradual erosion of landscaping, soil, or natural materials must be rectified by the Owner through a combination of new landscaping, the development of new swales, or the modification of existing swales. Any such changes require approval of the ARC.

L. Modifications to the Landscape

Any modifications to the landscape, visible to the public, or adjacent properties shall require approval by the ARC prior to the modifications being made.

XII. Construction Standards

A. Building Process

The improvement building process at Green Ridge consists of three phases:

1. The Pre-Construction Process
2. The Construction Process
3. The ARC Inspection Process

These processes and their accompanying regulations are described below. The general, or basic, step-by-step procedures for building improvements at Green Ridge are sequentially described in the following flow process.

B. Construction Flow Process

1. ARC approves working drawings; Pima County issues building permit.
2. Submit preconstruction submittals to ARC (see below)
3. Start construction.
4. Complete construction.
5. ARC plan conformance inspection.

C. Owner/Contractor Responsibilities and Requirements

1. Owner Responsibility

Each Owner is responsible for hiring contractors and sub-contractors licensed in Arizona to construct Owner's residence or other improvements. Contractors, sub-contractors, equipment operators and their employees are the responsibility of the lot Owners employing them. Owner- builders have the same responsibility as a general contractor.

For Major Improvements, the Owner must post the name and contact information (address, phone email address) for the local general contractor or job superintendent (the individual with oversight responsibility) in a spot on site visible from the street before the improvements begin.

2. Deliveries

The Owner and/or Owner's general contractor or superintendent is required to provide someone on-site with adequate authority (whenever needed) to receive deliveries and direct suppliers and subcontractors.

3. License

All equipment operators must possess an appropriate operator's license.

4. Site Rules and Regulations

The Owner is responsible for making certain that all construction personnel are familiar with and obey the rules governing their activities at Green Ridge.

5. Project Familiarization

Each general contractor or superintendent is responsible for familiarizing their employees, subcontractors and suppliers with all relevant construction requirements and provisions in these Design Guidelines and enforcing them. Each general contractor or superintendent is responsible for controlling employee work hours and controlling any activities of employees that may be deemed as an annoyance or nuisance to other lot Owners.

6. Construction Requirements

The Owner and/or Owner's general contractor or superintendent are required to construct the residence and surrounding improvements according to the approved plans, specifications and revisions.

7. Sanitary Facilities

Each Owner and Owner's contractors shall be responsible for providing adequate sanitary facilities for their construction personnel.

8. Completion Notice

Upon completion of any improvement, the Owner shall give written notice thereof to the ARC.

D. Preconstruction Submittals

Before construction commences, the following items will need to be submitted to the ARC for the permanent files:

1. Design Development & Working Drawings

One (1) set of Design Development & Working Drawings approved and stamped by Pima County.

2. Construction Facilities

One (1) copy each of a Proposed Timeline for the project and a Temporary Construction Facilities Plan that shows the location of all facilities placed on the lot to enable construction.

E. Temporary Construction Facilities

A Temporary Construction Facilities Plan indicating the location of all facilities on the lot must be submitted and approved by the ARC prior to their installation. No construction trailers or other temporary construction facilities will be allowed without ARC approval. In any case, no shack, trailer, or temporary construction facilities may be used as living quarters.

All Temporary Construction Facilities shall be subject to immediate removal upon notice by the ARC and must be removed within one (1) month after completion of the project.

The following temporary construction facilities are required:

1. Temporary Water

A temporary water riser together with 150' (minimum) of 3/4" duty rubber water hose irrigation facilities for dust control and a hose stand shall be provided and installed in accordance with ARC requirements. Alternatively, portable water trucks from which water can be delivered by hose are acceptable.

2. Temporary Electric

A metered power outlet shall be provided and installed in accordance with the requirements of Tucson Electric Power Company and the ARC. No signage is permitted on the temporary power poles.

3. Temporary Toilet

A temporary portable toilet in good condition shall be provided with a bi-weekly chemical maintenance program. These units shall be maintained in a clean, sanitary and odorless condition. Color must be a neutral or subdued earthtone shade (e.g. KM27 Bone by Kelly-Moore Paints) or an approved equal. Temporary toilet facilities shall be located only on the building site or other approved areas.

4. Responsibility of Contractor

It is the responsibility of the contractor to ensure continuation of water flow to adjacent lots so that damage is not done to other properties' landscaping, etc.

