

# **Robson Ranch - Casa Grande Architectural & Landscaping Requirements and Guidelines**

**REVISIONS ADOPTED BY THE BOARD OF DIRECTORS FOR  
ROBSON RANCH – CG HOMEOWNERS ASSOCIATION, INC.  
on November 15, 2010**

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

ARTICLE I GENERAL INFORMATION.....	4
1. Introduction.....	4
2. ALC Permit Requirements.....	5
3. Completion of Landscaping.....	5
4. City of Eloy Or Other Governmental Agency Permits.....	6
5. Contractor Selection.....	6
6. Views.....	7
7. Maintenance of Property.....	7
8. Complaints.....	7
ARTICLE II GENERAL ARCHITECTURAL AND LANDSCAPING STANDARDS AND REQUIREMENTS.....	8
1. Architectural Standards and Requirements.....	8
2. Landscaping Standards and Requirements.....	8
ARTICLE III SPECIFIC GUIDELINES AND REQUIREMENTS.....	12
1. Air Conditioners/Evaporative Coolers.....	13
2. Antennas (Satellite Dish) or Over-the-Air Reception Devices (Wireless Internet Broadband Antennas).....	13
3. Arches.....	16
4. Awnings, Sunshades and Screens.....	16
5. Barbecues and Grills.....	17
6. Bird Feeders and Birdhouses.....	17
7. Casitas, Guest Houses, Room Additions.....	17
8. Driveway & Walkway Extensions and Coatings.....	17
9. Decks and Patios.....	18
10. Fences.....	18
11. Fireplaces (Exterior), Fire Pits, Kivas.....	19
12. Flagpoles (Permanent), Flags & Wind Socks.....	19
13. Fountains/Water Features.....	19
14. Garage Additions and Modifications.....	20
15. Gates.....	20
16. Gazebos.....	20
17. Golf Ball Nets.....	21
18. Grass – Natural and Artificial.....	21
19. Gutters, Downspouts, Roof Tile & Patio Roof Coatings Sealing.....	21
20. House Numbers.....	21
21. Lighting, Exterior.....	22
22. Mailboxes.....	22
23. Painting, Exterior and Stone Veneer (Other Than Original).....	22
24. Planters.....	23
25. Ramadas.....	23
26. Screen Doors, Security Doors.....	24
27. Signs.....	24
28. Solar Panels/Collectors.....	25
29. Spas and Swimming Pools.....	25
30. Storage and Trash Containers.....	26
31. Storage Facilities/Structures.....	26

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

32. Tiles, Exterior.....	27
33. Trees.....	27
34. Trellises & Lattice Panels .....	27
35. Walls .....	27
36. Weather Recording Equipment.....	30
37. Yard & Wall Art.....	30
38. Outdoor Furniture .....	30
ARTICLE IV ALC PROCEDURES.....	30
1. Overview .....	30
2. ALC Permit Application Submission .....	31
3. Plans .....	31
4. ALC Approval Process .....	33
5. ALC Inspection Rights.....	33
6. Fees and Clean Up Bonds .....	33
7. Storage of Construction Materials and Debris on Lots.....	34
8. Appeals.....	34
9. Severability .....	34
10. Violations .....	34
11. Complaints .....	35
12. Limits of Liability .....	35
APPENDIX A – PROHIBITED TREES/PLANTS.....	36
APPENDIX B – MOUNDS, GRADE CHANGES & PLANTERS.....	37
APPENDIX C – SIZES OF MATURE PLANTS AND LOCATION FROM PROPERTY LINE .....	38
APPENDIX D – SATELLITE DISH & OTARD INSTALLATON NOTIFICATION FORM .....	49
APPENDIX E – ARCHES.....	50
APPENDIX F – BUILDING ADDITIONS & SETBACK LINES 1 .....	51
APPENDIX G – BUILDING ADDITIONS & SETBACK LINES 2 .....	52
APPENDIX H – <i>(intentionally left blank)</i> .....	53
APPENDIX I – ROBSON RANCH ALC APPLICATION REQUIREMENTS .....	54
APPENDIX J – SELECTED EXAMPLES OF ACCEPTABLE/UNACCEPTABLE YARD/WALL ART.....	55
APPENDIX K – ROBSON RANCH ALC PERMIT APPLICATION.....	56
APPENDIX L – ALC COMPLAINT FORM.....	58

# Robson Ranch - Casa Grande Architectural & Landscaping Requirements and Guidelines

## ARTICLE I GENERAL INFORMATION

### 1. Introduction

On May 5, 2005, Sun Lakes – Casa Grande Development, LLC, a Delaware limited liability company (the “Developer”), recorded that certain Declaration of Covenants, Conditions and Restrictions of Robson Ranch - Casa Grande Resort Community in the Official Records of Pinal County, Arizona, as Instrument No. 2005-051631 (as amended from time to time, the “CC&Rs”) on certain real property located in Pinal County, Arizona. The CC&Rs were recorded in order to provide for the development of a planned community to be known as “Robson Ranch – Casa Grande Resort Community” or “Robson Ranch”. Capitalized terms used but not specifically defined herein shall have the meanings set forth in the CC&Rs. Robson Ranch – CG Homeowners Association, Inc., an Arizona non-profit corporation (the “HOA”), was formed for the purposes set forth in the CC&Rs. In accordance with the CC&Rs, the Board of Directors of the HOA (the “Board”) has created the Architectural and Landscaping Committee (the “ALC”) as a standing committee of the Board and has approved the issuance of these Robson Ranch – Casa Grande Architectural & Landscaping Requirements and Guidelines (as amended from time to time, the “Guidelines”). The ALC is responsible for administering the Guidelines under the direction of the Board. These Guidelines and the CC&Rs are used as the basis for decisions by the ALC for the approval or disapproval of ALC Permit Applications, as required, for the initial installation or modifications to landscaping and exterior architectural changes. The Guidelines are intended to protect and preserve the appearance, aesthetics and value of Robson Ranch. The major goal of the ALC is to assist homeowners in meeting and interpreting the Board-approved Guidelines. If in doubt, please consult with the ALC BEFORE any landscaping or architectural work is started.

Nothing contained herein shall be construed as altering, amending or changing the CC&Rs, or the Articles of Incorporation and Bylaws of the HOA. The Guidelines shall have the same force and effect as if they were set forth in and were a part of the CC&Rs, except that in the event of any inconsistency between the Community Rules and the Guidelines, the Community Rules shall control, and in the event of any inconsistency between the Guidelines and any of the provisions of the CC&Rs or of the Articles or Bylaws, the provisions of the CC&Rs, the Articles and the Bylaws shall govern and control. In addition to complying with these Guidelines and the CC&Rs, any construction, installation, addition, alteration or other work pursuant to these Guidelines must comply with any and all applicable federal, state, municipal and local laws, statutes, rules, regulations, ordinances and building codes.

Approval by the ALC of any construction, installation, addition, alteration or other work pursuant to these Guidelines shall not be deemed a waiver of the ALC’s right to withhold approval of any similar construction, installation, addition, alteration or other work subsequently submitted for approval by the same or a different homeowner. The ALC shall have the right to disapprove plans and specifications submitted if, in its opinion, (a) the plans and specifications are not in accordance with all of the provisions of the CC&Rs, these Guidelines and any applicable Tract Declaration; (b) the plans and specifications are not complete; or (c) the design, color scheme, materials or location of the proposed structure or Improvement is not in harmony with the general surroundings and topography of the Lot or with other buildings and structures in the vicinity. However, compliance with each stated criteria in the CC&Rs, these Guidelines and any applicable Tract Declaration shall not require approval of any plans or specifications, and it is expressly acknowledged that the ALC will exercise aesthetic judgment, which cannot be reduced to objective criteria, in reaching its decisions. These Guidelines cannot be prescriptive and black and white in all instances. While every effort has been made to make them clear and definitive, there are areas where interpretation is necessary. The

# **Robson Ranch - Casa Grande**

## **Architectural & Landscaping Requirements and Guidelines**

judgment of the ALC, in a particular situation on what is permissible and what is not, is the determining factor. Moreover, the ALC may determine for aesthetic or other reasons not to approve an ALC Permit Application that is otherwise in compliance with these Guidelines. The ALC will determine the appropriateness of any construction, installation, addition, alteration or other work, when the homeowner presents his/her plans to the ALC for review. Also, one or more members of the ALC may visit the actual site in conjunction with the ALC's review of plans.

***ALL HOMEOWNERS UNDERSTAND THAT BY A MAJORITY VOTE OF THE BOARD OF THE HOA, THE HOA MAY, FROM TIME TO TIME, SUBJECT TO THE PROVISIONS OF THE CC&RS, ADOPT, AMEND AND REPEAL THESE GUIDELINES AND THAT ALL HOMEOWNERS WILL BE REQUIRED TO COMPLY WITH ANY AND ALL SUCH AMENDMENTS TO THESE GUIDELINES. IT IS THE RESPONSIBILITY OF EACH HOMEOWNER TO MAKE SURE THEY HAVE A COMPLETE COPY OF THE MOST RECENT BOARD APPROVED VERSION OF THE ROBSON RANCH – CASA GRANDE ARCHITECTURAL & LANDSCAPING REQUIREMENTS AND GUIDELINES. IF YOU ARE UNSURE IF YOU HAVE THE MOST RECENT VERSION OF THE GUIDELINES (INCLUDING ANY APPENDICES OR FORMS), PLEASE CALL OR STOP BY THE ASSOCIATION OFFICE AT 5750 N. ROBSON BOULEVARD, ELOY, ARIZONA 85231, PHONE (520) 426-3355 FOR VERIFICATION OR TO OBTAIN ADDITIONAL COPIES.***

### **2. ALC Permit Requirements**

- A. It is the responsibility of the homeowner to obtain permits from the ALC prior to making any exterior alterations or installing any landscaping. ALC Permit Applications must be completed and signed by the homeowner and must include all applicable additional documentation submittals required by these Guidelines. ALC Permit Applications may be considered for review prior to the closing date on your Robson Ranch home. However, no work may begin until the later of: (a) ALC approval and (b) the actual closing on your Robson Ranch home. In addition to other rights and remedies that may be available at law or in equity to the ALC, the Developer or third parties, ALC Permit Applications submitted after work has begun may be subject to late fees.
- B. The ALC meets each Wednesday morning at the posted time. ALC Permit Applications are to be turned into the General Manager of the Association by Wednesday morning in order to be considered at the ALC meeting on Wednesday morning. The day and time of the ALC meeting may be changed from time to time by written notice posted at the Association Office. All support documents, county permits, wall letters, scale drawings, as well as any applicable fees as stated in the Guidelines should accompany the ALC Permit Application. The ALC may ask a homeowner to provide additional information or documentation in connection with the review of a particular ALC Permit Application. The permit process is described in more detail in Article IV of these Guidelines below.
- C. It is the responsibility of the homeowner and succeeding homeowners to maintain landscaping and construction records, including, without limitation, any ALC Permit submittals and approvals as well as any applicable permit submittals and approvals to City of Eloy or any other applicable governmental authority. The ALC and the HOA will maintain, solely for their own benefit, any records that they deem appropriate.

### **3. Completion of Landscaping**

As set forth in Section 5.2.4 of the CC&Rs, all homeowners are required to landscape their Lot within ninety (90) days after the initial close of escrow. If the work cannot be completed within the stated time, due to reasons beyond the homeowners' control, a written request for an extension must be submitted to the HOA for the HOA's approval. In addition, all such landscaping must otherwise comply with these Guidelines.

# **Robson Ranch - Casa Grande**

## **Architectural & Landscaping Requirements and Guidelines**

If initial landscaping is not completed within the above ninety (90) day period and no extension has been granted by the HOA, in addition to any other applicable remedies (including without limitation those set forth in Section 5.2.4 of the CC&Rs), the homeowner will be billed the following fines by the HOA, which are immediately due and payable:

- A. A fine of \$100.00 will be assessed for initial landscaping that is completed between the 91<sup>st</sup> and 105<sup>th</sup> day.
- B. An additional fine of \$250.00 (i.e. \$350.00 total) will be assessed for initial landscaping completed between the 106<sup>th</sup> and 130<sup>th</sup> day.
- C. Initial landscaping that is not completed within 131 days will be subject to the above cumulative fines and additional penalties as determined by the Board.

In addition, all work for approved ALC permit application must be completed within 30 days of approval. Homeowners who do not timely complete work will be subject to fines and other applicable remedies. If an extension of time is needed, the homeowner must submit in writing, a request that includes a reason for the extension and a new propose completion date.

In all cases, it is the homeowner's responsibility to ensure that all approved landscaping is constructed within the homeowner's Lot boundary lines (or on the Lot boundary line in the case of a party wall). The Association highly recommends that each homeowner hire a licensed surveyor to measure and stake your Lot boundary lines prior to construction. Any inspection, whether before or after installation, by the Association or the ALC, is not intended and should not be interpreted in any way as a verification that any landscaping (including any wall) was installed within a homeowner's Lot boundary line.

#### **4. City of Eloy Or Other Governmental Agency Permits**

In addition to any applicable ALC Permit, it is the responsibility of the homeowner to determine the need for, and to obtain if necessary, any and all applicable permits and applicable permits required by City of Eloy or any other applicable governmental agency. Regardless of any reference herein to (or the absence of any reference herein to) any City of Eloy or other governmental agency permits, homeowners should contact City of Eloy, before any construction, to find out permit requirements and information. An ALC Permit may be required where there is no requirement for a permit from City of Eloy or any other applicable governmental agency and vice versa. The City of Eloy Building Safety Department may be contacted at (520) 466-4939. ALC may require homeowner to submit copies of government permits prior to approving an application for an ALC permit. However, issuance of a government permit does not guarantee that the ALC will approve an ALC Permit Application for the same work. Moreover, issuance of an ALC Permit does not guarantee that a homeowner has obtained all necessary City of Eloy or other applicable governmental agency permits.

#### **5. Contractor Selection**

For their own protection, homeowners should exercise due diligence in selecting a contractor for all landscaping and construction needs. The final responsibility for selecting a contractor is up to each homeowner. If the ALC has any comments from homeowners about their experiences with various contractors, such comments may be made available to homeowners for review, with the understanding that the ALC makes no representation or warranty with respect to the content of such comments nor that the comments of all homeowners have been collected and made available. Neither the Developer, nor the HOA, nor the ALC endorses or warrants the work of any contractors performing work for homeowners, and the Developer, the HOA and the ALC have no involvement with respect to the licensing of any contractors performing work for homeowners in Robson Ranch. In addition, neither the HOA, nor the Board, nor the ALC has any authority over any contractor conducting business for homeowners in Robson Ranch. Licensing of contractors is the responsibility of the ARIZONA REGISTRAR OF CONTRACTORS. Prior to selecting a contractor, homeowners

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

are urged to check the licensing status and records of any complaints against specific contractors by calling the ARIZONA REGISTRAR OF CONTRACTORS at (520) 628-6345 in Tucson or by going online to [www.rc.state.az.us](http://www.rc.state.az.us), as well as checking with the Better Business Bureau. Licensed contractors are recommended. In any event, the ALC will not intervene on behalf of the homeowner if a problem arises between the homeowner and the contractor.

### 6. Views

Homeowners cannot expect views that exist at the time of purchase to remain unchanged over time. Property may eventually be improved upon and landscaping, both on residential Lots and Common Areas, will mature. Tree location, number and species are key considerations in the ALC landscape plan approval process. Neither the ALC nor the HOA are under a duty to homeowners for the protection or enforcement of views or view expectations. However, maintaining views may be considered by the ALC in approving or disapproving any ALC Permit Application. Maintaining views in the community is a courtesy to your neighbors and should be considered by homeowners in their planning.

### 7. Maintenance of Property

- A. All homeowners, including those not in full-time residence, are responsible for maintaining the appearance of their home and related landscaping so that it positively contributes to the overall appearance and aesthetic value of the neighborhood and the community. All Lots must be kept free of weeds and trash, and plants and trees must be neatly trimmed.
- B. Garbage and trash shall be kept in approved covered containers, with trash containers stored so they are not Visible From Neighboring Property (as defined in the CC&Rs). Garbage containers should not be placed at the curb more than 12 hours prior to pick up and should be removed from the curb the same day as pick up. Due to local wildlife, it is recommended that trash left out for pickup is not left in plastic bags.
- C. If it is brought to the attention of the ALC that a Lot does not meet the standards set forth in these Guidelines, the ALC will first determine if the Lot is in compliance. If the Lot is not in compliance, a letter will be sent to the homeowner by the ALC specifying a deadline for bringing the Lot into compliance. If the work is not completed by the specified date, the ALC may take any actions provided for in the CC&Rs and Article IV, Section 10 of these Guidelines. In addition, if the Lot remains non-compliant, the Board has the authority, at its option (but without obligation), to instruct a third party to complete the work necessary to bring the Lot into compliance with these Guidelines and to bill the homeowner for any expenses incurred, which the homeowner shall promptly pay or be subject to additional penalties.

### 8. Complaints

The ALC will accept only written, signed complaints. No complaints are accepted on voice mail. Written, signed complaints will be investigated by the ALC as it deems appropriate. If the ALC determines that a Lot is not in compliance, the ALC may take any actions provided for in the CC&Rs and Article IV, Section 10 of these Guidelines, which, among other things, may include removing all non-compliant improvements. Complaints will be dealt with in a confidential manner between the homeowners involved. The name of the person making the complaint will be available to the homeowner against whom the complaint is made.

Among other complaints that it may receive from time to time, the ALC anticipates that it will receive complaints when there are obvious violations such as:

- A) Homeowner/contractor does not clean up the street when a project is completed;
- B) Non-compliant wall/yard art is Visible From Neighboring Property; and/or
- C) Yards are not maintained as described in the Guidelines.

# Robson Ranch - Casa Grande Architectural & Landscaping Requirements and Guidelines

## ARTICLE II GENERAL ARCHITECTURAL AND LANDSCAPING STANDARDS AND REQUIREMENTS

Except as otherwise expressly provided in the CC&Rs, these Guidelines or in any applicable Tract Declaration, no temporary or permanent Improvements, alterations, repairs, excavation, grading, lighting, painting, landscaping or other work that in any way alters the exterior appearance of any property within Robson Ranch may be commenced, erected, placed, altered, maintained, or performed on any Lot until the required plans and specifications have been approved in writing by the ALC. Any subsequent addition, change or alteration that affects the exterior appearance of any property within Robson Ranch shall require the prior written approval of the ALC.

### 1. Architectural Standards and Requirements – ALC Permit Required

- A. The design, style, detailing, materials and color of any structural addition or exterior renovation shall conform to that of the original home.
- B. All structural additions to the original home require an ALC Permit and shall be built within the setback lines originally established for Robson Ranch, regardless of more lenient requirement of any local governmental authority. These setbacks are shown on the original plot plan provided by the Developer at the time of the original purchase of your Robson Ranch Lot.
- C. The height of any structural addition to an existing home shall not exceed that of the original roof or parapet line.
- D. All materials used in structural additions and alterations shall conform to those set forth in these Guidelines. The ALC may allow substitute materials that are considered compatible with the theme of the community. Substitutions are approved based on the judgment of the members of the ALC.
- E. When any structural additions, alterations or renovations are made to an existing home, the Lot drainage to the street, as established by the Developer, must be maintained and the drainage shall comply with the requirements set forth in subparagraph 2(K) and (L) below. All roofs or gutter installations shall drain to the ground solely within the deeded Lot line. Drainage to Common Areas, except as provided for in the final plat and drainage plans for Robson Ranch, is prohibited. No homeowner shall alter, interfere with or obstruct the drainage pattern over the Lot or over any other portions of Robson Ranch, as that pattern may be established or altered in accordance with the Master Drainage Report.
- F. No sewers, electrical lines, water lines, or other utility or service lines, facilities or equipment may be installed or relocated within a Lot without the approval of the ALC. All such lines and equipment must comply with the requirements set forth in Section 5.2.17 of the CC&Rs.
- G. City of Eloy permits are required for most structural additions and modifications-homeowner should contact City of Eloy to confirm requirements.

### 2. Landscaping Standards and Requirements – ALC Permit Required

- A. In planning landscaping and construction, consideration must be given to allow access for the maintenance of areas that have TV cable, electrical boxes, water meters, etc. No plants will be allowed that will hinder utility maintenance personnel or meter readers. Plants so placed may be removed by the utility companies and shall be the responsibility of the homeowner for replacement. The use of native and/or drought tolerant species is strongly recommended for all landscaping. High water consuming plants should be confined to small areas as recommended in xeriscape landscape planning. (See Appendix A for plant materials and trees that are prohibited in Robson Ranch.) Compatible community groupings of plants should be taken into consideration to allow for appropriate irrigation system planning. Underground irrigation is recommended but not required.



# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

- B. Sufficient landscape materials shall be used to maintain harmony with surrounding areas. Average number of plants used is between 20 to 30. The ALC, in its judgment, may require additional plantings or grant variances to the number of living plant materials, predicated on the size and shape of the applicable Lot, and front patio or entry walk installation. The ALC, in its judgment, may also require minimum plant materials for other portions of a particular Lot that are Visible From Neighboring Property. There are no per se minimum planting requirements for areas on the Lot that are not Visible From Neighboring Property.
- C. The ALC reserves the right to limit planting and may require tree or plant removal, if the ALC, in the judgment of its members, determines that the landscape contains too many plants and/or trees.
- D. All ground (including front, side and rear yards) not covered by plantings (including, without limitation, grass or other ground covers) shall be covered with inert material, which includes crushed native colored rock minimum 3/8 inch to a maximum of 1 inch screened (with the fines/dust removed). Native river rock and boulders may be used for accent purposes. White rock, artificially colored rock or crushed man made material is not permitted. Lava rock may be used as an accent color only. Rock colors used for accent and decorative purposes are limited to two color choices, with no more than a 90/10% ratio of base color to accent color of landscaping area available. All Lots must have a two foot border between the front curb of the Lot and any living plant materials (i.e. where there is only gravel) in order to minimize water flow from the Lot onto the street.
- E. Road base or foundation base materials (gravel or ABC) and minus (decomposed) granite are prohibited for ground cover.
- F. Mounds in front and rear yards shall not exceed eighteen (18) inches in height from original finish grade level at the time of completion of the home and shall be constructed of natural materials (See Appendix B).
- G. If the homeowner's Lot abuts common area or golf course and does not have a Fence in accordance with Section 11 below or a Wall in accordance with Section 35, the homeowner must install an extruded concrete or paver border immediately adjacent to the common property line abutting the common area or golf course. Such border is intended to keep the ground cover (including gravel) separated between the homeowner Lot and the golf course or common area property and therefore each such extruded concrete or paver border must be at least four inches wide and rise at least two inches above any ground cover. Such border does require an ALC Permit and must be shown on landscape plans approved by the ALC.
- H. All Developer- and homeowner-installed air conditioners must be screened so as not to be visible from common areas or golf course. Screening may include a return wall, or plantings of sufficient height, density and placement to accomplish the same effect.
- I. Weed growth or other nuisance plant materials shall be controlled with herbicides and/or manual weeding (See Article I, Section 7). Plastic sheeting may not be placed under crushed rock for weed control since it is ineffective and causes the covering crushed rock to wash away. Landscape fabric is permitted as long as it does not affect drainage. No landscaping or construction materials owned or contracted for by the homeowner may be left on any street for more than 48 hours. All materials encroaching on the street must be clearly marked with at least two (2) orange 28" traffic cones and cannot block more than 25% of the street width. No vehicle shall park within fifteen (15) feet of the furthest arc of the materials so that traffic flow is not impeded.
- J. Care must be used when landscaping along roads or corners to avoid creating visual obstructions that may compromise the safety of pedestrians, bicycles or other vehicles. All materials used in landscaping shall conform to these Guidelines. The ALC may allow substitute materials, including those that are considered compatible with the theme of the community. Substitutions are approved based on the judgment of the members of the ALC.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

- K. No homeowner shall alter, interfere with or obstruct the drainage pattern over the Lot or over any other portions of Robson Ranch, as that pattern may be established or altered in accordance with the Master Drainage Report. The Developer has graded your Lot to drain away from the building in all directions and toward the street. This is called “positive drainage”. Any alteration of the grades from that at completion of the original home construction must maintain the original drainage design. The ALC may require that drawings and other related data be submitted that will demonstrate proper drainage is to be provided prior to issuing an ALC Permit. This may require the services of an engineer. Once the homeowner begins landscaping, the Developer no longer has responsibility for positive drainage on the Lot; it becomes your responsibility. The issuance of an ALC Permit and/or the completion of landscaping in accordance with an ALC Permit shall not be deemed a representation, warranty, guaranty or other approval that the grading after completion of such landscaping will be consistent with the original drainage by the Developer or is otherwise acceptable. Each homeowner is responsible for ensuring that the landscaping installed on the homeowner’s Lot provides for appropriate drainage away from the foundation of the residence and other structures and that it complies with the Master Drainage Report. No Lot shall drain onto a neighboring Lot or parcel, unless specifically provided for in the Master Drainage Report.
- L. Upon completion of landscaping and at all times, each homeowner is responsible for ensuring that the drainage on the homeowner’s Lot complies with the following criteria:
- i. The grading shall maintain a properly compacted slope of not less than 5%, for a distance of not less than 3’-0” , or to the surface drainage swale (whichever is greater). Water must be directed away from the homes foundation in all directions to a defined drainage swale.
  - ii. All surface water drainage shall be directed away from property line to the established drainage swales (so as not to run onto the adjacent property).
  - iii. No sidewalks or other obstacles shall be added next to the home (except those provided by the Developer) that create a trapped planter area that impedes the flow of water away from the homes foundation to the designated drainage swale.
  - iv. All added patio or sidewalk surfaces have a minimum 1/8” per foot fall (pitch) away from the homes foundation.
  - v. Each Lot shall have a pronounced surface drainage system that consist of swales and/or drains to provide continuous positive fall to appropriate discharge points off of the lot (i.e. low back of curb at the street).
  - vi. If a roof gutter and downspout system is installed on any portion of the home, one of the following criteria must be met:
    - 1) All down spouts connected to a solid pipe collection system below grade that carries all roof water to the back of curb and insures that all water will be expelled over the curb into the street.
    - 2) Extensions added to each downspout that carries the roof water to the center of the closest drainage swale used for surface water drainage.
  - vii. No plants or other landscape features shall be permitted to exist in the pronounced drainage swale. No plants shall be located closer than 24” to the homes foundation for low water usage plants and shrubs or those that do not require irrigation and 36 inches for other higher water use types of plants and shrubs. The intent of this item vii is to control the amount of water induced close to the homes foundation by irrigation systems. The amount of water needed by any plant will vary based upon exposure to the sun (i.e. northern exposure), climatic seasons and changes within the seasons, location of the plant based upon the direction of the home (ie: how much sun reaches that location) and soil types. However, when the plant, shrub, or tree has established itself then watering can be reduced in some cases by 70%. In an effort to provide options to Landscapers and Homeowners the following items will assist in the types of plants permitted by this subsection vii.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

- a. No uncontained\* irrigation system main line, emitter line, or emitter is to be located closer than 2'-0" to the homes foundation.
- b. Plants that require no water source are acceptable within the area of two foot from the homes foundation. The most common examples of these types of plants used in the Phoenix and Tucson markets are: All low watering native cacti and certain succulents. For example golden barrels are a great choice. Established cacti and succulents only require one watering every thirty days. This is even best with hand watering and NOT providing a drip system to this area.
- c. Plants that require no more than one to two gallons of water per day are generally acceptable within the area of three feet to two feet of the homes foundation provided that the emitter for that plant is no closer than two feet from the foundation. The most common examples of these types of plants used in the Phoenix & Tucson Markets are: Trailing Gzania, Blue Euphorbia, Bush Morning Glory, Flame Honeysuckle, Yellow or Red Bird of Paradise, Baja or Pink Fairy Duster, or Cape Honeysuckles.
- d. Trees, other than indigenous trees to the desert, require a larger volume of water based upon the type of tree, but generally in the range of twenty gallons every three days. For this reason most trees, and the water source for them, should be located no closer than eight feet from the homes foundation. Further consideration should be given to the canopy of the tree when it matures so that the tree is far enough away from the home as not to cause damage by the branches or root system when mature. A recommendation for watering trees would be a feeder line with emitter located two feet below grade as opposed to surface emitters. This is best accomplished by installing a feed or water tube. This method will meet the tree water need with less water. Indigenous trees that require less than ten gallons of water per week that would be acceptable within eight to four feet of the homes foundation (provided the canopy or root system will not create damage) are: Leather-Leaf Acacia, Sweet Acacia, Anacacho Orchid Tree, Hybrid Palo Verde, Palo Brea, Fruitless Olive, or Indian Rosewood.

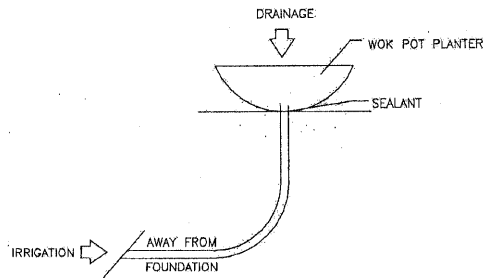
As referenced in the first paragraph of this subsection viii, each plant has a recommended amount of water. However, this amount of water will vary based upon multiple different conditions. It is very important that the Landscape Company determine the correct plant and water usage for that plant based upon the specific orientation of the home on the lot and soils types. Simple percolation tests should be taken to ensure that the correct plant is selected for the locations listed in this Exhibit. Additional sources for watering recommendations of plants would be [www.wateruseitwisely.com](http://www.wateruseitwisely.com), a Guide for the Arizona Desert, or [http://www.amwua.org/landscape\\_plants\\_online.html](http://www.amwua.org/landscape_plants_online.html), provided by Arizona Municipal Water Users Association.

It is each Homeowners responsibility to monitor their irrigation system on a regular basis to insure that it is operating as designed and to make seasonal adjustments to the watering cycles based upon climatic seasons and changes within those seasons.

---

\* Contained irrigation systems are systems that are designed to insure that no water can escape the containment closer four feet to the homes foundation. An example would be: a contained planter or pot that is connected to an underground solid pipe whose end is four feet or further from the foundation, the water line enters the planter or pot by running through the solid pipe and all excess water leaves the or pot by the same pipe.

# Robson Ranch - Casa Grande Architectural & Landscaping Requirements and Guidelines



- viii. Homeowner shall maintain proper management/control of the irrigation time intervals whether it is manually or by time clock. Homeowner shall adjust irrigation controls as needed throughout the year to avoid over saturation of the soils on the homeowner's and/or neighbor's lot.
- ix. All irrigation valves, pressure regulators and backflow prevention devices are to be installed on the opposite side of the drainage swale away from the house. These devices shall not be installed between the house and the drainage swale.
- M. In addition, pursuant to Section 5.2.18 of the CC&Rs, no homeowner shall allow any tree, shrub or planting of any kind on the homeowner's Lot to overhang or otherwise encroach upon any sidewalk, street, bike path, golf cart path, trail, pedestrian way, the Golf Course or other Lot, Parcel or area from the ground level to a height of eight feet without the prior written consent of Developer (so long as Developer or any of its affiliates owns any property in Robson Ranch in fee or beneficially) or the ALC, and the consent of the homeowner of the Lot or other area encroached upon. See Appendix C for a list of common plants and their average height and width at maturity and recommended distance from property line based on such maturity size. Please be advised that this is only the recommended distance and the actual mature size of a particular plant may be larger and result in a prohibited encroachment that needs to be corrected.
- N. No sewers, electrical lines, water lines, or other utility or service lines, facilities or equipment may be installed or relocated within a Lot after closing without the approval of the ALC. All such lines and equipment must comply with the requirements set forth in Section 5.2.17 of the CC&Rs.
- O. Additional hardscape (brick pavers, flagstone, etc.) must maintain positive fall away from the home's foundation, and not create any planter areas directly next to the home.
- P. Should gutters be installed on the home, water cannot be allowed to collect in planter and courtyard areas. The downspouts in these areas should connect to an underground piping system to remove the water.
- Q. No fountains or water features are permitted to be attached to the home at any time.
- R. The time clock for the irrigation system must be set to provide adequate water to all plants, but not allow for any unnecessary watering. ALC may require that the water times required for each system be listed on the plans for both the winter and summer seasons.

## ARTICLE III SPECIFIC GUIDELINES AND REQUIREMENTS

The following is not an exhaustive list of all the items requiring an ALC Permit. It is merely intended to be illustrative of items commonly requested and to provide you with guidance on criteria for approval of those items. In addition, the ALC may, in its discretion, request additional information or materials or place additional restrictions on a Lot in connection with the review or approval of a particular ALC Permit Application. In any event, if you plan to make any exterior change to your Lot, you should contact the ALC to determine if an ALC Permit is required.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

### 1. Air Conditioners/Evaporative Coolers – ALC Permit Required

All air conditioning units, heating units, evaporative cooler or other mechanical apparatus, structure or object installed after closing shall be ground mounted on a concrete base. The top of the unit shall be no higher than forty-eight (48) inches above grade level. All units must be screened, by return walls or plantings, so as to not be Visible From Neighboring Property. Portable window-type units are prohibited for use in any structure, including without limitation installation in a window or through a wall.

### 2. Antennas (Satellite Dish) or Over-the-Air Reception Devices (Wireless Internet Broadband Antennas) –ALC Notification Required

A. Pursuant to FCC Regulations, the ALC charges no fee for the installation of satellite dish or OTARDs, as more specifically defined in subsection B below. Also, according to these regulations, homeowners have the right to install such satellite dish or OTARDs without prior approval or contact with the ALC. However, if the homeowner chooses to install such satellite dish or OTARDs without first contacting the ALC, the homeowner must submit written notification to the ALC within 72 hours of such installation. Attached as Appendix D is the current form of Satellite Dish & OTARD Installation Notification Form. After receiving the written notification, the ALC has the right to inspect the installation. If the location of this installation does not comply with the order of location preferences listed under Subsection D below, the ALC has the right to verify the signal strength at the preferred locations. The ALC then has the right to require the dish be moved at homeowner's expense to a location specified by the ALC under D below as long as:

- a) the movement to the preferred location does not cause "unreasonable cost;" and
- b) the preferred location provides reception or transmission of an acceptable quality signal within the meaning of the FCC Regulations. The burden of demonstrating that the placement restrictions do not impair the installation, maintenance or use of the antenna lies with the ALC.

Upon request from the homeowner, the ALC will go to the Lot along with the homeowner in advance of the actual installation of any satellite dish or OTARDs. Using the ALC's own dish and electronic measuring equipment, the homeowner and ALC representative will identify a suitable and conforming site where the installer of choice may locate the applicable satellite dish or OTARDs. Complete and Submit to the ALC the Satellite Dish & OTARD Installation Notification Form shown in Appendix D and check the box requesting advance approval when requesting this service.

B. Over-the-Air Reception Devices (OTARD) are defined by the FCC as any device used for the reception of video or audio television broadcast signals, Direct Broadcast Satellite Services (DBS), or Multi-Channel Multi-Point Distribution Services (MDS), television board cast stations (TVBS) and reception or transmission of fixed wireless communications signals. Any mast, cabling, supports, guide wire, conduits, wiring, fasteners or other accessories for the proper installation, maintenance and use of an antenna shall be considered part of the antenna. The FCC requires that subscriber antennas must be labeled to give notice of potential radio frequency safety hazards of these antennas. For two-way fixed Wireless Internet Broadband antennas mounted on a mast, the ALC requires subscriber equipment installation by professional personnel. Homeowners are cautioned to make sure that antennas attached to a mast are properly grounded. Homeowners should investigate the possible dangers of lightning strikes inherent to this area, and are encouraged to check with their Insurance Agents to verify coverage for lightning strikes to antennas mounted on masts.

C. Satellite dishes must be one meter (39.37 inches) in diameter or less, and shall be installed solely on the homeowner's Lot, not encroaching on adjacent common areas or another homeowner's

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

Lot. Satellite Dishes or other OTARD devices, whenever possible, shall be installed in the most unobtrusive manner and shall be shielded so as not to be Visible From Neighboring Property to the maximum extent possible, while still allowing for acceptable quality signal reception. Satellite dishes shall be painted the color of the wall or house, if they are Visible From Neighboring Property. The order of preferred installation locations is listed below and is set forth on the Satellite Dish & OTARD Installation Notification Form.

### D. Preferred Order of Placement for Satellite Dishes & OTARD Installation Notification Form

Placement shall be determined in the order of priority set forth as follows. The ALC reserves the right to require removal, as set forth in Section 2A above, of any device which is not installed in the highest priority location, and such homeowner shall be subject to all fines, fees and/or penalties as described in Article IV, Section 10 of these Guidelines (as long as such fines, fees and/or penalties are not an unreasonable cost under the FCC rules). Locations other than the applicable preferred location set forth below will be considered only after the ALC has determined that an acceptable quality signal is not possible from any of the below referenced preferred locations.

#### 1. Satellite Dish Preferred Locations

The following options are listed in decreasing order of preference:

- a. Freestanding, mounted at ground level in the back yard, and screened from neighboring Lot, the street, common area or golf course by being behind property line masonry walls and return walls.
- b. Freestanding, mounted at ground level in the back yard, and screened from neighboring Lot, the street, common area or golf course by the use of landscape shrubbery materials.
- c. Attached to a mast in the back yard, with the top of the Satellite Dish no higher than four (4) feet measured from ground level, and screened from neighboring Lot, the street, common area or golf course by being behind property line masonry walls and return walls.
- d. Attached to a mast in the back yard, with the top of the Satellite Dish no higher than four (4) feet measured from ground level, and screened from neighboring Lot, the street, common area or golf course by the use of landscape shrubbery materials.
- e. Same as line b & c above, except in the side yard.
- f. Same as line d & e above, except in the side yard.
- g. Freestanding, mounted at ground level in the back yard under the patio cover, and screened from neighboring Lot, the street, common area or golf course by masonry walls or landscape shrubbery materials.
- h. Attached to either side or the rear of the home, no higher than four (4) feet measured from ground level to the top of the dish, and screened from Lot, the street, common area or golf course by masonry walls or landscape shrubbery materials.
- i. Locations that are not preferred include on top of the patio roof, on top of a tile roof, or attached to the home higher than four (4) feet from ground level to the top of the dish. These locations may be acceptable if the ALC determines that locations a. through j. do not allow for an acceptable quality signal reception.

#### 2. Wireless Internet Broadband or OTARD Devices Preferred Locations

- a. First Preference: Subscribe to alternative Broadband Internet services, such as DSL (Telephone Co.), cable or satellite, which have no outside antennas or an antenna that is less intrusive to the aesthetics of the community.
- b. Attached to the side or back of the house with the top of the antenna at or below the roofline and otherwise no higher than is required to receive and send an acceptable quality signal.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

- c. Attached to the side of the house at the peak of the tile roof with the shortest mast necessary, not to exceed twelve (12) feet in height, to receive and send an acceptable quality signal.
  - d. Attached to the peak of the tile roof at locations other than indicated in d. above, with the shortest mast necessary, not to exceed twelve (12) feet in height, to receive and send an acceptable quality signal.
  - e. Attached to the back side of the tile roof other than the peak by a mast no taller than twelve (12) feet in height, to receive and send an acceptable quality signal.
  - f. Attached to the patio roof by a mast no taller than twelve (12) feet in height, to receive and send an acceptable quality signal.
  - g. Locations that are not preferred include the front slope of the tile roof, on a tall mast in the front yard, etc. These locations may be acceptable if proof is presented that locations a. through g. above do not allow an acceptable quality reception or transmission, as determined by the ALC.
  - h. If a mast must be higher than twelve (12) feet, placement preference shall be as indicated in locations a. through g. above, and are subject to prior approval by the ALC for purposes of safety pursuant to FCC OTARD regulations.
  - i. All masts shall be painted to match the color of the house.
- E. OTARD Authorized Devices (Antennas) – Limit One Antenna Per Type of Service  
Each residence is limited to one of these devices per type of service, as authorized by the OTARD regulations. Therefore, a second device that is merely duplicative and not necessary for reception is prohibited. Should a homeowner install a second antenna for the same type of service, it must be removed immediately, and the homeowner shall be subject to all applicable fines, fees and penalties set forth in Article IV, Section 10 of these Guidelines and as provided for in the CC&Rs, as well as any other rights and remedies that may be available at law or in equity.
- F. Masts Over Twelve (12) Feet in Height Supporting an OTARD Device –**ALC Permit Required**  
For purposes of safety, any mast exceeding twelve (12) feet in height, as measured from the bottom of the mast to the top of the antenna, that supports an OTARD Device requires an ALC Permit prior to installation. The ALC Permit Application shall include a diagram of the OTARD Device and the proposed mast, including the following:
1. An explanation of the means to protect neighbors and/or the community from potential safety hazards, i.e., lightning strikes, high winds, etc.
  2. The lowest possible mast height required receiving point-to-point reception of an acceptable quality signal.
  3. The first two preferences for placement location. Placement requests shall be at a location least Visible From Neighboring Property. Prior to approval, all requests for Permits will be reviewed by the ALC with emphasis on safety as well as the effect to the present and future aesthetic value of the community, including on-site review by the ALC. Homeowners may not install these devices until they have received an ALC Permit and must immediately move or remove such devices upon notice by the ALC, and such homeowners shall be subject to all fines, fees, and/or penalties as described in Article IV, Section 10 of these Guidelines. The ALC may deny placement not in compliance with ALC requirements or other determination under this paragraph, ALC Guidelines, or the CC&Rs.
- G. Dish Antennas Exceeding One Meter in Diameter and Other Exterior Antennas – **NOT ALLOWED**  
All antennas exceeding one meter (39.37 inches) in diameter, or any other exterior antennas for Two-Way Fixed Wireless Internet Broadband, AM or FM radio, amateur “HAM” radio, Citizen’s Band (CB) radio, Digital Audio Radio Service (DARS) or other signals, are prohibited.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

### H. Maintenance

Homeowners are responsible for the maintenance and repair of antennas. Antennas must not be allowed to fall into disrepair or become safety hazards.

Please note that these rules are in full effect until any pending FCC amendments are passed into law at which time this section will be revised accordingly.

### 3. Arches – ALC Permit Required

- A. Arches shall be constructed of concrete block and shall be stuccoed and painted to match the house. The outside contour of an arch may be curved or angular/square, provided the structure is proportionate with the house, blends with neighboring architecture and adds to the overall quality and aesthetics of the neighborhood and community. Under no circumstances shall the design exceed the height, width or area of arches being constructed as standard options to the specific homes being built by the Developer. See Appendix E for examples of acceptable designs. The examples on Appendix E are merely design examples, and the ALC makes no statement as to the structural integrity of the construction of such designs (including without limitation the need for rebar or other reinforcement in any overhead structures). Construction issues are the responsibility of your contractor. Arches may require structural engineering and the ALC may require a sealed drawing to show the completed engineering.
- B. The inside width of the arch shall be no greater than five (5) feet (60 inches). See Appendix E for examples of acceptable designs.
- C. The maximum outside height of arches shall not exceed eight (8) feet (96 inches) from grade level and shall be attached to an adjoining wall on both sides. The maximum width and thickness of arch legs shall not exceed 16 inches. To provide flexibility, ranges for all design dimensions are shown in Appendix E.
- D. Freestanding arches or gates of any type or materials are prohibited.
- E. The homeowner must demonstrate that the design is structurally sound and meets all building codes applicable to Robson Ranch.
- F. Homeowners must provide the ALC with drawings showing the location on the Lot and an elevation (front view) view with full dimensions of the arch. Also, it is necessary to provide a site plan. You can use the plot plan for your Lot that you received in the closing packet for your Robson Ranch home purchase and that are also available in the Robson Ranch sales office or the Association Office. This requirement may include a design done by a licensed professional. Homeowners must have these drawings prepared in advance and submitted to the ALC with the ALC Permit Application.

### 4. Awnings, Sunshades and Screens – ALC Permit Required

- A. Awnings of any kind are not permitted.
- B. Exterior roll down sunshades, security shutters and sunscreens are limited to the side and/or rear of the house and are to be vertical only. When lowered they must be secured.
- C. Exterior roll down sunshades and/or security shutters must be metal or composite materials and a solid color approximating the color of the body of the house or trim.
- D. Roll down sunscreens may be black or bronze or color approximating the color of the body of the house. Roll down sunscreens are limited to the side or rear of the back patio cover of the house. Exterior sunshades and/or sunshades made of plastic, reed or bamboo are prohibited.
- E. No interior or exterior reflective material shall be used as a window covering.
- F. No aluminum foil, cardboard, paper, insulation material or other similar material is allowed inside or outside to cover a window.
- G. Freestanding sunscreens or netting to shade plantings and/or the erection of privacy structures are prohibited.



# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

### 5. Barbecues and Grills

#### A. Fixed Barbecues/Grills – ALC Permit Required

Fixed Barbecues/grills shall not exceed five (5) feet in height, and are only permitted in rear yards. They may be constructed of concrete block or approved weatherproof material with stucco finish, and painted to match the color of the house. They may be of natural gas or propane. Natural gas installations normally require a City of Eloy Permit-homeowner should contact City of Eloy to confirm requirements.

#### B. Portable Barbecues/Grills – No ALC Permit Required

There are many different types of portable barbecues and grills that may be of natural gas, propane or charcoal type. If natural gas is used, see Item A above. Portable barbecues/grills are prohibited in front yards.

### 6. Bird Feeders and Birdhouses – No ALC Permit Required

Bird feeders and birdhouses may not be located more than six (6) feet in height above original grade level unless they are hung directly from the eaves of the roof. They may be located only in the rear yard of the Lot and placement in common areas is prohibited. A maximum of two (2) are permitted in each yard to limit the potential of a nuisance to neighboring properties. (Spilled seed may attract rodents and snakes.) Seed blocks are prohibited.

### 7. Casitas, Guest Houses, Room Additions – ALC Permit Required

A. The construction of all casitas, guest houses and room additions not completed prior to the first closing with the Developer requires review and approval by the ALC. Permit approval will depend on location and the overall effect on the neighborhood.

B. These structure must appear to have the same architectural characteristics as the house, including building color, roof tile type and color, roof style and slope, stucco, windows, doors and building trim. The structures must be appropriately sized to the available space, not overwhelming the space remaining on the lot before its construction.

C. As set forth in Section 5.2.33 of the CC&Rs, all guest houses and casitas must be constructed by Developer or its designees.

D. If placed in front of the original dwelling, the casita, guest house or addition may extend no more than fifteen (15) feet forward, as limited by a line at the front of the home parallel to the Lot line of the original structure. In any event, any casita, guesthouse or building addition must be within the building setback line, as shown on the plot plan from the Developer, and, unless otherwise approved by the ALC in its discretion, must be attached to the original dwelling by either:

1. A continuous roofline between the two buildings.
2. A five (5) foot high wall.
3. An arch with a gate, or
4. A ramada.

(See Appendices F & G for sample illustrations of the above requirements.)

D. A City of Eloy Permit is normally required for the construction of any casita, guesthouse or building addition-homeowner should contact City of Eloy to confirm requirements. City of Eloy zoning laws strictly regulate the inclusion of kitchen facilities in casitas or guesthouses.

E. A complete set of construction documents including floor plans, elevations, and site plan, all drawings to scale and dimensioned, must be submitted, with the ALC Permit Application, for approval by the ALC. Color and material schedules are also required to be submitted to the ALC for approval with the ALC Permit Application.

### 8. Driveway & Walkway Extensions and Coatings – ALC Permit Required

A. Homeowners are cautioned that the utility companies have the right to remove any extensions or construction placed within the setback line of the Lot without reimbursement to the homeowner.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

- B. Care must be taken that underground utility lines are not disturbed when altering driveways or walkways. In no case shall the Developer, the ALC, the Board or the HOA or their respective affiliates be held liable or responsible for any driveway or walkway design or construction altered after closing. Further, the Developer, the ALC, the Board, the HOA and their respective affiliates are not liable or obligated for the replacement of improvements resulting from removal by utility construction or maintenance.
- C. An ALC Permit is required for any coating or change of color to the driveway or walkway. Color must match or approximate the color of the body of the house. Color choices are limited to those approved by the ALC and included in the color standards. Discontinued colors may be approved at the discretion of the ALC. Pattern design should be unobtrusive, with the color matching or approximating the color of the house trim, and must cover the entire driveway or walkway in an even, consistent, parallel pattern. Strips of pattern designs are prohibited. Approval of nonstandard patterns and pavers are subject to ALC judgment.
- E. Any driveway extensions or additional parking areas must be approved by the ALC. No driveway shall be widened by more than the width of the garage.

### 9. Decks and Patios– ALC Permit Required

Detailed plans, drawn to scale, depicting the patio, platform, deck or other structure must be presented to the ALC for review along with the ALC Permit Application. The height of any elevated patio, platform, and/or deck shall not exceed eight (8) inches above original grade. No observation decks, balconies or sun decks are permitted, except for optional decks offered by Developer on new home construction. Ramadas must comply with subsection 25 below.

### 10. Fences – ALC Permit Required

See Section 35 for Walls.

A drawing of the proposed new fence or revisions to the existing fence must be submitted with the ALC Permit Application. The drawing is to be to scale and must be dimensioned. Any wrought iron fences shall match the style (i.e. same design and color) installed by the Developer, if any. If no wrought iron fences have been installed by the Developer, the design shall be approved by the ALC and the paint color shall be a dark chocolate brown, (Dunn Edwards Chocolate Chunk (DE6070-LRV 10)). The height of the fence must parallel any change in ground elevation such that the height of the fence may not exceed six (6) feet from the ground level at each point along the fence line. All wrought iron fences must be a minimum of five (5) feet high to a maximum of six (6) feet high. Regardless of the height of the fence actually being constructed, all footers must be sufficient to support a six (6) foot high fence. A maximum of two courses of block wall, stuccoed and painted may be used as a base, and such block is used as part of the above height calculations. If you choose not to use a block wall base and your Lot abuts common area or golf course, you must install an extruded concrete or paver border immediately beneath the fence along the portion of the fence abutting the common area or golf course. Such border is intended to keep the ground cover (including gravel) separated between the homeowner Lot and the golf course or common area property and therefore each such extruded concrete or paver border must be at least four inches wide and rise at least two inches above any ground cover.

Any wrought iron fences that were part of the Developer's construction on golf course and/or green belts may not be removed or altered by anyone other than the Developer without the prior written consent of Developer, which may be withheld or conditioned in Developer's sole and absolute discretion. Fences that are between a homeowner lot, on the one side, and golf course or common area property (other than adjacent to street), on the other side, must be wrought iron; no solid masonry is permitted. Such golf course/common area wrought iron fences must be a minimum of five (5) feet high to a maximum of six (6) feet high. Such golf course/common area wrought iron fence must also extend from each corner of the rear property line towards the front of the house and

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

stop at each rear corner of the structure. The “structure” shall mean only the original house and the original covered patio, if any, at the time of initial construction. The portion of the fence/wall extending from the rear corner of the structure along the side of the house to the point meeting the Return Wall (as well as the Return Wall itself) may be constructed of masonry in accordance with Section 35. The height of the fence must parallel any change in ground elevation such that the height of the fence may not exceed six (6) feet from the ground level at each point along the fence line. Fences are not permitted along (or adjacent to) the property line between two interior Lots (i.e. Lots not backing up to common area or golf course); however, a solid masonry wall is permitted between such interior Lots (see Section 35 below).

For new fences, vinyl or aluminum fencing is encouraged as an acceptable substitute for wrought iron provided the style, design and color is not changed (i.e. it is designed to look like wrought iron). Wood, screen, metal screen or chain link fencing is prohibited.

### **11. Fireplaces (Exterior), Fire Pits, Kivas – ALC Permit Required**

All exterior fireplaces, beehive fireplaces, kivas, and fire pits constructed of block, stone or brick shall be natural or propane gas only and shall not exceed six (6) feet in height above grade and may be placed only in rear yards, unless offered by the Developer as an option for that specific home type/model. The entire structure (cups, base, etc) may not exceed six feet from grade. They must be painted to match the color of the body of the house (brick and stone fire pits may remain the natural color). To the extent that gas or electric lines are extended, you will likely need City of Eloy approval. Portable units may be placed only in rear yards, and shall be natural and propane gas only, and do not require ALC Permits.

### **12. Flag Poles (Permanent), Flags & Wind Socks – ALC Permit Required**

- A. The location of the flagpole must be at least ten (10) feet from all Lot lines. The top of the flagpole may be no higher than the highest point of the house and in no case may it exceed twenty (20) feet in height. Flagpoles shall be silver color, dark bronze, black metal, or white fiberglass. Only one flagpole per Lot is allowed. No flag shall exceed three (3) feet by five (5) feet in size. A maximum of two (2) flags flown simultaneously from the single pole, and two (2) windsocks flown on any one Lot are permitted.
- B. Flags may also be flown temporarily from removable poles attached to the house, and do not require an ALC Permit. The above flag sizes and number of flags also apply.
- C. Consistent with Arizona Revised Statute 33-1808, this rule is not intended to prohibit outdoor display of an American flag or an official or replica of a flag of the United States army, navy, air force, marine corps or coast guard, if such American flag or military flag is displayed in a manner consistent with the federal flag code (PL 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10). Similarly, these rules do not prohibit, although they do regulate outdoor display of POW/MIA flag, Arizona state flag and/or Arizona Indian nations flag.

### **13. Fountains/Water Features – ALC Permit Required**

- A. Permanent fountains and water features may only be installed in rear yards and front courtyards and may not exceed five (5) feet in height above original grade level. Pumps must be screened from the street, golf course, common area and neighboring Lot and located to minimize noise transmission to adjacent Lot. A courtyard is defined as a space enclosed by existing structures and pony walls.
- B. Portable fountains must adhere to the above height and location requirements. These fountains may be located in front courtyards, within an area enclosed by pony walls.
- C. 110-Volt electrical connections for both types of fountains normally require a City of Eloy Permit-homeowner should contact City of Eloy to confirm any requirements. Only underground wiring is permitted.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

- D. Positive gravity drainage is to be provided for all water features and fountains to permit constant unsupervised drainage during periods that the feature/fountain is not in use and maintained. The homeowner is to provide mosquito and insect control at all times when the home is occupied. When the homeowner is away for more than a month, the feature/fountain is to be kept drained or regularly maintained by a third party.
- F. No fountains or water features are permitted to be attached to the home at any time.

### 14. Garage Additions and Modifications – ALC Permit Required

- A. Garages may not be converted for any use other than that for which they were originally intended. Garages, roofs and doorframes may not be modified to accommodate motor homes or other large vehicles. Driveways and garage floors are not to be lowered.
- B. Where space permits, garage additions (golf cart, etc.) may be constructed but must be within setback requirements. An ALC Permit is required. In addition, City of Eloy Building Permits are normally required-homeowner should contact City of Eloy to verify. The homeowner is to submit, with the ALC Permit Application, a detailed set of architectural plans of the addition drawn to scale, a copy of the building permit and a copy of the developer's plot plan clearly showing the addition, set back lines, etc.
- D. These structure must appear to have the same architectural characteristics as the house, including floor at the same elevation, building color, roof tile type and color, roof style and slope, stucco, windows, doors and building trim. The structure must be appropriately sized to the available space, not overwhelming the space remaining on the lot before its construction.

### 15. Gates – ALC Permit Required

- A. Gates must be constructed of wrought iron, vinyl or aluminum and may contain metal screening panels on the rear of the gate. For new gates, vinyl or aluminum is encouraged as an acceptable substitute for wrought iron provided the style, design and color is not changed (i.e. it is designed to look like wrought iron). The color of any wrought iron, vinyl or aluminum gates may be: (i) black; (ii) bronze; (iii) match the house paint color; (iv) match the adjoining wall color; or (v) match the adjoining fence color, if applicable. Ornamentation on gates must be of a Sonoran theme, approved by ALC and be permanently affixed and painted to match the color of the gate. Generally, gates should be no higher than the adjoining return wall or pony wall. Arches are allowed on gates, but the maximum height of the arch on the gate shall not exceed one (1) foot above the adjoining return wall or pony wall, unless such gate is rounded to match any approved arch enclosure. See subsection 3 above regarding Arch requirements.
- B. Wood gates are not permitted due to the extensive maintenance created by the Arizona climate. However, wrought iron, vinyl or aluminum gates may have wood slats for privacy. Such wood slats shall be natural redwood or painted to match the house.
- C. The design of the gate is to be approved by the ALC.
- D. Gate openings shall not exceed forty eight (48) inches.

### 16. Gazebos – ALC Permit Required

- A. Gazebo shall mean a freestanding structure with a solid (as oppose to open) roof. Freestanding structure with an open roof is a Ramada and must comply with subsection 25 below. Drawings of the proposed gazebos are to be submitted with the ALC Permit Application. The drawings are to show floor plans, elevations and site location drawn to scale and dimensioned. Material and color schedules are to be included. Construction of gazebos is limited to rear yards only, and must be contained within the setback lines of the Lot. A City of Eloy Permit is normally required-homeowner should contact City of Eloy to verify.
- B. Gazebos must be finished, painted, or stained to match the color of the house and/or trim. The maximum allowable height of such structures is eleven (11) feet above original grade measured to the highest point of the structure. The roofs of these structures must be pitched and

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

constructed of tile matching that used on the house; all other roofing materials are prohibited. Wood materials, including without limitation shakes or beams, are not permitted due to the extensive maintenance created by the Arizona climate. Wood-grain patterned materials may be used and must be painted or finished the same color as the finished structure.

### **17. Golf Ball Nets – ALC Permit Required**

- A. Comments from adjacent neighbors (i.e. those on each side of the proposed net), must be submitted with the ALC Permit Application and will be considered by the ALC. The ALC, in its discretion, may request comments from additional neighbors. Posts to support the net may be no taller than twenty (20) feet above the grade level and must be painted a shade of beige approved by the ALC in connection with the specific ALC Permit Application.
- B. No guide wires may extend outside the lot lines of the Lot upon which the net is erected.
- C. The netting must be of a see-through material. The net must be maintained and kept in good condition. In the event of holes or any kind of disrepair, nets must be replaced or repaired within 14 days so as to maintain the aesthetics of the community.

### **18. Grass-Natural and Artificial – ALC Permit Required**

No natural grass or sod in front yards. While natural grass or sod is not recommended due to the high water usage, the ALC will consider the use of low pollen producing non-allergenic types of grasses in small areas in rear yards in the discretion of the ALC. Any grass that is Visible From Neighboring Property must be overseeded in the fall/winter.

Artificial grass is permitted in front, rear or side yards and to the extent Visible From Neighboring Property must be approved by the ALC. The ALC will establish specification from time to time regarding artificial grass. Before submitting for a permit for artificial grass, please obtain the current artificial grass specifications from the ALC. Homeowner's installing artificial grass should pay particular attention to ensuring not to alter, interfere with or obstruct the Lot's drainage pattern (see Section 5.2.24 of CC&Rs).

### **19. Gutters, Downspouts, Roof Tile & Patio Roof Coatings Sealing – ALC Permit Required**

- A. A drawing must be submitted with the ALC Permit Application showing the location of all gutters to be installed and any existing gutters. The gutters must match or approximate the house or trim color. Color choices must be noted on the ALC Permit Application.
- B. The application of a coating to the flat roof of a home must be described as an item of work on the ALC Permit Application. Roof coatings must match the color installed by the Developer or as approved by the ALC.
- C. When gutter installation includes fascia board installation, the fascia board may be aluminum, wood or vinyl material and must match the house or trim color.
- D. Down spout from all gutters must connect to a French drain, a four (4) inch pipe or drain directly into a dry riverbed on the Lot.
- E. White roof coatings are prohibited on any roof, including flat roofs and patio roof covers. Any change in the color of the roof coating or roof tile will require an ALC Permit, and must be consistent with the colors currently used by the Developer. Samples of tile and other materials proposed are to be submitted with the ALC Permit Application.

### **20. House Numbers — No ALC Permit Required**

Permanent house numbers affixed to the structure shall remain as installed by the Developer. Alterations, changes or additions are prohibited. Replacements must be the same material, style and location as originally installed by the Developer. Numbers displayed on rocks, slabs of concrete/flagstone, and other similar displays of numbers on the ground will be treated as "yard art".

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

### 21. Lighting, Exterior – ALC Permit Required

- A. Exterior floodlights should be directed downward and are expected to be used on an intermittent basis only, and are not meant to be used continuously to illuminate the landscaping and/or patio areas. Continuous illumination with exterior lights, front or rear, except for low voltage landscape lighting is prohibited. The use of Quartz Halogen floodlights is prohibited.
- B. Exterior Post Lights  
A post light located in the front yard must be a minimum of eighteen (18) inches from the edge of the street curb. Must obtain blue staking from the applicable utility company prior to excavation. The maximum allowable height for any such light is seventy-two (72) inches. The maximum amount of light emitted from the light shall not exceed the amount of three (3) foot candles measured three (3) feet from the base of the light pole regardless of light source (gas or electric). (This is approximately the light emitted from a 15-watt bulb). The light pole must be painted black or bronze. The light fixture on the top of the pole may be black, bronze, brass or the same color of the house or trim. Post lights may also be mounted on pony walls in front yards. The same rules apply for the color of the light fixture and maximum wattage, with a height limitation of fifty-four (54) inches from grade level to the top of the fixture.
- C. Bug Lights/Zappers – No ALC Permit Required  
Bug lights/zappers may not be located more than six (6) feet in height above grade level unless they are hung directly from the eaves of the roof. Bug lights/zappers may not be located less than ten (10) feet from the property line. In addition, every effort must be made to avoid creating a glare or light source that invades neighboring properties. No more than one (1) bug light/zapper is permitted on each Lot and only in the rear of the Lot.
- D. Low-Voltage Lighting – No ALC Permit Required  
Installation of low-voltage lighting along walkways, driveways and around patios is permitted. Tree and other mood lighting directed upward should not create an undue glare to neighbors and/or towards the street.
- E. Carriage lights should not have bulbs brighter than 60 watts. The replacement of any carriage lights fixtures must be submitted to the ALC for approval.

### 22. Mailboxes – NO INDIVIDUAL MAILBOXES PERMITTED

All mail will be delivered via cluster mailboxes placed throughout the development in compliance with U.S. Postal Service requirements. Residents may not install individual mailboxes on Lots.

### 23. Painting and Stone Veneer, Exterior (Other Than Original) – ALC Permit Required

Prior to painting the exterior of the house or other structures, trim, doors, the interior or exterior of party walls, non-party walls or return walls of a Lot, any color other than the original color, an ALC Permit is required. All colors, other than the original color, shall be those currently in use by the Developer for private homes. Color swatches are available at the Sales office. If you are painting the same as the original color, you still need to file an ALC Permit Application (but are not required to pay an application fee) listing the color and the structure being painted.

The addition of stone veneer (including without limitation adding additional stone veneer to an elevation that already has less stone veneer) requires an ALC Permit. A photograph or detailed drawing of the existing home showing the proposed location and placement of the stone veneer, together with the type and color of the stone veneer and the exterior color of the home must be submitted with the application for the ALC Permit. House walls without pop-outs (except for porticos, as set forth below) will not be approved for stone veneer. The stone veneer placement must be installed below the lowest wall pop out and up to the bottom of that pop out. A home with a front entrance portico, which has a flat façade and a pop out or a roof eave, may be considered for install of

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

stone veneer on the portico. The stone veneer placement must be installed to the bottom of the lowest pop out or if the portico does not have a pop out, to the roofline.

### **24. Planters – ALC Permit Required**

Planters may be constructed in front, side and rear yards provided the height does not exceed twenty-four (24) inches, and they do not encroach onto utility easements. Planter terracing may not exceed a maximum height of forty-eight (48) inches. Planters must be waterproofed on all four sides to prevent leakage and paint peeling. Planters must be constructed of (a) concrete block, painted to match the wall or house color; or (b) brick or a natural stone of a color compatible with the rock ground cover being used. Drawings of the proposed planters are to be submitted with the ALC Permit Application for ALC approval. The drawings are to be to scale and dimensioned showing plan, site location and elevations including materials to be used (See Appendix I for Details).

### **25. Ramadas/Porch and Patio covers – ALC Permit Required**

#### **A. Freestanding Ramadas - ALC Permit Required**

1. Ramada shall mean a freestanding structure with an open (as oppose to solid) roof and includes structures also referred to as a pergola. Freestanding structure with a solid roof is a Gazebo and must comply with subsection 16 above. A detailed drawing of the proposed structure, drawn to scale and completely dimensioned, must be submitted with the ALC Permit Application. The drawings are to show site location, plans, elevations and materials with all dimensions.
2. Construction of freestanding ramadas is limited to rear and side yards only. The structure must be painted to match the color of the house or trim. Wood materials, including without limitation shakes or beams, are not permitted due to the extensive maintenance created by the Arizona climate. Wood-grain patterned materials may be used and must be painted or finished the same color as the finished structure. The maximum allowable height of the roof of such structure is nine (9) feet above original grade level measured to the highest point of the structure. Umbrella-type ramadas (including without limitation fabric sun sail shades) and palapas (thatch roofs) are prohibited; however, temporary umbrella type ramadas are permitted only for special events, in which case they can only be put up 2 days prior and must be taken down within 2 days after. The height of any elevated ramada floor shall not exceed eight (8) inches above original grade.
3. Freestanding ramadas must be constructed within the setback lines and must not encroach into easements, as shown on the plot plan furnished by the Developer. A City of Eloy Permit may be required for the construction of a freestanding ramada-homeowner should contact City of Eloy to confirm requirements.

#### **B. Attached Ramadas and Porch/Patio Covers – ALC Permit Required**

Drawing requirements are the same as those for freestanding ramadas and must be submitted with the ALC Permit Application. Construction of such structures is limited to rear and side yards only except when a plan addition includes adding a casita. The structure must be finished or painted to match the color of the house or its trim. These structure must appear to have the same architectural characteristics as the house, including floor at the same elevation, building color, roof tile type and color, roof style and slope, stucco, windows, doors and building trim. The structure must be appropriately sized to the available space, not overwhelming the space remaining on the lot before its construction. The maximum allowable height of such structures shall not exceed the height of the Developer-installed patio cover or eave of the roof. The height of any elevated ramada floor shall not exceed eight (8) inches above original grade. City of Eloy Permit may be required-homeowner should contact City of Eloy to confirm requirements.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

### 26. Screen Doors, Security Doors – ALC Permit Required

- A. Screen and Security doors and their ornamentation must be limited to one of the following colors, and must include a drawing of the proposed door or enclosure with the ALC Permit Application:
1. Same color as exterior door, or
  2. Same color as house color or trim color, or
  3. Same color as window inserts, or
  4. Black or dark bronze.
- B. Security doors and enclosures may be constructed of wrought iron or aluminum provided the design is of square solid or tubular material and has the appearance of a wrought iron door. No wood or lightweight screen or security doors are permitted. Security doors may also be made of wrought iron, tubular steel or heavy gauge aluminum as long as color is per A above. Perforated metal screening or poly screening material panels may be used as backing on security/screen doors and porch enclosures, and must match the color of the outside frame.

### 27. Signs

#### A. Political Signs – No ALC Permit Required

According to the current version of Arizona Revised Statute Section 33-1808, political sign means “a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer.” As required by the current version of Arizona Revised Statute Section 33-1808, a homeowner is permitted to display no more than two political signs in their front yard or a front window of their house during the period commencing forty-five days before the day of an election and ending seven days after an election day. Each sign may not exceed 24" X 24" in size and any sign placed in the front yard may be no more than four feet above grade level. This section shall automatically amend to conform to any amendment or revision of Arizona Revised Statute Section 33-1808 or to the extent otherwise required by Arizona law.

#### B. “For Sale” Or “For Rent” Signs– No ALC Permit Required

A homeowner is permitted to display one “for sale” or “for rent” sign (which sign can have no more than one rider) on the homeowner’s lot. In addition, a homeowner is permitted one lead-in/directional “open house” sign at each applicable intersection directing the buyers from the entrance of Robson Ranch to the house. All such lead-in/directional “open house” signs are to be displayed only on the day of the open house during the actual open house, which shall be held only during the hours of 8:00AM to 6:00PM. No additional lead-in/directional signs are permitted on Association common area. All such signs must be industry standard size (ie. not exceeding eighteen by twenty four inches). Any sign placed in the front yard must be mounted at least three feet from the curb.

#### C. All Other Signs - ALC Permit Required

Signs limited to the homeowner’s name(s) may be displayed in the front of the Lot, either attached to the house/garage or placed on the ground, upon approval of the ALC. All other signs, including without limitation, vendor, contractor and advertising signs as well as signs of a general nature and those containing “quaint” sayings that are Visible From Neighboring Property are not permitted, except for signs in conformance with A and B above or otherwise approved by the ALC in its discretion. Signs required for legal proceedings must be posted in accordance with state laws.

*Signs stating the homeowner’s name must meet the following criteria:*

1. Overall size shall be limited to maximum dimension of 17 inches in height, 30 inches in width.
2. Materials are limited to stone/slate/flagstone, wrought iron (black) or metal (bronze/black/beige). Wood is not permitted.
3. Letter size 4 inches (maximum) in height; font is subject to ALC approval.



# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

4. Background color should be consistent with house and trim colors. Bright, strong, or gaudy colors are not permitted.
5. Letters shall be of metal, wrought iron, ceramic, or hard plastic.
6. Letters can be black, bronze, or match house trim as long as contrast with the sign background and of the house color is clearly evident. When placed on stone/slate, letters may be painted using colors described above.
7. Other ornamentation on signs stating the homeowner's name, if any, is limited to items consistent with the Sonoran Desert Theme (see Article III, Section 36, Yard Art) (i.e., cacti, flora, fauna, Kokopellis etc.). Such items must be proportional to the overall size of the sign and generally limited to no more than 20% of the total surface.
8. Final suitability of all signage is subject to approval by the ALC.

**Note:** Any existing sign, when repaired or replaced, must conform to these guidelines. Without limiting any other rights or remedies, the ALC, the Association or the Board and the respective agents of any of the foregoing, may enter a Lot or Parcel for the purpose of removing any signs that do not comply with these guidelines and/or the CC&Rs.

### **28. Solar Panels/ Collectors – ALC Permit Required**

- A. A City of Eloy Permit may be required for the installation of solar collectors and ancillary equipment- homeowner should contact City of Eloy to confirm requirements. The installer must be a licensed solar contractor with the appropriate general and contractor's license.
- B. Solar collectors must be flush-mounted and centered on the patio roof if sufficient space is available, or where possible, the patio roof should be extended in order to preserve the aesthetic value of the community. If an alternate location is necessary, the ALC will meet with the homeowner at the site and determine the preferred location. It should be noted that not all locations and homes would accommodate a solar collector system. All exterior plumbing lines shall be painted to match the color of adjacent roof material and walls. Aluminum trim, if used and visible, should be anodized or otherwise color treated to blend into the surroundings as much as possible.
- C. An illustrated brochure or drawings of the proposed solar unit, which depicts the materials to be used, and drawings showing the location and number of collectors, the method of attachment to the roof structure, and the location of exterior system component, shall be submitted with the ALC Permit Application. Ground-mounted solar collectors must be within the setback lines and concealed so as not to be Visible From Neighboring Property. All installations shall meet the applicable fire, safety and building codes and any other applicable laws, including without limitation Arizona Revised Statute Section 44-1762 (as such statute may be amended or modified). Neither the ALC nor the Board is liable to the homeowners for roof damage or for effects to roof or other home warranties.
- D. Solar tube skylights do not require an ALC Permit. However, homeowners should be aware that such installations might affect their warranty from the Developer. Homeowners are urged to check, the impact on their warranty, with the Robson Ranch Arizona Construction Company customer service office prior to installation.

### **29. Spas and Swimming Pools – ALC Permit Required**

- A. A site plan, drawn to scale and completely dimensioned, must be submitted showing the location of all pools, screen walls, equipment, and related hardscape, setback lines, house location and property lines. The distance to neighboring homes from pool pumps is also required.
- B. All pools and spas must be installed in accordance with the latest City of Eloy ordinances, building codes and any other applicable laws. Without limiting the foregoing, swimming pools must comply with City of Eloy set back requirements, and a City of Eloy Building Permit may be required. If the homeowner is planning an in-ground pool or spa, then he or she should contact City of Eloy to confirm requirements and obtain the latest ordinances and other requirements prior

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

to applying for an ALC Permit. Plans submitted with ALC Permit Application must comply with the requirements of any and all applicable laws and permits. The homeowner is responsible for complying with all ordinances and applicable laws. Construction of a swimming pool requires the posting of a \$1,000.00 (refundable) bond by either the homeowner or the contractor prior to ALC issuing an ALC Permit.

- C. Prefabricated spas may not exceed 3'6" (42 inches) in height above surrounding grade level and must have locking covers. The exposed sides of prefabricated spas, which are Visible From Neighboring Property, must be covered with approved hardscape material such as masonry with stucco finish to match the house. The sides must not be Visible From Neighboring Property. Such walls shall be no higher than the highest point of the spa (maximum height of 3'6"). Care should be taken not to cover the service access panel if applicable.
- D. Pool pumps must be screened so that they are not Visible From Neighboring Property and should be located so as to reduce noise to adjoining neighbors. The screening must be concrete block walls, with stucco painted to match the home, enclosing the pump and any other equipment for the pool, and should be minimum height to screen the equipment and in any event cannot exceed six (6) feet.
- E. Every attempt must be made to minimize noise transmission to adjacent Lots stemming from pool pumps. These pumps must be located as far as possible from neighboring buildings and cannot be attached to a party wall.
- F. Above ground pools are prohibited.

### **30. Storage and Trash Containers – No ALC Permit Required**

- A. One rubber or plastic type storage container is permitted but cannot exceed a height of 48 inches. It must not be Visible From Neighboring Property.
- B. No garbage or trash shall be placed or kept on any Lot, Parcel, or other area in Robson Ranch, except in covered containers of a type, size and style trash and garbage containers issued by the trash pickup company contracted for trash pickup in Robson Ranch. Such containers shall be maintained and stored so as to not be Visible From Neighboring Property except to make them available briefly for collection. No outdoor incinerators shall be kept or maintained in Robson Ranch.

