

COMMUNITY OF CIVANO
CIVANO I: NEIGHBORHOOD I

DESIGN REVIEW COMMITTEE

POLICIES, PROCEDURES AND PRE-APPROVALS

To ensure that you have the most recent edition, please contact the C1N1 Association management representatives, Cadden Community Management 520-546-3862 or visit the web-site @ www.civano1.com.

As adopted by the Civano 1 Neighborhood 1 Homeowners Association Design Review Committee and approved by the Homeowners Board of Directors on October 25, 2005.

Community of Civano
Civano 1: Neighborhood 1
Design Review Committee

Policies, Procedures and Pre-Approvals

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A. Introduction

1. Mission Statement

The Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Civano 1 Neighborhood 1 provides for a Design Review Committee (DRC) appointed by the Board of Directors of Civano 1 Neighborhood 1 to review additions, modifications, and alterations to all lots within the community and to establish rules and guidelines for such so that a high standard for appearance can be achieved. The purpose of this document is to establish Design Guidelines in the form of Policies, Procedures and Pre-Approvals for the community. Civano has been designed with diversity of design and color in a small-scale urban context. It is the intention of this document to further this diversity and individuality while maintaining an overall harmony and respect for ones neighbors.

2. Policies, Procedures, Pre-Approvals and the Civano Homeowner

This document is subject to revision and may be amended or supplemented from time to time. To ensure that you have the most recent edition, please contact the C1N1 Association management representatives, Cadden Community Management 520-546-3862 or visit the web-site @www.civano1.com. These Design Review Committee (hereafter referred to as DRC) Policies, Procedures and Pre-Approvals (hereafter referred to as PPP) for all residences have been promulgated, pursuant to the Declaration of Covenants, Conditions, and Restrictions for the Community of Civano, LLC (the Declarant). The PPP are binding upon each Owner, Builder-Developer, or other person who, at any time, constructs, reconstructs, refinishes, alters or maintains any Improvement upon a Lot, or makes any change in the natural or existing surface, drainage, or plant life thereof. The PPP are administered and enforced by the Design Review Committee (DRC) in accordance with the Declarant and the procedures herein and therein set forth. It should be noted that these PPPs would apply to homeowner projects within the Community of Civano subsequent to the initial sale of Lots.

3. Purpose and Intent

The purpose of this document is to generally present the design review process and identify items which are Pre-Approval's (requiring no DRC review for implementation.) Additional information has been provided to help clarify items, which do typically require DRC review and general guidelines for the types of information to submit. Owners are to review all applicable codes including the Civano design guidelines, master development plan, and the CCR's. The DRC can be contacted with any questions.

A goal of the Design Review Committee (DRC) for Policies, Procedures and Pre-Approvals (PPP) is to provide an overall framework for quality development and to create a cohesive overall community appearance at the Community of Civano, which is reinforced from one project to another. The DRC will encourage creativity in design, innovative use of materials, and unique methods of construction so long as the final result is consistent with the Community of Civano's overall intent and vision.

B. Design Review Process

1. Application

An application to modify an existing property is provided in the Appendix of this document. It is also typically available at the HOA website www.civano1.com. DRC approval shall be obtained before the proposed work is commenced. If during the construction process, an Owner foresees being unable to complete a project within the approved allotted time it is necessary to notify the DRC and an additional application may be required proposing a time extension on project completion.

2. Fees

1. Residential Projects with a valuation under \$2,500 do not require a fee.
2. Residential projects with a valuation over \$2,500 may require a review fee to be determined by the DRC after submittal of the project.
3. Mixed-use lots projects of any valuation require a \$100 (non-refundable) submittal fee to be paid with submittal of application. Any additional review fees will be determined by the DRC after submittal of the project.
4. Mixed-use lots submitting only commercial signage for review do not require a fee.
5. DRC applications due to violation notices may also be subject to fees.

All fees as outlined are subject to periodic adjustment as determined by the DRC.

3. Appeals

After DRC Review and approval there is a 10-day period for appeals before the approval recommendation is sent to the C1N1 HOA Board for final approval.

4. Government Regulations

Approval by the DRC, at any phase of the design review process as outlined herein, for any Improvement refers to the PPP and in no way implies conformance with any government regulations. It shall be the sole responsibility of the Owner to comply with all applicable government regulations, ordinances, and procedures and to adequately coordinate such required governmental reviews with the procedures outlined in these PPP.

5. Liability

In addition, any consideration, action or approval by the DRC shall not constitute an approval, ratification or endorsement of the quality or architectural and engineering soundness of the project or Improvement. Further, the DRC, its members, the Association, nor the Declarant shall have any liability in connection with or related to the project, its plans, its specifications, or its execution.

6. Enforcement

These PPP shall be enforced by the DRC or the Association as provided herein or in the Declaration. The DRC reserves the right to waive, vary, or otherwise modify any of the standards or procedures set forth herein at its discretion, as deemed appropriate and necessary, on a case by case basis. Notwithstanding this, the PPP may not conflict with the provisions of the Declaration.

C. Pre-Approvals and Items Requiring DRC Review

1. Alterations, Additions and Detached New Construction

1a. Pre-Approvals (Items Requiring No DRC Review)

There are no Pre-Approval Items in Alterations, Additions, and Detached New Construction.

1b. Items Requiring DRC Review

All projects of any type in this category require review by the DRC for architectural consistency within the community.

1c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Generally, projects in this category require a set of floor plans, site plan, and elevation drawings with colors and materials indicated. Photographs and additional drawings may be required to discuss any impact new projects could create on neighboring properties. Homeowners are to verify all neighboring property lines, and review applicable state and local building codes. Homeowners are encouraged to consult with the City of Tucson Development Services Department as required to determine the specific requirements of their project.

2. Roofing and Roof Related Items

2a. Pre-Approvals (Items Requiring No DRC Review)

1. Re-roofing with exact materials and installation per roof's original approved colors and construction.
2. Replacement of metal flashings painted to match the house body color or be of unpainted galvanized metal or copper.
3. Replacement of gutters, scuppers and downspouts painted to match the house body color or be of unpainted galvanized metal or copper.
4. Replacement of miscellaneous roof penetrations (i.e. plumbing vents) to match the roof color of the roof they penetrate.
5. Replacement of Tubular skylights per the original approved construction.
6. Replacement of skylights with flashing or frames colored to blend or match with the roof or the structure below.
7. Replacement of water harvesting barrels/culverts at the rear of the property or hidden within patio walls per the original approved construction.

Note: See Section 5 Regarding Rooftop Mechanical Equipment.

2b. Items Requiring DRC Review

In general, all roofing projects involving changes to the existing roof not specifically listed above in the Pre-Approvals require DRC review.

2c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Design layout with specifications of proposed changes to existing roof. Provide samples of materials and products including colors to be utilized. Any proposed white or reflective roof coatings shall not be visible from neighboring properties.

3. Doors & Windows

In general, door and window projects include, but are not limited to: Doors (Security, Screen, Entry and Garage); Windows; Window and door screens; and Wrought iron window security bars.

3a. Pre-Approvals (Items Requiring No DRC Review)

1. New or replacement of door and window screen material with black, bronze, or existing screen color. A sample of pre-approved colors is available at the C1N1 Association Manager's Office.
2. Metal security screen doors painted per Section 8a.3.
3. Replacement of items in this category with exact items and installation per original approved colors and construction.

3b. Items Requiring DRC Review

Unless specifically listed above in "Pre-Approvals" items in this category require DRC review.

3c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Layout of house area where project is to be installed, with a description, proposed color, design and dimensions. Sample brochures, pictorial drawings, or photographs are required.

4. Antennas, