

**Revised:**

**DECEMBER, 2009**

**A Residents' Guide  
to Landscaping**

# **The VILLAGE at SOUTH MOUNTAIN**

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## **Landscape Design Standards**

The Village at South Mountain is an exclusive residential community with oversized lots, the security of a gated entry, and proximity to many local amenities, including the South Mountain Regional Park.

Special attention has been dedicated to residential landscape design to ensure that a consistent and unified character is maintained throughout this community. The Village at South Mountain has been planned as a community reflective of an Old World/Early California design concept neighborhood. The design and landscape guidelines emphasize the establishment of an upscale community with lush landscape, reflective of the home values within, and the design integrity of the community.

Front yard landscape is an important element used to reinforce the character of a community. Front yard landscape areas are defined as all areas forward of the side yard fence, and, in the case of interior corner lots, the landscape areas along the street sides.

Homeowners are required to install a minimum of 35% turf in each front yard, and plant materials of sufficient size, number, and type to support the community's theme. With these goals in mind, the following guidelines provide helpful information for new residents, when preparing their landscape design.

### **Front Yard Landscape Design**

The primary landscape design philosophy includes the establishment of a lushly landscaped community, utilizing plants selected from a restricted materials list, and consistent decomposed granite color. It is critical to create a seamless transition between front yards and maintain a green, rural landscape character. Irrigation equipment shall also be located behind side yard walls and/or out of primary street views.

Homeowners are responsible for installing and maintaining front yard landscape. The intent is to provide Homeowners flexible front yard design opportunities. All landscape plans are required to be submitted to the Homeowners Association for review and comment. Designs will be evaluated for consistency with the primary standards developed in these guidelines.

Inside corner lots are required to have landscaping that extends the full length of the lot, outside the side yard wall. The wall enclosure, parallel to the street, shall be stucco covered masonry block, painted to match the theme walls elsewhere in the community. Themed landscape shall extend down side yards. Corner lots have the highest visibility within the neighborhood and need to address both streets. Builder shall provide trees for planting in these areas, however, the Homeowner shall be responsible for irrigating and maintaining these trees, as well as replacing them with identical species and size trees should they fail.

## **Landscape Standards**

Landscape plans submitted for review shall use a 1" = 20' or larger scale. Plant locations shall be clearly illustrated on the plan, identified by name and with quantities. The following are clarifications to specific landscape requirements:

1. Minimum plant material requirements vary between house plans and lot sizes. A minimum density of plant material in front yard areas is 1 plant per 40 sq. ft. (excluding turf areas). A recommended/pre-approved plant list is provided. Any additional plant material proposed will be approved on a case-by-case basis.
2. Front yard plant material shall have a green, ranch style character. Desert landscape and cactus are prohibited in the front yard landscape.
3. Turf areas shall be a minimum of 35% of total front yard landscape areas and be the dominant character along street frontage of all lots. Accent planting along front entry walks is encouraged and will be reviewed on a case-by-case basis.
4. Spray irrigation and run off shall not excessively impact private streets or driveways. Turf variety shall be limited to midiron sod. Turf is required to be over-seeded with perennial rye no later than October 15<sup>th</sup> of each year.
5. Decomposed granite shall be a major unifying element, used to top dress front yard landscape areas. It is the Homeowner's responsibility to keep landscaped areas weed free at all times. Decomposed granite shall be ½" Apache Brown, (Kalamazoo Materials 520-907-3348). Decomposed granite shall be graded uniformly along all driveways, walks, and curbs.
6. Turf areas shall be contained by an extruded concrete or brick border on streets, sidewalk or driveway.
7. The landscape installation shall not obstruct grading and/or drainage through each lot as established by the engineer/builder.
8. Homeowner assumes liability for any disturbance along foundations, waterproofing to the house, and any perimeter walls. It *is* strongly recommended that no plant material be placed within 2' of the foundation. Such action may void homeowner's termite warranty. See actual termite warranty for further details.
9. Landscape construction shall be completely contained within each lot, unless otherwise approved by homebuilder and/or the Architectural Review Committee.
10. It is recommended that homeowners locate plants away from driveway curbs and walks to minimize long-term maintenance requirements and allow plants to maintain natural character.