### **31. Storage Facilities/Structures – ALC Permit Required**

- A. In accordance with Section 5.2.2 of the CC&Rs, any storage facility/structure must not be a temporary structure.
- B. Any and all storage facilities/structures must be no higher than six (6) feet. Complete specifications as to size, type of material(s) used, color and the proposed location of installation must be submitted to the ALC for approval. A copy of any applicable descriptive brochure and/or a proposed post-construction picture, if available, would be helpful.
- C. Any storage facility/structure must be placed on a concrete slab or a base made of pavers or cinder blocks, and painted the color of the house. It can be placed in close proximity to a property line; however, any property line wall (whether a Party Wall, Non-Party Wall, Perimeter or Return Wall) cannot be used as a wall of the storage facility/structure. If constructed using Integra blocks, it must be stuccoed and painted the color of the house and the roof must be constructed with the same roof tiles as the house on the Lot.
- D. Any storage facility/structure must be in the rear or side yard. If the rear and side yard of the Lot is fully enclosed by a masonry wall, such wall must be at least as high as the storage facility/structure. If the rear and side yard of the Lot are not so enclosed, the storage facility/structure must be concealed in such a manner that it is not Visible from Neighboring Property. The manner of concealment shall be submitted as part of the ALC application.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

### 32. Tiles, Exterior – ALC Permit Required

Ceramic tiles on the front of the house and around windows and doors or on return walls that are visible from the street are prohibited. Ceramic tiles used as part of the house number attached to the house, on pony walls, or on steps/stairways are permitted, subject to compliance with the other requirements in Article III, Section 20 above in these Guidelines governing House Numbers.

### 33. Trees and Plants – ALC Permit Required

An ALC Permit is required to add, move or substitute the species of any tree. “Volunteer” trees or cacti that sprout from seeds must be approved by the ALC for type and location, if they are to be retained in the landscaping. The ALC makes notations on the landscape plan to note these changes to keep the landscape plan current. See Appendix A for a list of prohibited trees/plants. In addition, pursuant to Section 5.2.18 of the CC&Rs, no homeowner shall allow any tree, shrub or planting of any kind on the homeowner’s Lot to overhang or otherwise encroach upon any sidewalk, street, bike path, golf cart path, trail, pedestrian way, the Golf Course or other Lot, Parcel or area from the ground level to a height of eight feet without the prior written consent of Developer (so long as Developer or any of its affiliates owns any property in Robson Ranch in fee or beneficially) or the ALC, and the consent of the homeowner of the Lot or other area encroached upon. See Appendix C for a list of common plants and their average height and width at maturity and recommended distance from property line based on such maturity size. Please be advised that this is only the recommended distance and the actual mature size of a particular plant may be larger and result in a prohibited encroachment that needs to be corrected. Other than artificial turf in compliance with these guidelines, no artificial flowers or plants shall be Visible From Neighboring Property.

### 34. Trellises & Lattice Panels – No ALC Permit Required

Trellises and lattice panels may be used to support plant material. The panels or trellises must be securely attached to the house or wall and must be painted to match the house or wall color and must not exceed the height of the wall to which they are attached. Trellises and lattice panels are to be flat. They may have curved/rounded tops, but shall not extend above the eave or gutter line of the home, and shall be parallel to the wall they are mounted on or adjacent to. Panels shall not be placed near an exterior corner at the front of the home or project beyond the corner. Wrought iron trellises must be painted black or the color of the house or wall. Freestanding trellises, lattice panels, archways and arbors are prohibited.

### 35. Walls – ALC Permit Required

#### A. Definitions:

1. “Party Wall(s)” is defined in Section 1.41 of the CC&Rs, and shall mean a wall (including the footer thereof) constructed on or immediately adjacent to any boundary line separating Lots, Parcels, Common Areas or other areas in Robson Ranch.
2. “Non-Party Wall(s)” is a wall (including the footer thereof) that is constructed entirely inside one’s own boundary line separating Lots, Parcels, Common Areas or other areas in Robson Ranch.
3. “Perimeter Walls” are referenced in Section 5.2.16 and 4.7 of the CC&Rs, and are walls or fences or other similar structures at the perimeter of Robson Ranch, a subdivision within Robson Ranch, or other similar locations.
4. “Retaining Walls” are those constructed along a slope in order to hold back or support the earth in the slope.
5. “Return Walls” are those that connect any of the above walls to the residence. A “weep” block is required at the bottom of solid return walls to allow for proper drainage.
6. “Trash Receptacle Screening Walls” are those walls located within the homeowner’s property line used to hide trash receptacles from view.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

7. "Courtyard Walls" are walls used to construct open space surrounded by walls and the house in the front yard of a Lot.

### B. Guidelines:

1. No new walls or alterations to existing walls shall be constructed without an ALC Permit.
2. Masonry used to raise any Wall shall match the type and size of existing masonry.
3. Neither a Party nor a Non Party Wall shall extend beyond the front of the house constructed on either Lot sharing the wall.
4. Return Walls, Party Walls and Non-Party Walls, except on or immediately adjacent to golf course or common areas, shall be six (6) feet high or nine (9) courses of eight (8) inch block above grade level on the homeowner's side. (See Appendix H, Elevation B) The height of such Walls must parallel any change in ground elevation such that the height of the Wall may not exceed six (6) feet from the ground level at each point along such Wall. On a sloping Lot, it may be necessary to step the top of the Wall to maintain the six (6) foot height above finished grade (See Appendix A). Alternatively, such Walls can be short boundary walls constructed of three (3) courses of eight (8) inch block, paralleling any change in ground elevation such that the height of the wall may not exceed twenty four (24) inches from ground level at each point along such boundary wall.
5. All walls or fences that will connect to an existing wall or fence owned by a neighbor, require written permission from the owner of the existing wall or fence. A copy of the written permission must accompany the permit request. Walls and fences without written permission of the neighbor that abut an existing wall or fence owned by a neighbor must leave a gap not to exceed on-half (1/2) inch.
6. Party Walls:
  - a. Party Walls shall be masonry complying with this Section 35 or Fencing comply with Section 10 of this Article II above. Except as set forth in Section 5.2.15 of the CC&Rs, the responsibility for painting both sides of the Party Wall belongs to the homeowner erecting or altering the Party Wall. Permission to enter a neighboring Lot must be obtained and submitted with the ALC Permit Application. The constructing homeowner shall paint the homeowner's side of the Party Wall the base color of the homeowner's house and the exterior side of the party Wall shall be painted (i) the base color of the adjoining neighbor's house or (ii) if on an adjoining property line with a vacant Lot, common area or golf course, Frazee Walnut Wash (FZ 8733M). Murals painted on Party Walls Visible From Neighboring Property and painted wood, chain link fencing and other types of materials are prohibited. Any construction relating to Party Walls must also comply with Section 5.2.15 of the CC&Rs.
  - b. Granting of an ALC Permit by the ALC to construct, raise or modify a Party Wall will require the written agreement of all homeowners sharing the Party Wall. The ALC must be provided a copy of the original letter of authorization in order to grant the ALC Permit.
  - c. Party Walls may not be freestanding. They must be connected to the house structure by a Return Wall.
7. Non-Party Walls:
  - a. Non-Party Walls shall be masonry complying with this Section 35 or Fencing comply with Section 10 of this Article II above. Consent of the owner of the neighboring Lot is not required and Section 5.2.15 of the CC&Rs is not applicable. However, all such walls constructed without the permission of the neighbor that abut an existing wall or fence owned by a neighbor must leave a gap not to exceed on-half (1/2) inch. The constructing homeowner shall paint the homeowner's side of the Non-Party Wall the base color of the homeowner's house and the exterior side of the party Wall shall be painted (i) if permission of the neighbor is obtained, the base color of the adjoining neighbor's house; or (ii) if a Non-Party wall immediately adjacent to a vacant Lot, common area or golf course, Frazee Walnut Wash (FZ 8733M).

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

- b. The footer of a Non Party Wall must be saw cut entirely within the boundary lines of the Lot of the homeowner constructing such wall.
8. Return Walls:
  - a. Return Walls shall be masonry; no Fencing as set forth in Section 10 of this Article II above shall be used for Return. Return Walls shall not extend beyond the furthestmost point of the adjoining original wall. Return Walls shall be painted on both sides. The street side of the Return Wall must match the stucco finish and be painted the base color of the house. Painted wood, chain link fencing, metal screening and other types of wall construction for return walls are prohibited.
9. Perimeter Walls: Any construction relating to Perimeter Walls must comply with Section 5.2.16 of the CC&Rs.
10. Retaining Walls: Any proposed Retaining Wall may require a City of Eloy Permit-homeowner should contact City of Eloy to confirm requirements. Retaining Walls must match the stucco finish and painted the base color of the house. Due to the complexities involved in building Retaining Walls, a detailed separate drawing must be furnished to the ALC showing site location of the wall, detailed sections of the slope and wall for each condition, materials, construction details, drainage, etc. All drawings are to be fully dimensioned. Some Retaining Walls may require structural engineering and the ALC may require a sealed drawing to show the completed engineering. The ALC will consider each request based upon its own merits and may require additional information.
11. Decorative pony walls or seat walls (including Courtyard Walls) shall be constructed of concrete block and must match the stucco finish and be painted the base color of the house. The structure should be proportionate with the house, and blend with neighboring architecture. Decorative or pony walls may extend no greater than four (4) feet within the required front or side street set back and shall no be more than three (3) feet in height above original grade including any pilasters. Walls shall be concrete block finished with stucco and painted to match the house. Brick or flagstone caps may be used. Adobe brick, kiln-dried brick, stone to match that used on the front of the house, or slump block are approved alternate materials. Such walls must permit utility maintenance access
12. Trash Receptacle Screening Walls: An open type solid fence or wall for screening trash receptacles may be erected or maintained on a Lot that (a) is a height no greater than five feet (5'), (b) does not extend more than five feet (5') from the front of the house/garage, and (c) is architecturally styled, surfaced and painted to match the base color of the house. The enclosure must have a gate (complying with Section Article II, Section 15 above) unless the trash receptacles are not be Visible From Neighboring Property. Pool equipment screening walls shall comply with Paragraph 29 above.
13. The ALC may, in its discretion, authorize the alteration of common walls between the homeowner's Lot and common areas by a maximum of one course, raising or lowering, of masonry block. Any other variance requires the approval of the Board.
14. Lots backing to the golf course and common areas must comply with Article III Section 10 above in these Guidelines governing Fences (i.e. must be constructed of fencing materials and cannot be constructed entirely of masonry).
15. Commencing with lots in Unit 27A (and lots in any other Unit that is annexed into Robson Ranch thereafter (i.e. such additional Units annexed after January 2007)), with respect to any masonry wall erected between a homeowner lot, on the one side, and street or common area, on the other side, the side that faces the street or common area shall be stuccoed and painted Frazee Walnut Wash (FZ 8733M), at the expense of the homeowner erecting such masonry wall. The stucco texture and uniform neutral color paint color shall be determined by the Board from time to time.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

### 36. Weather Recording Equipment – ALC Permit Required

Weather recording equipment and/or weather vanes shall not be placed on the roof or chimney of any residence without the review and approval of the ALC. A drawing is required showing the placement of the equipment.

### 37. Yard & Wall Art – ALC Permit Required

Yard art and wall art must be Sonoran Desert Theme. Sonoran Desert art shall include those items, which are complimentary to classic and traditional Western art, including but not limited to replications of cacti, desert flora and fauna, Kokopellis, and small Sonoran Desert birds, reptiles, and mammals. Colors must blend with the house, rock and community. Modernistic, impressionistic, or contemporary interpretations of Sonoran Desert Art are not considered complimentary to Robson Ranch and are therefore not permitted.

Yard art is any object placed in/on the Lot as a decorative accent in an area Visible From Neighboring Property.

Wall art is any object attached to the exterior walls of a house or the surrounding walls of a dwelling that is Visible From Neighboring Property. Wall art should be in proportion to the wall area. Wall art cannot comprise more than 20% of the wall area upon which it is placed, and cannot project beyond any portion of the wall.

- A. Art is to be limited to prevent clutter. The number of ungrouped pieces should not exceed six (6) without prior ALC approval. Size of objects should not be excessive with respect to the dimension of the Lot as determined by the ALC.
- B. The number of items of yard art and wall art must be proportionate to the size of the yard.
- C. The size of each piece of yard or wall art shall be limited to a maximum width not to exceed four feet (4'0") and a maximum height not to exceed three feet (3'0"). When in doubt as to the classical themes of a selection, photos or accurate color drawings are to be submitted to the ALC for prior approval.
- D. A limited selection of examples of conforming and non-conforming Sonoran Desert art motifs are detailed in Appendix J. Statues, depictions, artifacts, and other man-made objects that do not meet these requirements are prohibited.
- E. Art that is judged by the ALC to be non-conforming or not maintained must be removed from the yard within fourteen (14) days of notification by the ALC. The non-compliant art may be placed in the rear yard, provided these items are not Visible From Neighboring Property. Such art is still subject to the height and other limitations covered elsewhere in these guidelines.

### 38. Outdoor Furniture Visible From Neighboring Property

Items such as one-piece plastic stackable chairs are not allowed.

## ARTICLE IV ALC PROCEDURES

### 1. Overview

The ALC monitors and guides the environmental development of Robson Ranch through a formal review of homeowners' landscaping and architectural plans and inspection rights after completion of work. This process assures continuation of the standards of excellence established by the Developer and subsequently by individual homeowners, and helps to protect property values within Robson Ranch.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

### 2. ALC Permit Application Submission

In order to ensure timely ALC review, the following procedures must be followed:

- A. ALC Permit Applications are to be turned in to the front desk at the Association Office (5750 N. Robson Boulevard, Eloy, Arizona 85231) by 9:00 am on Wednesday in order to be considered at the ALC meeting the same Wednesday morning. All support documents, county permits, wall letters, scale drawings, as well as any applicable fees as stated in the Guidelines should accompany the ALC Permit Application. The ALC currently intends to meet at 9:00AM on each Wednesday. The day and time of the ALC meeting may be changed from time to time by written notice posted at the Association Office.
- B. The homeowner must submit an ALC Permit Application that is completed in full, signed and dated and present it for review, along with any supporting documents. ALC Permit Application forms are attached hereto as Appendix K and are available at the Association Office. The forms in these Guidelines may be revised from time to time; therefore, please check with the ALC or the Association Office to be sure you have the most recent version. The ALC has the absolute right to return any application it judges as incomplete or should the application not be accompanied by the required supporting documents.
- C. A copy of the Developer's plot plan shall be included for all construction projects and clearly note any changes to the hardscape or fixed items, such as ramadas and gazebos, plus dimensioned placement of the structure on the site plan. The plan is to show all the proposed additions or revisions, items to be removed, and existing construction with locations dimensioned. No structure is permitted to encroach on the setback lines as shown on the plot plan. All drawings are to be drawn to scale and fully dimensioned. If a homeowner changes contractors, the homeowner must appear before the ALC to report and record the change in contractors as soon as it is known. The new contractor must be recorded prior to the start of, or continuation of, construction work.
- D. Where items are to be installed and color is involved, such as yard art, ramadas, canopies, awnings, sunshades, etc., color catalogs or samples must be provided by the homeowner to the ALC with the ALC Permit Application. This information may be retained by the ALC until completion of your permit items. If any questions are raised about color, samples are to be provided.
- E. In addition to other rights and remedies that may be available at law or in equity to the ALC, the HOA, the Developer or third parties, ALC Permit Applications submitted after work has begun will be subject to the following late fees: (a) \$100.00, if submitted no later than 14 days after work has started and (b) \$200.00 if submitted more than 14 days after work has started (or if not submitted).

### 3. Plans

Homeowners must submit two (2) copies of plans to the ALC, drawn to scale and fully dimensioned, along with a completed ALC Permit Application prior to making any exterior additions, alterations or modifications to their Lot requiring ALC Permits as set forth above in these Guidelines, including landscaping. All homeowners are responsible for adherence to all standards listed in these Guidelines, as well as all requirements of the CC&Rs, as well as any and all applicable state, federal or local statutes, rules, regulations and ordinances.

If it is later determined that an ALC Permit was approved based on incorrect or incomplete information, the ALC Permit may be revoked by the ALC; and the homeowner shall be so notified.

All plans should have a title block located in the lower right hand corner with the homeowner's name, address, telephone number, unit and Lot number, the name of the preparer and phone number, plan title, and date. In the title block, show the particular scale used for the plan.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

- A. Landscape plans must be submitted in duplicate and must contain a detailed and complete description of all landscape elements, including the following:
1. A site landscape plan with complete description of all landscape elements. The ALC would prefer the landscape plan be drawn on an 18 inch by 24 inch (C size) sheet at a scale that fills the sheet, to a scale that is noted, and fully dimensioned. Minimum scale is 1/8 inch to 1 foot 0 inches.
  2. All plant materials and trees are to be depicted on the plan at mature size.
  3. All plant materials and trees shall be labeled with the common name and the botanical name, as well as container size, such as 5 gal., 15 gal., 24 inch box, etc.
  4. The plan must identify whether any Party Walls are to be raised. Attach letters of approval from all homeowners sharing any such Party Walls. All hardscape, including such things as walkways, pony walls, patios, BBQ's, fireplaces, planters, etc. must be shown on the plan along with the type and color of materials to be used, including all dimensions.
  5. The location of all mechanical equipment, proposed and existing, must be shown, including the required screening (such as a return wall or the type and size of plants).
  6. The color and size of the rock used for ground cover must be shown. River rock/rip rap location must also be indicated, together with the location and size of any mounds to be built.
  7. The direction of surface drainage must be indicated on the plan by arrows.
  8. Identify North direction on the plan.
  9. Once the landscaping plan has been approved by the ALC, no changes (including without limitation, adding, moving, or substituting the species of any tree) may be made except for the addition or change of small (1-5 gallon) shrubs or plants. If any other changes (either hardscape or trees) are to be made, the homeowner must appear before the ALC for approval. "Volunteer" trees that sprout from seeds must be approved if they are to be retained in the landscaping.
- B. Building/Residence modification plans must be submitted in duplicate and must contain a detailed drawing, including the following:
1. A site plan, drawn to scale as noted above, and showing the location of all structures on the Lot, easements, setback lines, underground utilities, sidewalks, driveways, patios, retaining walls and related grades, both new and existing mechanical equipment with screening, grade modifications, proposed and existing drainage and existing and proposed Walls. The plan must be complete with all dimensions. Exterior construction over 30 inches above original grade must have elevations with dimensions.
  2. A complete set of construction documents must be submitted including floor plans, elevations, roof plans and details. The plans are to be drawn to scale, dimensioned, and include notes for all materials and colors.
  3. The roof plan, the pitch, color and type of materials proposed and parapet heights, when appropriate, must be shown on the plans submitted.
- C. In connection with its review of a particular ALC Permit Application, the ALC may, in its discretion, request additional information, documentation or materials.
- D. Upon completion of the review by the ALC, the original set of plans will be kept by the ALC and one set of plans shall be returned to the homeowner along with a copy of the ALC Permit Application form indicating the decision of the ALC as described in more detail in Subsection 4 below.
- E. An ALC Permit Application may be approved on the same day it is submitted if the ALC determines that the application is complete and acceptable; or the ALC may continue its decision to a future ALC meeting for further consideration or in order to obtain additional information that it deems necessary in order to render its decision. Therefore, no assurance can be given that any ALC Permit Application will be approved or denied at the first ALC meeting at which it is initially presented.



# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

### 4. ALC Approval Process

The decision of the ALC when reviewing plans shall be rendered in one of the following three forms:

- A. "Approved" - The entire plan, as submitted, is approved.
- B. "Approved as noted" - The plan, as submitted, is approved with conditions as noted. The homeowner may proceed with the work to be performed, but agrees to comply with any and all conditions noted on the ALC Permit Application within the time frame specified therein.
- C. "Not approved" - The entire plan, as submitted, is not approved and no work may commence.
- D. Homeowners that proceed with projects after having their ALC Permit Application "Not Approved" will be required to remove any work that has been done at their own expense. If the work is not removed within the time specified by the ALC in writing to the homeowner, such homeowners shall be subject to all fines, fees, and/or penalties as described in Article IV, Section 10 of these Guidelines, as well as any other rights or remedies that may be available at law or in equity.

### 5. ALC Inspection Rights

- A. The ALC has the right (but not the obligation), in its discretion, to inspect any work for which a Permit is issued to verify that the original plans approved by the ALC have been followed. Inspections may also be conducted, if a complaint is received. When necessary, inspections may be conducted in the homeowners' absence.
- B. If it is determined by the ALC that work completed or in progress is not in compliance with the ALC Permit, these Guidelines or the CC&Rs, the ALC will give notice to the offending homeowner that, unless corrective action is taken within 14 days, the ALC or HOA may cause corrective action to be taken at the homeowner's cost. If the requisite corrective action has not been taken at the expiration of the 14-day period of time, in addition to any other remedies available, the Board of the HOA or the ALC may, in its discretion, cause the action to be taken and the cost thereof shall be added to and become a part of the Assessment against the offending Lot, secured (to the extent permitted by applicable law) by the Assessment Lien. Violating homeowners shall be subject to fines, fees, and/or penalties as described in Article IV, Section 10 below in these Guidelines.
- C. Please note that under the current version of Arizona Revised Statute Section 33-1806, upon notification of the resale of a home in Robson Ranch, the HOA is required to deliver a disclosure statement to the potential buyer, which statement, among other items, requires a statement of any alterations or improvements in violation of the CC&Rs.

### 6. Fees and Clean Up Bonds

- A. A ten dollar (\$10.00) application fee must be submitted with each ALC Permit Application; provided however the application fee for pools, additions and landscaping shall be twenty-five dollars (\$25.00). All fees are non-refundable. Fees for modifications of completed work may be waived at the discretion of the ALC.
- B. Homeowners are fully responsible for all cleanup of work conducted on their Lot by either contractors or by or on behalf of the homeowner himself.

Failure to fully clean up the Lot on which the work is constructed as well as any impacted surrounding areas including Common Areas, streets or adjacent Lots, upon the completion of the work or the expiration date of the applicable ALC Permit, (whichever date comes first) will result in penalties that are immediately due and payable by the homeowner to HOA in the following amounts:

Full Landscaping	\$200.00
Add-on Landscaping	\$100.00
Construction	\$500.00
Swimming Pools	\$1,000.00

# **Robson Ranch - Casa Grande**

## **Architectural & Landscaping Requirements and Guidelines**

After 30 days delinquency, any imposed fine still delinquent and/or any Lot construction where the cleanup still not completed, will be increased by 50%. Fines not paid within a further 30 days and/or any Lot construction still lacking cleanup will be increased an additional 50% and referred to the Board. In addition, to the fullest extent permitted by law, the HOA may exercise its lien rights with respect to such fines. The rights and remedies referenced in this paragraph are in addition to any other rights and remedies that may be available at law or in equity.

### **7. Storage of Construction Materials and Debris on Lots**

The homeowner shall be responsible for all on-site and construction trash and debris occasioned by the homeowner's contractors, subcontractors and other employees and agents, and shall remove all such trash and debris within a reasonable period of time. In addition, any construction equipment and building supplies of brick, block, lumber and other building materials will be kept only in such areas as may be approved by the ALC.

Rubbish, debris or materials from homeowner landscaping or construction projects may not be stored or left on any vacant Lot. The Board and the ALC have the authority to have the rubbish, debris or materials removed and bill the homeowner for any expenses incurred, which the homeowner shall promptly pay or be subject to additional penalties. Any damage to a neighboring Lot or common area by a contractor or any third party retained by a homeowner is the responsibility of the homeowner who retained that contractor or third party. In addition, neither homeowner nor its contractors, agents or consultants shall park or drive on any neighboring Lot or on common area and in the event of any violation of this provision, homeowner shall be responsible for any resulting dust control law fines.

### **8. Appeals**

Any homeowner may appeal a decision made by the ALC. Appeals shall be in writing and addressed to the Board. The appeal must be delivered to the Board within thirty (30) days of the ALC's decision. The Board shall, within a reasonable period of time, respond in writing to the homeowner.

### **9. Severability**

If any provision of these Guidelines is ruled invalid, the remainder of these Guidelines shall remain in full force and effect.

### **10. Violations**

A. Homeowners should be aware that violations of these Guidelines, in addition to any other rights and remedies available at law or in equity, may subject the homeowner to fines, fees and/or penalties. After notice and an opportunity to be heard, in accordance with Arizona Revised Statute Section 33-1803 (as such statute may be hereafter amended or revised), the Board of the Association may impose reasonable monetary penalties on member for violations of these Guidelines or the Declaration, bylaws or other rules. The schedule of fines for failure to complete landscaping within ninety (90) days are set forth in Article I, Section 3. The schedule of fines for failure to obtain an ALC Permit prior to the start of any work are described in Article IV, Section 2. The schedule of fines for failure to clean up after construction are described in Article IV, Section 6. For all other violations of these Guidelines, a written warning notice will be sent to the homeowner via first class mail. If the violation is not corrected within the initial date set forth in the warning letter (typically fourteen (14) calendar days), the ALC will typically impose a \$50 fine in the case of violations other than those set forth above. In the case of garbage containers left so as to be Visible From Neighboring Property, a \$10 fine will typically be assessed with each recurring violation. If the violation is not corrected within thirty (30) calendar days of the date of the warning letter, the ALC may, in its discretion, impose an additional fine not to exceed \$100. If the violation is still not corrected within forty-five (45) calendar days of the date of the warning letter, the ALC may refer the violation to the Board for appropriate action.

# Robson Ranch - Casa Grande

## Architectural & Landscaping Requirements and Guidelines

- B. In addition to the above fines, if the requisite corrective action has not been taken at the expiration of the 14-day period of time, in addition to any other remedies available to the ALC or the HOA, the Board of the HOA may cause the corrective action (which may include the removal of all non-compliant improvements) to be taken and the cost thereof shall be added to and become a part of the Assessment against the offending Member and the Member's Lot, secured (to the extent permitted by applicable law) by the Assessment Lien.
- C. In addition to the foregoing and as set forth in Section 3.1 of the CC&Rs, the HOA has the right to suspend the voting rights of any Member, and to suspend the right of any Member, and any Resident claiming through the Member, to use the Common Area recreational facilities or to use particular entrance gates or particular paths of ingress and egress.
- D. The above fines and remedies are not intended to and shall not be deemed to limit any other rights and remedies available at law or in equity to the ALC, the HOA, the Developer or any other person.

### 11. Complaints

The ALC only responds to written, signed complaints about possible violations of the Guidelines. If you feel that a violation has been made, you should complete the complaint form attached hereto as Appendix L (which is also available from the Association Office) and return it to the receptionist. To assist the ALC, please attach photos of the situation to provide a clear and definitive depiction of the complaint.

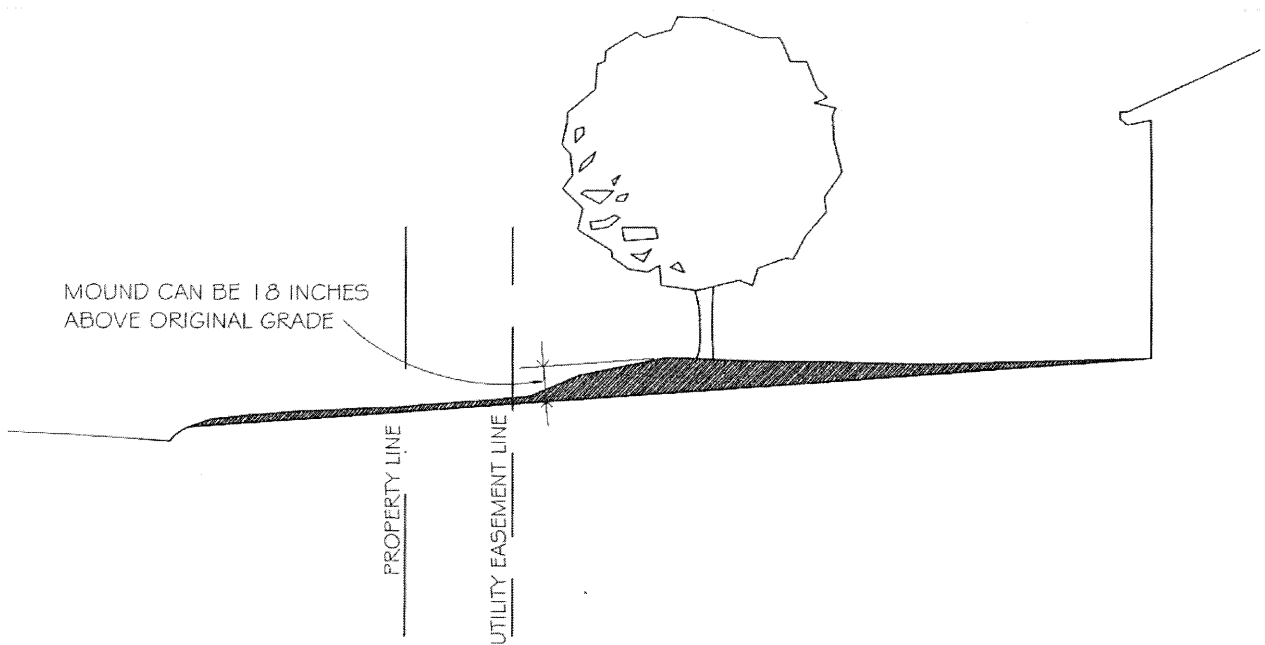
### 12. Limits of Liability

ALC approval of plans shall not constitute a representation, warranty or guarantee that such plans and specifications comply with architectural or engineering design practices or with zoning or building ordinances, or other governmental regulations or restrictions. By approving such plans and specifications, neither the ALC, the HOA, the Board, the Developer, their respective affiliates, nor any of the foregoing parties' respective members, employees or agents, assumes any liability or responsibility for any defect in the structure constructed from such plans or specifications. None of the aforementioned shall be liable to any member, homeowner, occupant or other person or entity for any damage, loss or prejudice suffered or claimed due to (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective, or (b) the construction or performance of any work, whether or not pursuant to the approved plans, drawings or specifications. All parts of the CC&Rs regarding this subject remain in full force and effect.

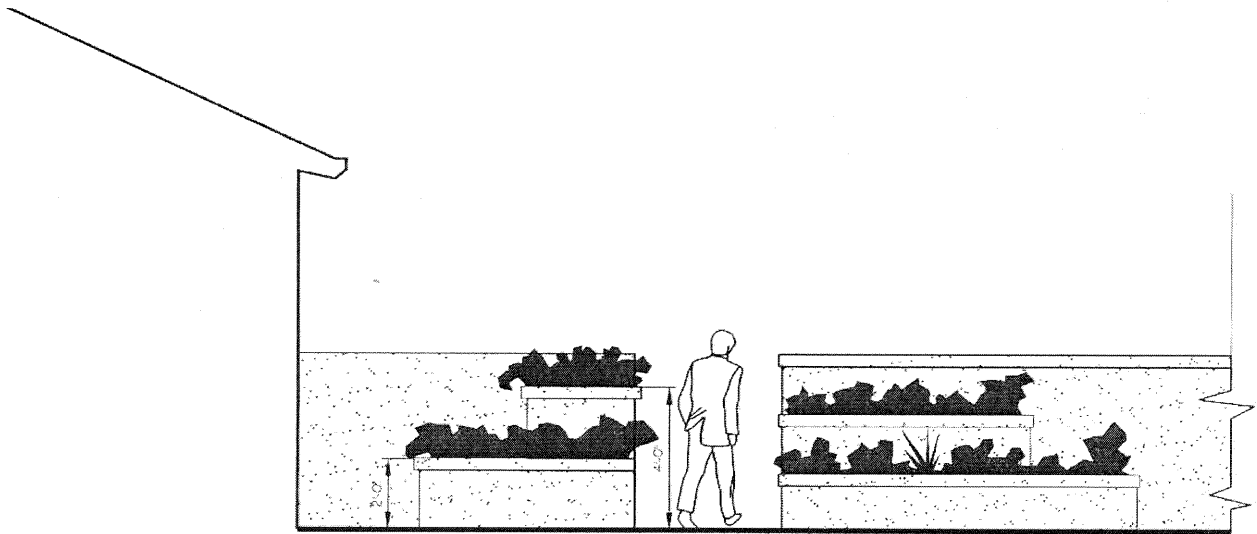
## APPENDIX A PROHIBITED TREES/PLANTS

<b>TREE/PLANT NAME</b>	<b>REASON FOR PROHIBITION</b>
Arborvitae (Thuja Species)	H, P
Ash Species (Fraxinus, Sorbus)	S, P, L
Aspen (Populus Species)	S, I, W, R, B,
Bear Grass (Pavacetum Specie)	B, I, L
Bermuda Grass (Cynodon Species, Except seedless "TIF" Series and midiron)	A, W, I
Buffalo Grass (Buchloe dactyloides)	F, R, L
California Pepper (Schinus molle)	B, I, L, S
Cottonwood (Populus Species)	R, S, L, P
Cypress Arizona (Cupressus arizonica; or Italian Cypress (Cupressuss semperviens)	S, I, W, R, B
Date Palm (Phoenix dactylifera)	S, P
Italian Cypress	S, P
Ivy, English or Algerian (Hedera Species)	H, P
Mulberry (Morus alba)	I, P, H
Olive (Olea europea) Except fruitless selections, e.g. "Swan Hill" or "Little Ollie"	S, P, A
Pampas Grass (Cortaderia selloana) Injurious leaves, can grow to 20' tall, very invasive	A, P, L
Pine (Pinus Species) Except Pinus edulis, Pinus thunbergiana, Mondel (eldenca)	I, S
Poplar (Populus Species)	S, L
Silk Oak (Grevillea robusta)	S, I, W, R, B
Sycamore Species (Plantanus)	S, B, R
Tamarisk (Tamarix aphylla)	S, I, P, H
Weeping Willow (Salix babylonica)	I, B, L W
	I, S, B, P
<b>Symbols Key</b>	
<b>A = Allergenic</b>	<b>I = Invasive</b>
<b>B = Brittle, subject to breakage</b>	<b>L = Heavy Litter</b>
<b>F = Frost sensitive</b>	<b>P = Pest prone</b>
<b>H = Heat, aridity sensitive</b>	<b>R = Subject to root rot</b>
	<b>S = Size is unacceptable</b>
	<b>W = Excessive water required</b>

## APPENDIX B MOUNDS, GRADE CHANGES & PLANTERS



### MOUNDS AND GRADE CHANGES



### PLANTERS

**APPENDIX C**  
**SIZES OF MATURE PLANTS AND LOCATION FROM PROPERTY LINE**

ROBSON RANCH – CASA GRANDE ALC GUIDELINES TREE/SHRUB PLANTING

Common Name	Botanical Names	Est. Standard Height & Width at Maturity	Distance from PL
Acacia			
Abyssian	Abyssinian acacia	25 X 25	15
Guajillo	Acacia berlandieri	15 X 15	10
Willow	Acacia salicina	30 X 15	10
Sweet Desert	Acacia farnesiana	20 X 20	12
Shoestring	Acacia stenophylla	30 X 20	12
Palo Blanco	Acacia willardiana	20 X 10	7
Mulga	Acacia aneura	20 X 12	8
White Thorn	Acacia constricta	10 X 15	10
Leather-Leaf	Acacia craspedocarpa	10 X 8	5
Blackbrush	Acacia rigidula	12 X 12	8
Afghan Pine – <i>refer to Elderica</i>			
Agave			
Octopus	Agave vilmoriniana	4 X 5	3
Parry's	Agave parryi	2 X 2	3
Mescal Ceniza	Agave colorata	2 X 2	3
Weber's	Agave weberi	6 X 6	5
Twin Flowered	Agave geminiflora	3 X 3	3
Smooth	Agave desmettiana	3 X 3	3
Allepo Pine – <i>refer to Pine</i>			
Anacacho Orchid Tree	Bauhinia lunarioides	8 X 6	5
Anachuita – <i>refer to Cordia</i>			
Argentine Giant Cactus	Trichocereus candicans	2 X 3	3
Argentine Hedgehog Cactus	Trichocereus huascha	2 X 3	3
Argentine Mesquite – <i>refer to Mesquite</i>			
Arizona Bear Grass	Nolina microcarpa	3 X 4	4
Arizona Ash	Fraxinus velutina	45 X 45	25
Arizona Mesquite – <i>refer to Mesquite</i>			
Arizona Rosewood – <i>refer to Rosewood</i>			
Arizona Sweet Orange – <i>refer to citrus</i>			
Arizona Yellow Bells – <i>refer to Yellow Bells</i>			
Baja Passion Vine – <i>refer to Passion Vine</i>			
Bambo, Heavenly	Nandina domestica	6 X 4	5
Barberry	Berberis trifoliolata	5 X 5	5
Bear Grass – <i>refer to Arizona Bear Grass</i>			
Beavertail Prickly Pear Cactus	Opuntia basilaris	1 X 3	4

**Note:** numbers above are in feet [Appendix C]

ROBSON RANCH – CASA GRANDE ALC GUIDELINES TREE/SHRUB PLANTING

Common Name	Botanical Names	Est. Standard Height & Width at Maturity	Distance from PL
Bee Brush	Aloysia gratissima	6 X 6	5
Berlander Acacia – <i>refer to Acacia</i>			
Bird of Paradise			
Desert		5 X 5	5
Mexican	Caesalpinia mexicana	10 X 8	6
Red	Caesalpinia pulcherrima	6 X 6	6
Yellow	Caesalpinia gilliesii	6 X 5	5
Black Dalea – <i>refer to Dalea</i>			
Blue Leaf Wattle – <i>refer to Acacia</i>			
Blue Myrtle Cactus	Myrtillocactus geometrizans	15 X 10	7
Blue Palo Verde – <i>refer to Palo Verde</i>			
Bougainvilla			
Vine	Bougainvilla spectabilis	15 X 20	12
Brazilian	Bougainvilla brasiliensis	30 X 20	12
Torch Glow			5
Bottletree	Brachychiton populneus	40 X 30	17
Brittle Bush	Encilia farinose	3 X 4	4
Buckeye Mexican	Ungnadia speciosa	10 X 10	7
Buckhorn Cholla Cactus	Opuntia acanthrocarpa		
Bursage, Triangleleaf	Ambrosia deltoidea	1 X 2	3
Butterfly Bush, Woolly	Buddleia marrubifolia	5 X 5	5
Canary Island Date Palm – <i>refer to Palm</i>			
Canyon Hackberry	Celtis reticulata	25 X 25	15
Cape Honeysuckle- <i>refer to Honeysuckle</i>			
Cardon Grande Cactus	Trichocereus terscheckii	15 X 8	6
Cascalote	Caesalpinia cacalaco	15 X 15	10
Cat Claw Vine	Macfadyena unguis-cati	25 X 15	10
Cenizo	Leucophyllum canadidum	5 X 5	5
Chaste Tree – <i>refer to Monk's Pepper</i>			
Chilean Mesquite – <i>refer to Mesquite</i>			
Chinese Elm – <i>refer to Elm</i>			
Chinese Pistache - <i>refer to Pistache</i>			
Chuparosa	Justica californica	4 X 4	5