5. Dumpster

A minimum three (3) yard steel roll-off dumpster shall be maintained in clean exterior condition, free of graffiti on the lot during the duration of the construction phase for adequate waste disposal. Color must be a neutral or subdued earthtone shade (e.g. KM27 Bone by Kelly-Moore Paints) or an approved equal.

A regular dumping service shall be maintained to avoid overflow and unpleasant odors.

6. Plan Box and Lot Sign

A plan box and lot sign shall be installed. A complete set of approved plans and permits shall be maintained in the plan box while the residence is under construction. The ARC must be provided with a key or combination if the plan box is locked.

The following temporary construction facilities are not required but must be shown on the Temporary Construction Facilities Plan and approved by the ARC if they are proposed.

7. Temporary Construction Trailer

Trailers shall be no smaller than 8' x 16', no larger than 12' x 20', and maintained in good condition and repair. Trailers shall be recessed and backfilled into the ground with a matching wooden "skirt" applied. No construction "shacks" will

be permitted. All signs must be removed from trailers. Color must be a neutral or subdued earthtone shade (e.g. KM27 Bone by Kelly- Moore Paints) or an approved equal.

8. Storage Bins

Storage bins for on-site material storage shall be steel and maintained in good, clean condition and repair.

NOTE: The following temporary construction facilities will need to be painted: water hose stand, electric meter stand (if wood), and exterior telephone enclosure. Removal of temporary construction facilities will need to be coordinated with the ARC. Color must be a neutral or subdued earthtone shade (e.g. KM27 Bone by Kelly-Moore Paints) or an approved equal.

F. Preconstruction Inspection

After the Temporary Construction Facilities Plan has been approved and the actual facilities installed on the lot, the ARC Chair or the ARC Chair's representative may make a site inspection of the facilities.

G. Use of Adjacent Property

The use of property adjacent to lots under construction for vehicular access purposes, parking or equipment and material storage will not be permitted without the written permission of the adjacent lot Owner. Written permission must be on file with the ARC prior to use of the adjacent property for any purpose. General contractor, employees, subcontractors and suppliers shall not enter common areas for any reason at any time unless granted permission by the ARC. All adjacent property must be returned to its original condition at the end of construction.

H. The Construction Process

1. General Contractor/Superintendent Clearances

The general contractor is responsible for ensuring only authorized personnel are on site.

2. Employees, Subcontractors and Supplier Clearances

The general contractor or superintendent is required to give each of contractor's employees, subcontractors, and suppliers a service pass for site access.

General contractors or job superintendents may clear suppliers, subcontractors or employees if that party needs site access on a limited basis.

3. Entrance Regulations

All contractors, subcontractors and employees must use only the main project entry for job site access.

4. Restricted Access

Access to lots will be permitted only during normal working hours (*vide infra*). Access will not be allowed after hours or on weekends when no work is being done. No one will be permitted to bring with them friends, guests, relatives or anyone else who has not been cleared through the ARC. No construction personnel may bring sports equipment or pets into Green Ridge.

5. Speed Limit

All construction workers are expected to adhere to the speed limit within Green Ridge, which shall not exceed 20 miles per hour.

6. Parking

Parking will be confined to the lot under construction or as approved in writing by the ARC. No parking is permitted in front of finished residences.

7. Construction Hours

Construction shall be limited to those times allowed by Pima County:

Concrete work:

From April 15 - October 15, concrete may be poured from 5:00 AM - 7:00 PM
From October 16 - April 14, concrete may be poured from 6:00 AM - 7:00 PM

General construction:

From April 15 - October 15, construction hours are 6:00 AM - 7:00 PM
From October 16 - April 14, construction hours are 7:00 AM - 7:00 PM

Weekends and Official Holidays:

Construction is permitted only during the hours of 7:00 AM – 7:00 PM

Site access may begin one half hour before construction begins each day and an additional half hour is allowed for site egress each day.

8. ARC and Association Access to the Lot

Representatives of the ARC and the Homeowners Association Board of Directors shall have full access to the lot or the exterior of the home while improvements are being undertaken to:

- Inspect the lot or improvements;
- Remove security, health or safety risks or hazards;
- Clean or maintain the lot or improvements;
- Enforce any provision of the Declarations of these Design Guidelines.
- All inspections must proceed notification to homeowner and homeowner may be permitted to be present during the inspection.

9. Site Signage

No signs other than an approved address sign located on the plan box will be permitted on lots under construction.