11. Select plants for alternating seasons of display and color.
12. Homeowner shall select low shrub ground cover along driveway and street frontages to maintain site visibility.
13. Boulders may be incorporated into the landscape design, and shall be “surface select granite”. Boulders shall be clustered with varied sizes, buried below grade and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3' in height (above street curb) and shall have a natural character. No more than 12 boulders will be allowed per front yard. Boulder size and layout will be reviewed with landscape submittal. Colored pit-run rock and lava rock are strictly prohibited.
14. The use of river rock for un-functional decorative swales is strictly prohibited.
15. The use of polyethylene film below granite is prohibited.
16. Homeowner must use low voltage lighting if highlighting entry walks, or accentuating trees. Colored bulbs and lenses are prohibited. Light source shall be adjusted to minimize glare onto adjacent properties or streets. Any proposed lighting will be reviewed on a case-by-case basis. Light fixture cut sheets are to be submitted with the plan.
17. Ornamentation such as driftwood, skulls, wagon wheels, sculptures, etc. are not permitted in front yards.
18. Special design features such as low walls, trellis, water features, upgraded driveway, front yard walks, or other structures are encouraged, but must be approved in advance with the front yard landscape plan. Accent walls installed by the homeowner outside of their agreement with the builder, should not exceed 42" and must be finished to complement the house.
19. Free standing flag poles, basketball backboards, statues or other ornamentation is subject to review by the Architectural Review Committee, but shall be generally disallowed.

## **Irrigation**

Homeowners are required to install an automatic irrigation system compatible with front yard designs.

The following are specific irrigation requirements:

1. Irrigation equipment shall be located in an inconspicuous location, out of view from public streets (preferably within rear yard enclosure walls).
2. Rear yard irrigation equipment and design is per the Homeowner's discretion.

3. Controllers shall be located on side yards (if located outside side yard walls). Location of controllers must be included in landscape submittal plans.
4. Drip tubing shall be buried a minimum of 6" below grade with emitters on uphill side of plant.
5. Sleeves under driveway and walks are required.
6. Turf spray heads shall have adjustable arc and radius to minimize over spray.
7. Backflow prevention assembly must be installed per City of Phoenix local codes. (Anti-siphon valves are not allowed.)
8. All front yard valve boxes located in non-turf areas shall be tan in color.

### **Front Yard Maintenance**

Homeowners are required to maintain their landscape to preserve a consistent standard throughout the community. The following is a list of criteria.

1. Turf shall be over-seeded with perennial rye no later than October 15<sup>th</sup> of each year.
2. Turf shall be mowed as needed, to maintain a manicured look.
3. Granite areas shall be kept weed free. Spot weeds are to be removed as required.
4. Trees and shrubs shall be trimmed and maintained in a manner consistent with their natural character.
5. Trash must be picked up on a daily basis.

### **Rear Yard Landscape**

Homeowners are solely responsible for the design, installation, and maintenance of rear yard landscape. Landscape design shall not compromise adjacent residences, or open space. Common area landscape or perimeter fencing shall not be disturbed by construction or installation of rear yard improvements.

The following are general items that should be incorporated into all rear yard design:

1. Homeowners are responsible for maintaining drainage along enclosed rear yards established by the civil engineer's City approved grading and drainage plan.

2. Homeowners are required to protect their own house, perimeter walls and adjacent open space from drainage alterations or conflicts.
3. Homeowners are not allowed to backwash pools or water features through walls or open space.
4. Mounding or raised planters in rear yards may not exceed 24" above grade.
5. Homeowner assumes the liability for any disturbance along adjacent residences, foundations, or any permanent walls. No improvements shall touch these structures without prior approval.
6. Construction shall be completely contained within each lot unless otherwise approved by builder and/or the Homeowners Association.
7. Plant palette is required to blend with the overall project, adjacent resident or open space when existing; Plant varieties are per the Homeowners' discretion with the following exceptions.
  - a. No palms with a clear trunk height of 20' (or more) upon time of installation.
  - b. Fruiting Olive, Mulberry trees, and date palms are prohibited.
  - c. Common Bermuda is prohibited due to its invasive character.
8. Site lighting must be focused within rear yards and must be shielded from adjacent lots or open space.
9. Proposed amenities, structures, or play equipment greater than 6' in height shall be submitted to the Homeowners' Association for approval.