**Note:** numbers above are in feet [Appendix C]



ROBSON RANCH – CASA GRANDE ALC GUIDELINES TREE/SHRUB PLANTING

Common Name	Botanical Names	Est. Standard Height & Width at Maturity	Distance from PL
-------------	-----------------	--	------------------

Citrus			
Bouquet Orange		10 X 8	6
Arizona Sweet	Citrus sinensis	20 X 24	14
Grapefruit	Citrus paradise	20 X 24	14
Lemon, Lisbon	Citrus lemon	25 X 26	15
Dwarf or Semi Dwarf		10 X 12	8
Bears Lime	Citrus aurantiflora	15 X 20	12
Compass Barrel Cactus	Ferocactus cylindraceua	2 X 1 ½	3
Coolibah – <i>refer to Eucalyptus</i>			
Coopa or Weeping Wattle - <i>refer to Acacia salicina</i>			
Coral Flowered Gum Tree – <i>refer to Eucalyptus</i>			
Cordia			
Anachuita	Cordia borssieri	10 X 10	7
Little Leaf	Cordia parvifolia	8 X 10	7
Creosote Bush	Larrea tridentate	6 X 6	6
Dalea			
Black	Dalea frutescens	3 x 4	5
Bush	Dalea pulchra	4 X 5	5
Weeping	Dalea versicolor	3 X 4	5
Date Palm – <i>refer to Palm</i>			
Deer Grass	Muhlenbergia rigens	4 X 4	5
Desert Fern – <i>refer to Lysiloma</i>			
Desert Ironwood – <i>refer to Ironwood</i>			
Desert Lavender	Hyptis patens	6 X 4	5
Desert Spoon	Dasyilirion wheeleri	4 x 4	5
Desert Sweet Acacia – <i>refer to Acacia</i>			
Desert Tea	Ephedra nevadensis	3 X 3	3
Desert Willow – <i>refer to Willow</i>			
Ebony			
Texas	Pithecellobium flexicaule	20 X 15	10
Mexican	Pithecellobium mexicanum	30 X 20	12
Tenaza	Pithecellobium pallens	30 X 25	15
Elm			
Chinese/Evergreen	Ulmus parviflora	35 X 35	20
Engelmann’s Hedgehog Cac.	Echinocereus engelmannii	1 X 2	3

**Note:** numbers above are in feet [Appendix C]

ROBSON RANCH – CASA GRANDE ALC GUIDELINES TREE/SHRUB PLANTING

Common Name	Botanical Names	Est. Standard Height & Width at Maturity	Distance from PL
-------------	-----------------	--	------------------

Eucalyptus			
Coral Flowered Gum	Eucalyptus torquata	20 X 20	12
Lemon Flower Gum	Eucalyptus woodwardii	40 X 15	10
Forman's	Eucalyptus formanii	15 X 15	10
Narrow Leaf Gimlet	Eucalyptus spathucata	20 X 20	12
Red Cap Gum	Eucalyptus erythrocorys	25 X 15	10
Rosea	Eucalyptus leucoxyton	30 X 20	12
Coolibah	Eucalyptus microtheca	35 X 25	14
Evergreen Elm – <i>refer to Elm</i>			
Fairy Duster			
Baja Red	Calliandra californica	5 X 5	5
Pink	Calliandra eriophylla	3 x 4	5
Feather Bush – <i>refer to Lysoloma</i>			
Feather Tree	Lysoloma watsoni	45 X 25	13
Feathery Fairy Duster		6 X 6	5
Pink Fairy Duster	Calliandra eriophylla	3 X 4	5
Ficus			
Fig		30 X 30	17
Nitida		15 X 15	8
Fig, Indian – <i>refer to Indian Fig</i>			
Feathery cassia	Cassia artemisioides	6 X 6	5
Silver Leaf	Cassia phyllodinia	6 X 6	5
Shrubby	Cassia wislignii	10 X 6	5
Desert	Cassia memophila	6 X 6	5
Fir, Douglas	Pseudotsuga menziesii	100 X 30	17
Firecracker Bush	Hamelia patens	4 X 4	5
Flame Honeysuckle – <i>refer to Honeysuckle</i>			
Flattop Buckwheat	Ericameria laricifolia	2 X 3	3
Foothills Palo Verde – <i>refer to Palo Verde</i>			
Fourwing Saltbush	Atriplex canescens	5 X 8	6
Fruitless Olive – <i>refer to Olive</i>			
Giant Hesperaloe	Hesperaloe funifera	5 X 5	5
Giant Prickly Pear cactus	Opuntia robusta	10 X 10	7
Globe Mallow	Sphaeralcea ambigua	3 X 3	3
Golden Ball Lead Tree	Leucaena retisa	20 X 20	12

**Note:** numbers above are in feet [Appendix C]

ROBSON RANCH – CASA GRANDE ALC GUIDELINES TREE/SHRUB PLANTING

Common Name	Botanical Names	Est. Standard Height & Width at Maturity	Distance from PL
Golden Barrel Cactus	Echinocactus grusonii	1½ X 2	3
Golden Eye	Viguiera deltoidea	3 X 3	3
Grape Ivy Vine	Cissus trifoliata	15 X 20	12
Grass Tree	Dasyliirion quadrangulatum	5 X 5	5
Gray Thorn	Ztzphus obtusiflora	3 X 3	3
Green Ebony – <i>refer to Jacaranda</i>			
Guajillo – <i>refer to Acacia</i>			
Guayacan	Guaiacum coulteri	5 X 5	5
Gum Redcap, Coral Flowered, Lemon Flowered – <i>refer to Eucalyptus</i>			
Hackberry, Desert	Celtis pallida	8 X 10	7
Hesperaloe	Hesperaloe parviflora	4 X 6	5
Hibiscus	Hibiscus syriacus	12 X 6	5
San Marcos	Gossypium barknessii	3 X 4	5
Hildmann’s Cereus	Cereus hildmannianus	15 X 10	7
Honey Locust	Gledilsia triacanthus	75 X 50	27
Honeysuckle			
Flame	Anisacanthus quadrifidus	3 X 4	5
Mexican	Justica specigera	3 X 4	5
Cape	Tecomaria capensis	6 X 5	5
Hop Bush	Dodonaea viscosa	15 X 12	8
Purple Hop Bush	Dodonaea purpurea	12 X 6	5
Indian Fig Cactus	Opuntia ficus-indica	10 X 10	7
Indian Rosewood – <i>refer to Sissoo</i>			
Ingelmann’s Prickly Pear Cactus	Opuntia engelmannii	4 X 8	6
Ironbark, white – <i>refer to Eucalyptus</i>			
Ironwood, Desert	Olneya tesota	25 X 25	14
Jacaranda (Green Ebony)	Jacaranda mimosiflora	50 X 40	22
Jojoba	Simmondsia chinensis	6 X 6	5
Joshua Tree – <i>refer to Yucca</i>			
Justicia, Red	Justicia candicans	3 X 3	3
Kidneywood	Eysenhardtia orthocarpa	15 X 10	7
Lady Bank’s Rose – <i>refer to Rose</i>			
Lantana	Lantana camera	5 X 5	5
Trailing	Lantana montivedensis	1 X 6	5
Lemon Flowered Gum – <i>refer to Eucalyptus</i>			
Lilac Vine	Hardenbergia violacea	15 X 10	7

**Note:** numbers above are in feet [Appendix C]

ROBSON RANCH – CASA GRANDE ALC GUIDELINES TREE/SHRUB PLANTING

Common Name	Botanical Names	Est. Standard Height & Width at Maturity	Distance from PL
Lime- <i>refer to Citrus</i>			
Lisbon Lemon – <i>refer to Citrus</i>			
Little Leaf Ash	Fraxinus greggii	10 X 8	6
Little Leaf Cordia – <i>refer to Cordia</i>			
Live Oak – <i>refer to Oak</i>			
Lysiloma Also Desert Fern or Feather Bush	Lysiloma microphylla	15 X 15	8
Mallow, Globe	Spaeralcea ambigua	3 X 3	3
Mangle Dulce	Maytenus phyllanthoides	5 X 4	4
Marigold			
Mt. Lemon	Tagates lemmonii	5 X 5	5
Desert	Baileya multipadiate	1 X 1	3
Mastic Tree	Pistacia lentiscus	15 X 20	12
Mediterranean Fan Palm – <i>refer to Palm</i>			
Mesquite			
Argentine	Prosopis alba	30 X 20	12
Arizona	Prosopis velutina	25 X 25	15
Chilean	Prosopis chilensis	30 X 30	17
Colorado	Prosopis alba col.	30 X 30	17
Screwbean	Prosopis pubescens	20 X 20	12
Texas Honey	Prosopis glandulosa	30 X 30	17
Velvet	Prosopis velutina	25 X 25	15
Mexican Blue Palm – <i>refer to Palm</i>			
Mexican Buckeye	Ungnadia speciosa	10 X 10	7
Mexican Ebony – <i>refer to Ebony</i>			
Mexican Fence Post	Pachycereus marginatus	10 X 6	6
Mexican Fan Palm – <i>refer to Palm</i>			
Mexican Organ Pipe	Stenocereus marginatus	10 X 10	7
Mondel Pine – <i>refer to Pine</i>			
Monk’s Pepper	Vitex agnus-caste	20 X 20	12
Mountain Laurel, Texas - <i>refer to Texas Mountain Laurel</i>			
Mulga – <i>refer to Acacia Aneura</i>			
Myoporum – prostrate		1 X 8	6
Myrtle	Myrtus communis	5 X 4	5
Narrow Leaf Gimlet – <i>refer to Eucalyptus</i>			

**Note:** numbers above are in feet [Appendix C]

ROBSON RANCH – CASA GRANDE ALC GUIDELINES TREE/SHRUB PLANTING

Common Name	Botanical Names	Est. Standard Height & Width at Maturity	Distance from PL
Oak			
Silk		60 X 60	32
Southern Live	Quercus virginiana	40 X 50	27
Ocotillo	Fouquieria splendens	12 X 10	8
Oleander			
Petite Pink	Nerium oleanda	6 X 4	3
Olive			
Fruitless or Pollen Free	Olea europaea	25 X 25	15
Texas	Cordia boissieri	10 X 10	7
Orange Bells	Tecoma hybrid	8 X 5	5
Orchid Tree	Bauhinia specius	30 X 25	13
Organ Pipe Cactus	Stenocereus thurberi	10 X 10	7
Orchid Vine, Yellow	Mascagnia macroptera	15 X 15	10
Palm			
Date	Phoenix dactylifera	40 X 20	12
Pigmy Date	Phoenix roebelenii	8 X 4	5
Canary Island Date	Phoenix canariensis	20 X 20	12
Mexican Fan	Washingtonia robusta	100 X 15	10
Mexican Blue	Brahea armata	15 X 8	5
Pindo	Butiacatitata	20 X 8	5
California Fan	Washingtonia filifera	50 X 25	14
Guadalupe	Brahea edulis	30 X 16	10
Windmill	Trachycarpus fartunei	30 X 15	8
Sago	Cycas revolute	5 X 4	5
Queen	Syagrus romanzoffiana	30 X 15	8
Mediterranean Fan	Chamaerops humilia	10 X 10	8
Palo Blanco – <i>refer to Acacia williardiano</i>			
Pea Brush	Dalea pulchra	5 X 5	5
Palo Brea	Cercidium praecox	25 X 25	14
Palo Verde			
Blue	Cercidium floridum Newly reclassified as Parkinsonia florida	30 X 30	17
Mesa (Foothill)	Cercidium microphylla Newly reclassified as Parkinsonia microphylla	15 X 15	8
Sonoran	Cercidium praecox	20 X 30	17
Mexican		20 X 25	14
Hybrid	Cercidium hybrid	25 X 25	14
Desert Museum	Parkinsonia aculeata	30 X 20	12
Passion Vine Baja	Passiflora foetida	10 X 10	7
Penstemon		6 X 2	2

**Note:** numbers above are in feet [Appendix C]

ROBSON RANCH – CASA GRANDE ALC GUIDELINES TREE/SHRUB PLANTING

Common Name	Botanical Names	Est. Standard Height & Width at Maturity	Distance from PL
-------------	-----------------	--	------------------

Pigmy Date Palm – <i>refer to Palm</i>			
Pink Trumpet Vine – <i>refer to Trumpet Vine</i>			
Pine, Elderica	Pinus elderica	50 X 30	17
Pistache, Chinese	Pistacia chinensis	40 X 35	20
Plumbago, White	Plumbago scandens	3 X 3	5
Pollen Free Olive (Fruitless) – <i>refer to Olive</i>			
Pomegranite	Punica granatum	8 X 6	5
Potato Vine	Solanum jasminoides	30 X 10	7
Primrose Jasmine Vine	Jasminum mesnyi	10 X 6	5
Purple Prickly Pear Cactus	Opuntia santa-rita	4 X 5	5
Queens Wreath Vine	Antigonon leptopus	15 X 15	10
Red Cap Gum – <i>refer to Eucalyptus</i>			
Red Eremophila	Eremophila maculata	4 X 5	5
Red Justicia – <i>refer to Justicia</i>			
Rose, Lady Banks	Rosa banksiae	20 X 15	9
Rosemary	Rosemarinus officenalis	4 X 4	4
Prostrate	Rosemarinus prostratus	2 X 4	4
Rosewood, Arizona	Vauquelina californisa	25 X 15	8
Ruella, Baja	Ruella peninsularis	3 X 4	3
Sage			
Autumn	Salvia greggi	3 X 3	3
Mexican Bush	Salvia leucantha	3 X 3	3
Chaparral	Salvia clevelandi	4 X 6	4
Cherry Red	Salvia coccinea	3 X 2	3
Langman's	Leucophyllum langmaniae	5 X 5	4
Mealy Cup	Salvia Farinacea	1½ X 1½	3
Mexican Blue	Salvia chamaedryoides	2 X 2	3
Texas	Leucophyllum frutescens	6 X 6	4
Green Cloud	Salvia fautiscens	6 X 6	4
Chihuahuan	Leucophyllum laevigatum	4 X 5	4
Compacta	Salvia frealescens	5 X 5	4
Saguaro	Carnegiea gigantean	20 X 10	7
Senita Cactus	Pachycereus schottii	10 x 10	7
Senna			
Green Featherly	Senna artemisioides	6 X 6	5
Shrubby	Senna wislizenti	4 X 6	5
Screw Bean Mesquite – <i>refer to Mesquite</i>			

**Note:** numbers above are in feet [Appendix C]

ROBSON RANCH – CASA GRANDE ALC GUIDELINES TREE/SHRUB PLANTING

Common Name	Botanical Names	Est. Standard Height & Width at Maturity	Distance from PL
-------------	-----------------	--	------------------

Shoestring Acacia – <i>refer to Acacia</i>			
Shrubby Senna	Cassia wislizine	4 X 6	5
Silk, white cloud		25 X 30	17
Silk Floss Tree	Chorisis speciosa	30 X 25	15
Silverleaf, violet	Leucophyllum candidum	3 X 3	3
Sissoo/ Indian Rosewood	Dalbergia sissoo	30 X 30	17
Soap Tree – <i>refer to Yucca</i>			
Southern Live Oak – <i>refer to Oak</i>			
Spanish Bayonet – <i>refer to Yucca</i>			
Spruce Cones Cactus	Tephrocactus articulatus	1 X 3	3
Sugar Bush	Rhus ovata	6 X 6	5
Succulents	Numerous		5
Sumac, African	Rhus lancia	20 X 30	17
Superstition Mallow	Abutilon palmeri	4 X 3	5
Sweet Acacia – <i>refer to Acacia</i>			
Tangerine – <i>refer to Citrus</i>			
Tenapa – <i>refer to Ebony</i>			
Tenaza	Pithecellobium pallens	25 X 12	7
Texas Ebony – <i>refer to Ebony</i>			
Texas Mt. Laurel/ Mescal Bean	Sophora secundiflora	8 X 6	5
Texas Honey Mesquite – <i>refer to Mesquite</i>			
Texas Olive – <i>refer to Olive</i>			
Texas Sage – <i>refer to Sage</i>			
Thevetia/Lucky Nut Yellow	Thevetia peruviana	25 X 20	12
Torchglow Bougainvilla			5
Totem Pole Cactus	Lophocereus schottii	10 X 10	7
Triangleleaf Bursage- <i>refer to Bursage</i>			
Trumpet Vine, Pink	Podranea ricasoliana	20 X 10	7
Turpentine Bush	Ericameria lanciflora	2 X 3	5
Tipu		30 X 30	17
Violet Silverleaf – <i>refer to Silverleaf</i>			
Vitex	Vitex rolundifolea	4 X 4	5
Weeping Wattle/Cooba – <i>refer to Acacia Salicina</i>			

**Note:** numbers above are in feet [Appendix C]

ROBSON RANCH – CASA GRANDE ALC GUIDELINES TREE/SHRUB PLANTING

Common Name	Botanical Names	Est. Standard Height & Width at Maturity	Distance from PL
-------------	-----------------	--	------------------

White Plumbago – <i>refer to Plumbago</i>			
Willow, Desert	Chilopsis linearis	25 X 20	12
Wattle, Blue leaf – <i>refer to Acacia Saligna</i>			
Willow Leaf Acacia – <i>see Acacia</i>			
Wolfberry	Lycium fremontii	8 X 8	6
Yellow Bells Arizona	Tecoma stans v. augustata	6 X 6	5
Yellow Orchid Vine – <i>refer to Orchid Vine</i>			
Yuca Vine	Merremia aurea	10 X 10	7
Yucca			
Spanish Bayonet	Yucca aloifolis	10 X 10	6
Joshua Tree	Yucca brevifloia	30 X 15	10
Soap Tree	Yucca elata	10 X 4	5
Banana	Yucca baccata Also Y. faxoniona Also Y. treculeana	3 X 5	5
Blue	Yucca rigida	12 X 5	5
Red	Hesperaloe parviflora	3 X 5	3
Paleleaf	Yucca pallida Also Y. recurvifolia Also Y. rupicola	2 X 4	3

**Note:** numbers above are in feet [Appendix C]

Page 48



**APPENDIX D**  
**Satellite Dish & OTARD Installation Notification Form**  
**Robson Ranch**

**APPLICANT:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**UNIT & LOT NUMBER** \_\_\_\_\_

**PHONE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

- This Form is only applicable to Satellite Dishes or other OTARDS (See Article III, Section 2 of the Robson Ranch Architectural & Landscaping Requirements and Guidelines)
- Proposed installation must comply with locations set forth in the above referenced section of the Robson Ranch Architectural & Landscaping Committee Requirements and Guidelines.
- Locations that are not preferred include on top of patio roof, on top of a tile roof or attached to the home higher than 48" above landscape grade level. These locations may be considered by the ALC only if an acceptable quality signal is not available from a preferred locations and the movement to the preferred location does not cause "unreasonable cost" to homeowner.
- The entire device, including its mounting hardware, should be painted to match home or party/return walls. Do not use lead or oil based paint. Do not paint clear plastic receiver cones facing dish.
- The Architectural & Landscaping Committee has the right to verify installation after installation date, unless on site approval of location prior to installation request below is marked "Y".
- The Architectural & Landscaping Committee may request that a satellite antenna or other OTARD be moved if the installation does not comply with Robson Ranch Architectural & Landscaping Committee Requirements and Guidelines.