10. Site Conduct and Safety Precautions

The general contractor, job superintendent, and their employees, subcontractors and suppliers shall:

- Comply with all of the construction provisions established in Design Guidelines and the Declaration.
- Follow the directives of the ARC.
- Not consume alcoholic beverages on the site.
- Not damage or disturb the work of others.
- Take all necessary precautions for the safety of all persons, materials, and equipment or adjacent to the site. Furnish, erect and maintain approved barriers, lights, signs and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions during the work.
- Not disturb residents or guests of Green Ridge.

11. Site Maintenance

The general contractor, job superintendent, and their employees, subcontractors, and suppliers shall comply with the following rules established for the maintenance and cleanliness of the site.

The general contractor or job superintendent shall:

- Maintain the site in a neat and clean condition, neatly stockpiling all materials delivered for or generated by the work and immediately remove any waste material or debris generated by the work.
- Contain all blowable trash and bottles, cans and lunch debris.
- Remove all equipment, materials, supplies and temporary structure when any phase of the work is complete, leaving the area neat and clean. Equipment not in daily use must be removed from the job site.
- Keep the streets, gutters and adjacent property clean and free of dirt, trash, debris or other material related to or caused by the work and clean up all street spills. (Damage to street paving may require replacement of paving.)
- Maintain dust control on the lot.

Owners and contractors are prohibited from dumping, burying or burning trash anywhere on the Property.

12. Street Maintenance

Owners, at their expense, shall be responsible for repair of streets that are damaged in any way due to lot improvements or the construction process. Streets must be returned to the same state of repair that they were in at the beginning of the project. Attaining this standard may require any combination of sweeping and/or power washing to clear dirt and debris, sealing of new cracks created by trucks and heavy equipment related to lot improvements or the construction process, or repaving severely damaged portions of the streets. Such repair must be done to the same industry standards that are applied in the regular maintenance of streets by the Homeowners Association. The ARC will be the sole determinant of the adequacy of measures undertaken by an Owner in returning the streets to their initial state; their decisions will be conclusive and binding.

XIII. Recommended Plant Palette List

A. TREES

Botanical Name	Common Name
<i>Acacia</i> spp.	Acacia
<i>Celtis pallida</i>	Desert Hackberry
<i>Celtis reticulata</i>	Western Hackberry
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Cercidium microphyllum</i>	Foothills Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Cupressus arizonica</i>	Arizona Cypress
<i>Forestiera neomexicana</i>	Desert Olive
<i>Fraxinus velutina</i>	Arizona Ash
<i>Juglans microcarpa</i> var. <i>Major</i>	Arizona Walnut
<i>Lysiloma candida</i>	Palo Blanco
<i>Lysiloma thornberi</i>	Featherbush
<i>Olneya tesota</i>	Ironwood
<i>Platanus racemosa</i> var. <i>Wrightii</i>	Arizona Sycamore
<i>Prosopis juliflora</i>	Honey Mesquite
<i>Prosopis juliflora</i> var. <i>velutina</i>	Velvet Mesquite
<i>Prosopis pubescens</i>	Screwbean
<i>Quercus</i> spp.	Mesquite Oak
<i>Salix</i> spp.	Willow
<i>Sambucus caerulea</i> var. <i>Mexicana</i>	Mexican Elderberry
<i>Ziziphus obtusifolia</i>	Greythorn

B. SHRUBS

Botanical Name	Common Name
<i>Abutilon californicum</i>	California Abutilon
<i>Acacia</i> spp.	Acacia
<i>Aloysia lycioides</i>	White Brush
<i>Amaranthus palmeri</i>	Palmers Amaranth
<i>Ambrosia ambrosioides</i>	Canyon Ragweed
<i>Ambrosia deltoides</i>	Bursage
<i>Anisacanthus thurberi</i>	Desert Honeysuckle
<i>Arctostaphylos pungens</i>	Pointleaf Manzanita
<i>Artemesia ludoviciana</i>	Western Mugwort
<i>Atriplex</i> spp.	Saltbush
<i>Bebbia junicea</i>	Bebbia
<i>Beloperone californica</i>	Chuparosa
<i>Berberis haematocarpa</i>	Red Barberry
<i>Buddleia marrubifolia</i>	Wooly Butterfly Bush
<i>Calliandra</i> spp.	Fairy Duster
<i>Canotia holacantha</i>	Crucifixion Thorn
<i>Carlowrightia arizonica</i>	Carlowrightia
<i>Cassia</i> spp.	Cassia
<i>Ceanothus</i> spp.	Buckbrush
<i>Celtis Pallida</i>	Desert Hackberry
<i>Cerocarpus montanus</i>	Mountain Mahogany
<i>Condalia warnockii</i>	Graythorn
<i>Condalia spathulata</i>	Mexican Crucillo
<i>Cordia parviflora</i>	Little-Leaf Cordia
<i>Crossosoma bigelovii</i>	Crossosoma
<i>Dodonea viscosa</i>	Hopbush
<i>Encelia farinosa</i>	Brittlebush
<i>Ephedra trifurca</i>	Mormon Tea
<i>Ephedra nevadensis</i> var. <i>Aspera</i>	Boundary Ephedra