## **Landscape Plan Submittal and Requirements**

1. Submissions/Fees
  - a. Each resident shall supply the Homeowners Association with two (2) complete sets of front yard plans and landscape submittal worksheets (Exhibit B) prior to initiating landscape related work.
  - b. Initial landscaping submissions shall be accompanied by a \$250.00 review fee and submitted to the "The Village at South Mountain Homeowners Association." Review fees cover design review and installation inspections.
  - c. For submissions that include work to be done after the initial landscaping process:
    - Each resident shall supply the Homeowners Association with two (2) complete sets of plans for changes/adjustments/improvements prior to initiating work
    - All minor landscape, architectural, structural, or lighting changes/additions will require a \$25.00 review fee, submitted to "The Village at South Mountain Homeowners Association". Review fees cover design costs and installation inspections.

- The replacement of existing plants (due to poor performance, or death) does not require approval from the Homeowners Association or an associated fee. VSM encourages owners to maintain their property and replace plants as necessary.

## 2. Review Process

- a. The Homeowners Association will issue a written response within thirty (30) days upon receipt of your submission and review fee. Response will include a summary of comments.
- b. First reviews will not occur without all the required design elements (landscape plans, submittal form) and payment.
- c. Plans may require a second submittal for review if noted on the first review.
- d. Conditionally approved plans may require a written response to the Homeowners Association acknowledging comments made are acceptable and will be implemented with construction. The Homeowners Association shall not be required to provide conditional approval, but may do so at their discretion.
- e. Failure to obtain approval within three reviews, resulting in additional submissions, will require the applicant to pay an additional review fee of \$100.00.

## 3. Construction Guidelines

- a. Once landscaping plans are approved, homeowner shall have sixty (60) days to complete the installation process.
- b. Homeowners may apply for a seasonal variance due to summer temperatures.

## 4. Construction Review

- a. The Committee may review work in progress and give notice of non-compliance. Absence of such reviews and notifications during construction does not constitute either approval by the Committee of work in progress or compliance with the Design Guidelines.
- b. Final Review. Upon notification by the Homeowner of completion of the landscape work, the Committee will, conduct a review within fifteen (15) business days and will issue a written approval notice. If the work is not in compliance with the Final Submittal or these Design Guidelines, a written notice will be issued to the Owner within ten (10) business days of the review. The Owner shall have thirty (30) calendar days to remedy non-compliance. When complete, the landscape will be re-inspected for compliance with initial comments.
- c. Backyard landscape will only be reviewed as it relates to outside visibility and screening impact, The Homeowner assumes responsibility for hardscape, pool enclosures and planting installation consistent with the City of Phoenix, CC&R, and Design Guideline requirements.

## **Miscellaneous**

1. Where side entry garages contain street side windows, Owner is required to install window treatments on those windows.
2. Window trim colors may not be changed from the original color installed during the construction of the house.
3. Homeowners should ensure behavior of their agents and contractors in accordance with the CC&R's.
4. No alterations to or change in the style or color of roof tiles may be initiated without the prior approval of the HOA Committee.
5. All HVAC equipment shall be screened from view from neighboring lots by wall enclosures a minimum of six inches (6") higher than the equipment being enclosed.



The Village at South Mountain  
Exhibit A

Front Yard  
Approved Plant List

The following is a select list of plant material that homeowners shall select from for front yard landscape design. The homeowner and/or Landscape Contractor shall select a maximum of eight (8) plant varieties that best addresses actual exposure, site condition and individual preferences.

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>Trees</u>	
Acacia salicina	Willow Acacia
Acacia smallii	Sweet Acacia
Brachychiton populneus	Bottle Tree
Dahlbergia sissoo	Sissoo Tree
Eucalyptus papuana	Ghost Gum
Eysenhardtia texana	Kidneywood
Ficus nitida	Indian Laurel
Fraxinus velutina 'Rio Grande'	Fantex Ash
Geijera priflora	Australian Willow
Jacaranda mimosuolia	Jacaranda
Olea europaea 'Swan Hill'	Swan Hill Olive
Olneya tesota	Ironwood
Prosopis chilensis	Chilean Mesquite
Prosopis velutina (juliflora)	Velvet Mesquite
Ulmus Parvifolia	Chinese Elm
Pyrus calleryana 'Bradford II'	Bradford Pear
Washmgtonia robusta	Mexican Fan Palm
<u>Accents</u>	
Agave species	Agave
Asclepias subulata	Desert Milkweed
Dasylyron species	Desert Spoon
Dietes bicolor	Fortnight Lily
Hemerocallis	Orange Daylily
Hesperaloe funifera	Giant Hesperaloe
Hesperaloe parviflora	Red Yucca
Morea bicolor	Morea Iris
Muhlenbergia species	Deer Grass Varieties
Nolina bigelovii	Beargrass
Nolina matapensis	Tree Beargrass