**Property plan and location:** \_\_\_\_\_

**Actual or Proposed Installation Date:** \_\_\_\_\_

**Is on-site approval of location prior to installation being requested?** Y\_\_\_ N\_\_\_. (Note: prior approval not required)

**I have read all of the guidelines and will comply accordingly.**

\_\_\_\_\_  
(Applicant's Signature)

**FOR OFFICE USE ONLY**

**REVIEWED BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**COMMENTS:** \_\_\_\_\_

**FINAL APPROVAL:** \_\_\_\_\_

ALC Member Signature

**DATE:** \_\_\_\_\_

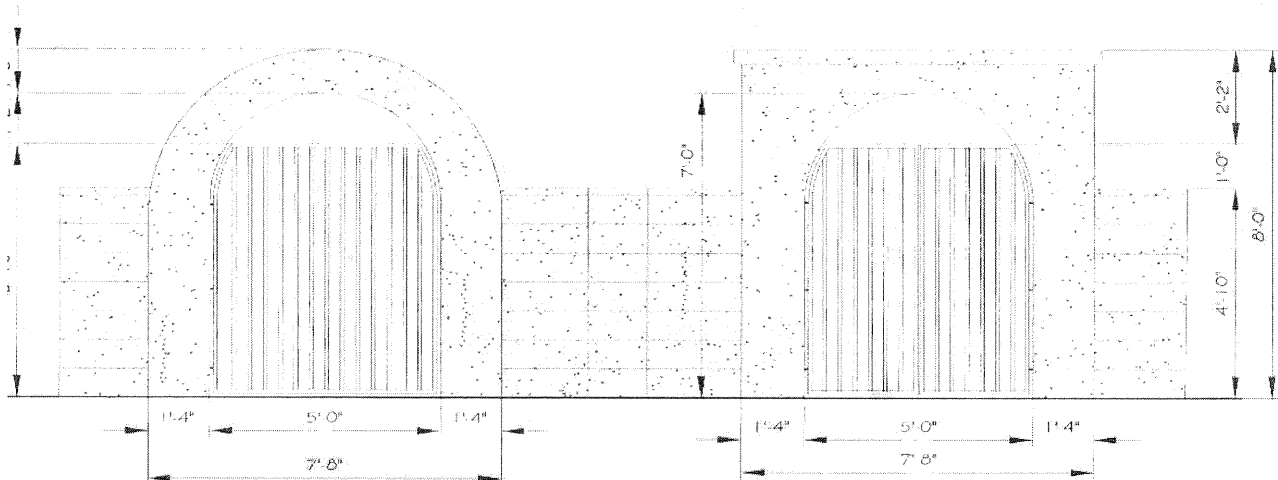
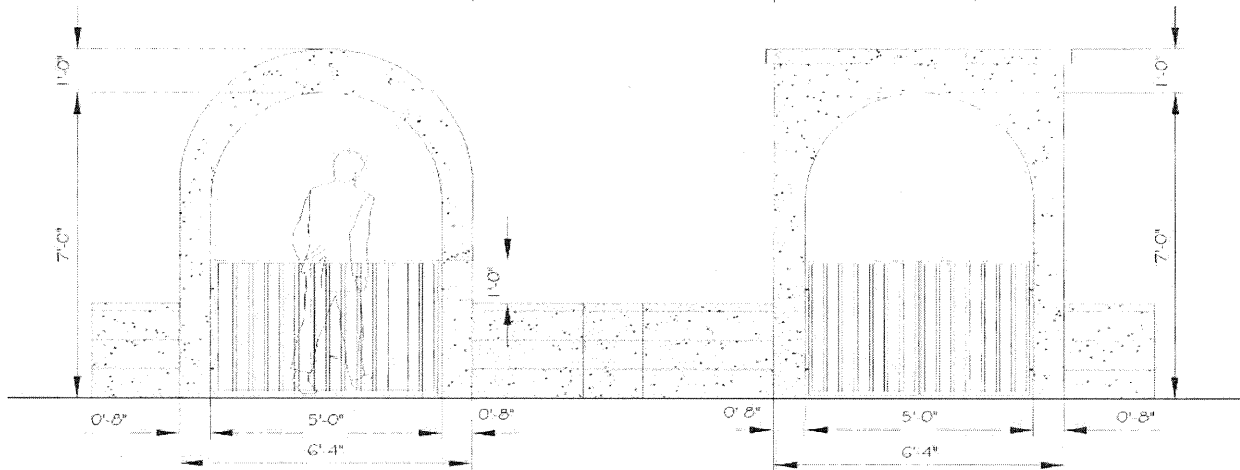
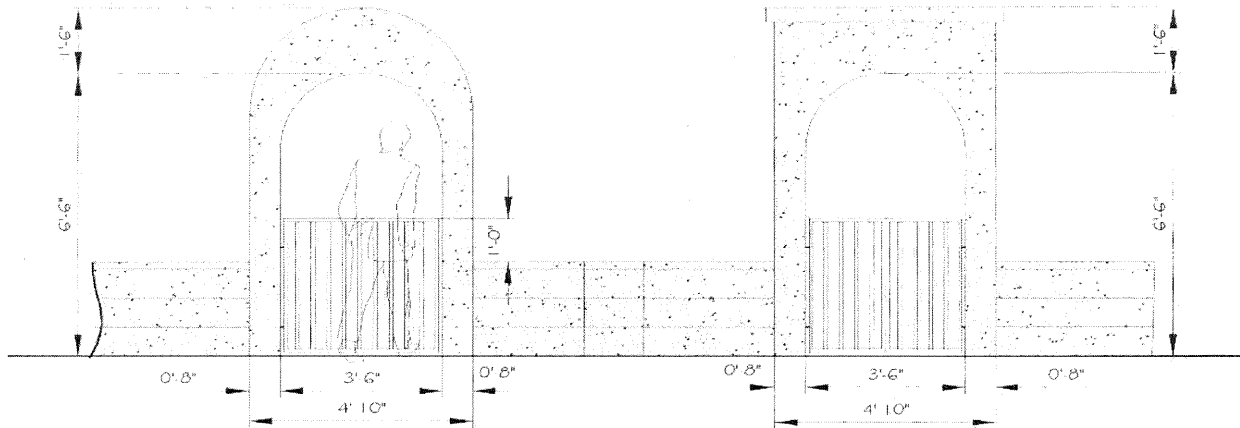
# APPENDIX E

## ARCHES

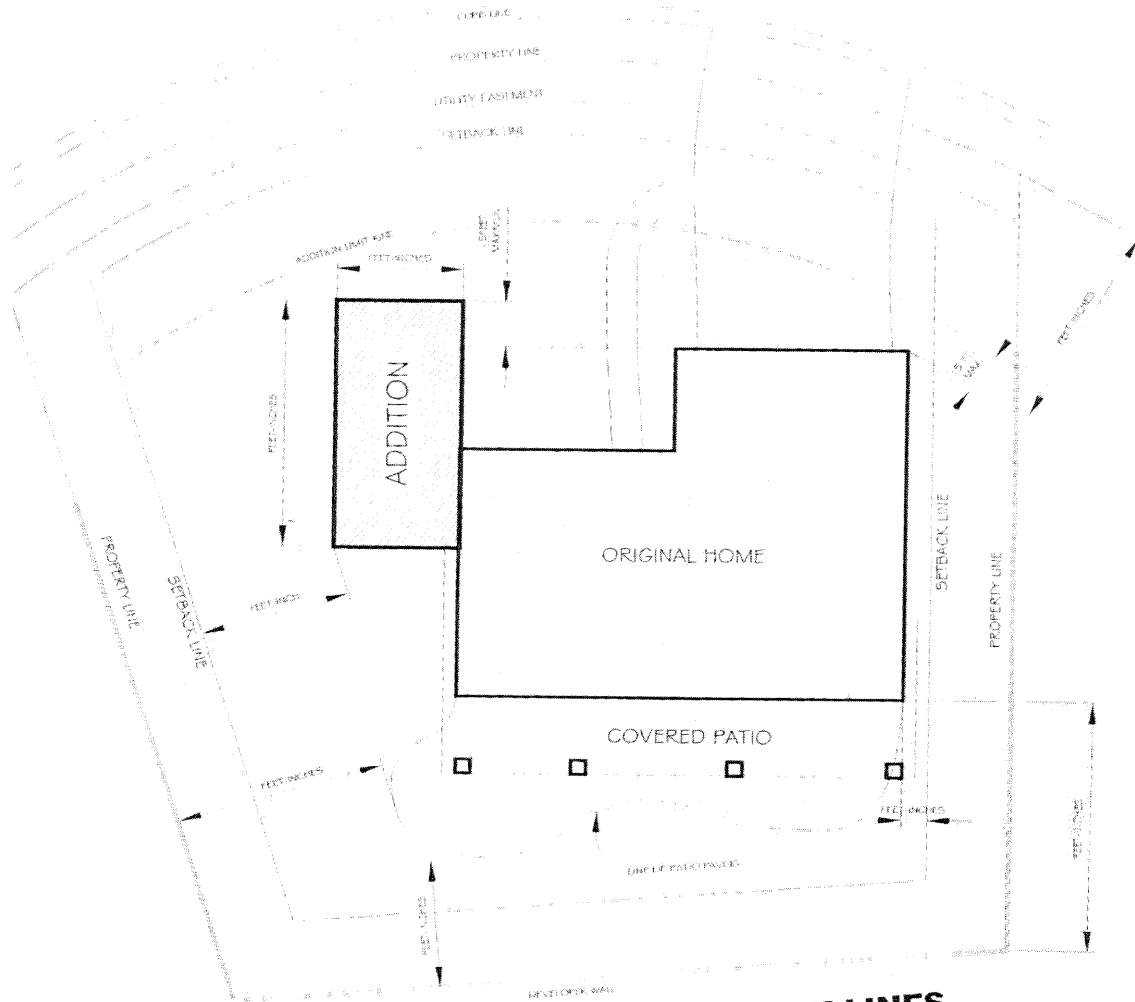
The examples on this Appendix E are merely design examples, and the ALC makes no statement as to the structural integrity of the construction of such designs (including without limitation the need for rebar or other reinforcement in any overhead structures). Construction issues are the responsibility of your contractor.

### ARCH LIMITS

HEIGHT	WIDTH	LEG WIDTH: 8" TO 16"
OUTSIDE: 96"	OUTSIDE: 80" TO 92"	LEG THICKNESS: 8" TO 16"
INSIDE: 78" TO 84"	INSIDE: 42" TO 60"	



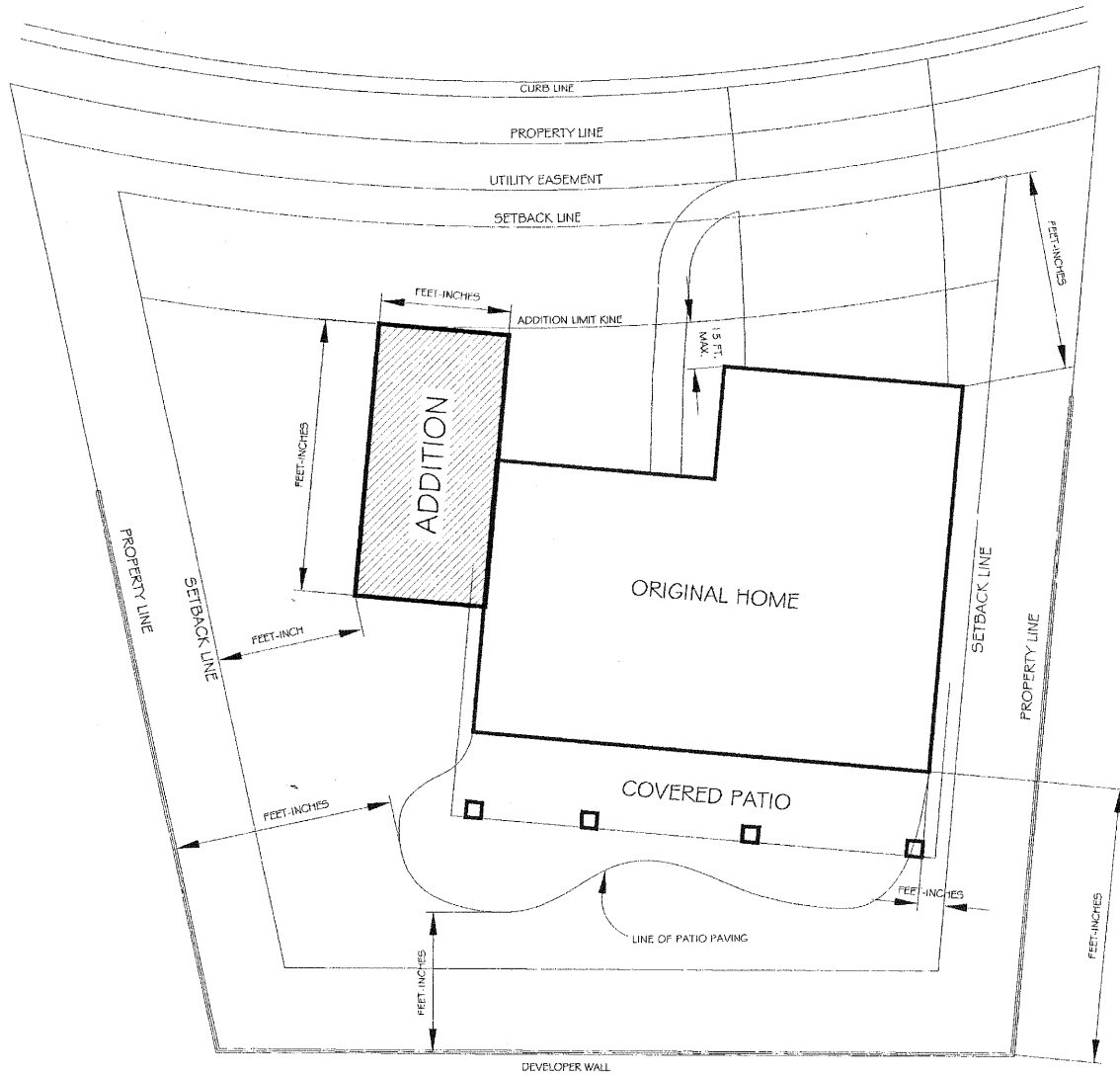
# APPENDIX F BUILDING ADDITIONS & SETBACK LINES 1



## BUILDING ADDITIONS & SETBACK LINES CONVEX PROPERTY LINES

# APPENDIX G

## BUILDING ADDITIONS & SETBACK LINES 2



**BUILDING ADDITIONS & SETBACK LINES  
CONCAVE PROPERTY LINE**

## **APPENDIX H**

*(INTENTIONALLY LEFT BLANK)*

## APPENDIX I

### **ROBSON RANCH ALC APPLICATION REQUIREMENTS**

**IN ORDER TO ENSURE A TIMELY ALC REVIEW, THE FOLLOWING INFORMATION IS REQUIRED FOR EACH PROJECT...**

- ALC PERMIT REQUEST COMPLETED SIGNED AND INITIALED BY THE HOMEOWNER.
- PROJECT PLANS (Two Copies)-Show Unit/Lot#, Address and Phone No. on Plans.

**LANDSCAPE:**

SITE PLAN-locating trees/bushes depicted at mature size with both botanical and common names.

**HARDSCAPE:**

SITE PLAN locating all items.

**BUILDING/RESIDENCE MODIFICATIONS:**

SITE PLAN locating all modifications.

FLOOR PLAN of all buildings with room dimensions.

ELEVATIONS indicating construction materials and exterior color.

ROOF PLAN indicating color and type materials

- COUNTY BUILDING PERMIT (normally required).
- WALL LETTERS OF AGREEMENT as applicable from adjacent Lot homeowners.
- TEN OR TWENTY-FIVE DOLLAR APPLICATION FEE (Cash or Check).  
Make check payable to "Robson Ranch – CG Homeowners Association, Inc."
- **Full Landscape must be completed within 90 days of closing**

**Completed ALC Permit Applications are to be turned in to the receptionist at the Association Office (5750 N. Robson Boulevard, Eloy, Arizona 85231) by 9:00AM on Wednesday for consideration by the ALC on that same Wednesday at the 9:00AM meeting.**

**APPENDIX J**  
**SELECTED EXAMPLES OF ACCEPTABLE/UNACCEPTABLE YARD/WALL ART**

<b>ACCEPTABLE</b> <b>Generally – Sonoran Desert Motif</b>	<b>UNACCEPTABLE</b> <b>Not Sonoran Desert Motif</b>
Buzzards Cactus Items Cowboys Coyotes Indian Artifacts Traditional Kokopellis (unadorned) Pottery (pots) Quail Roadrunners Sun/Moon Wall Fountains Wall Triptychs in Iron or Copper	Bicycles/wagons (wooden or metal) Bowling Balls Cherubs Flamingoes Gargoyles Gazing Balls Geese Japanese Pagoda Lanterns Skis Windmills Yard Signs with “quaint sayings”





This Permit Application has been: ( ) Approved ( ) Approved as Noted ( ) Not Approved

Conditions of Approval: \_\_\_\_\_

Date: \_\_\_\_\_ Fee Paid: Amount \$ \_\_\_\_\_ ( ) Cash \_\_\_\_\_ ( ) Check # \_\_\_\_\_ ( ) Waived \_\_\_\_\_

**ALC Signatures:** 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_