<i>Eysenhardtia polystachya</i>	Kidneywood
<i>Fallugia paradoxa</i>	Apache Plume
<i>Forestiera neomexicana</i>	Desert Olive
<i>Haplopappus laricifolia</i>	Turpentine Bush
<i>Haplopappus tenuisectus</i>	Burro Weed
<i>Hedcoma anaum</i>	Mockpenny
<i>Holocantha emoryi</i>	Crucifixion Thorn
<i>Jatropha cardiophylla</i>	Limberbush
<i>Krameria spp.</i>	Ratany
<i>Larrea tridentata</i>	Creosote
<i>Lippia spp.</i>	Lippia
<i>Lupine spp.</i>	Lupine
<i>Lycium spp.</i>	Wolfberry
<i>Mendora scabra</i>	Twin Berry
<i>Mimosa biuncifera</i>	Catclaw
<i>Mimosa dysocarpa</i>	Velvet Pod
<i>Mimulus spp.</i>	Monkey Flowers
<i>Nicotiana spp.</i>	Wild Tobacco
<i>Nolina bigelovii</i>	Bear Grass
<i>Nolina microcarpa</i>	Bear Grass
<i>Penstemon spp.</i>	Penstemon
<i>Rhanmus spp.</i>	Buckthorn
<i>Rhus ovata</i>	Sugar Bush
<i>Rhus trilobata</i>	Squaw Bush
<i>Rosa arizonica</i>	Arizona Wild Rose
<i>Ruellia nudiflora</i>	None
<i>Salvia spp.</i>	Salvia
<i>Simmondsia chinensis</i>	Jojoba
<i>Sophora spp.</i>	Sophora
<i>Tecoma stans</i>	Arizona Yellow Bells
<i>Vauquelinia californica</i>	Arizona Rosewood
<i>Viguiera deltoidea</i>	Golden Eye
<i>Zauschneria latifolia</i>	Hummingbird Flower

C. GROUND COVERS & VINES

Botanical Name

Dalea spp.

Eriogonum spp.

Janusia gracilis

Philostrophe cooperi

Vitis arizonica

Zinnia acerosa

Common Name

Indigo Bush

Buckwheats

Janusia

Paperflower

Arizona Grape

Desert Zinnia

D. ACCENTS

Botanical Name

Agave spp.

Asclepias subulata

Carnegiea gigantea

Dasyllirion wheeleri

Echinocereus englemannii

Echinocereus triglochidiatus

Ferocactus wislizenii

Fouquieria splendens

Mammillaria spp.

Opuntia spp.

Opuntia spp.

Yucca spp.

Common Name

Century Plant

Desert Milkweed

Saguaro

Desert Spoon

Hedgehog

Claret Cup Hedgehog

Barrel Cactus

Ocotillo

Fish-Hook

Cholla

Prickly Pear

Native Yuccas

XIV. Prohibited Plant Palette List

The following are prohibited plant materials.

Botanical Name	Common Name
<i>Baccharis spp.</i>	Desert Broom
<i>Casuarina spp.</i>	Beefwood
<i>Cedrus spp.</i>	Cedar
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Cynodon dactylon</i>	Common Bermuda
<i>Eucalyptus spp.</i>	Eucalyptus
<i>Gleditsia triacanthus inermis</i>	Honey Locust
<i>Grevillea robusta</i>	Silk Oak
<i>Morus alba</i>	Mulberry Tree
<i>Nerium oleander</i>	Oleander
<i>Olea europea *</i>	Olive Tree
<i>Parkinsonia aculeata</i>	Mexican Palo Verde
<i>Pennisetum spp.</i>	Fountain Grass
<i>Phoenix spp.</i>	Date Palm
<i>Pinus spp.</i>	Pine
<i>Populus spp.**</i>	Poplar
<i>Tamarix aphylla</i>	Tamarisk
<i>Thevetia spp.</i>	Thevetia
<i>Washingtonia spp.</i>	Fan Palm

**Olea europea* "Swan Hill" is permitted

***Populus fremontii* is permitted

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