Shrubs/Groundcover/Vines

Acacia redo lens 'D. Carpet'	Desert Carpet Acacia
Asparagus densiflorus 'Myers'	Foxtail Fern
Alyogyne huegelii	Blue Hibiscus.
Aquilegia chrysantha	Golden Columbine
Baccharis hybrid 'Starn'	Thompson Baccharis
Baileya multiradiata	Desert Marigold
Bougainvillea 'B. Karst'	Bush Bougainvillea
Calliandra californica	Baja Red Fairy Duster
Calliandra eriophylla	Pink Fairy Duster
Calliandra surinamensis	Pink Powder Puff
Caesalpinia species	Bird of Paradise
Carissa grandiflora 'Tuttlei'	Natal Plum
Cassia Oligophylla	Outback Cassia
Cassia phyllodinea	Silvery Cassia
Chamaerops humilis	Mediterranean Fan Palm
Chrysactinia mexicana	Damianita
Convolvulus cneorum	Bush Morning Glory
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea
Dalea frutescens 'Sierra Negra'	Black Dalea
Dodonaea viscosa	Hopbush
Duranta repens	Sky Flower
Encelia farinosa	Brittlebush
Ericameria Laricifolia	Turpentine Bush
Erimophila Spp.'Valentine'	Valentine Bush
Ficus pumila	Creeping Fig (Fig Vine)
Hibiscus coulteri	Desert Rose-mallow
Hibiscus rosa-sinensis	Red Hibiscus
Justicia brandegeana	Shrimp Plant
Lantana camara 'New Gold'	New Gold Lantana
Lantana montevidensis	Purple Lantana
Lavandula Species	Lavender
Leucophyllum species	Sage Varieties
Ligustrum japonicum	Wax Leaf Privet
Mascagnia lilacina	Lavender Orchid Vine
Mascagnia macroptera	Yellow Orchid Vine
Myoporum parviflorum	Myoporum
Myrtus communis 'Microphylla'	Dwarf Myrtle
Nerium oleander	Petite Pink Oleander
Oenothera caespitosa	Evening Primrose
Penstemon species	Penstemon
Perovskia atripicifolia	Russian Sage
Phlomis fruticosa	Jerusalem Sage
Pittosporum tobira dwarf	Wheeler's Dwarf Pittosporum
Podranea ricasoliana	Pink Trumpet Vine

*Pyracantha fortunea*  
*Rhaphiolepis indica*  
*Rosa banksiae* 'Lutea'  
*Rosmarinus officinalis*  
*Ruellia brittoniana* 'Katie'  
*Ruellia peninsularis*  
*Russelia equisetiformis*  
*Salvia clevelandii*  
*Salvia coccinea*  
*Salvia greggii*  
*Salvia leucantha*  
*Simmondsia chinensis*  
*Sphaeralcea ambigua*  
*Stachys coccinea*  
*Tagetes palmeri* (Lemon)  
*Tecoma stans*  
*Tecomaria capensis*  
*Tetraneris scaposa*  
*Trachelospermum species*  
*Tulbaghia violacea*  
*Vauquelinia californica*  
*Verbena gooddingii*  
*Verbena rigida*  
*Verbena pulchella*  
*Vigna caracalla*  
*Viguiera deltoidea*  
*Wedelia trilobata*  
*Xylosma Congo* 'Compact'

*Pyracantha*  
Indian Hawthorne  
Lady Banks Rose  
Trailing Rosemary  
*Ruellia* 'Katie'  
Desert Ruellia  
Coral Fountain  
Chaparral Sage  
Cherry Sage  
Red Salvia  
Mexican Blue Sage  
Jojoba  
Desert Globemallow  
Texas Betony  
Mt. Lemon Marigold  
Yellow Bells  
Cape Honeysuckle  
Angelita Daisy  
Jasmine  
Society Garlic 'Purple'  
Arizona Rosewood  
Goodding's Verbena  
Sandpaper Verbena  
Rock Verbena  
Snail Vine  
Goldeneye  
Wedelia  
Compact *Xylosoma*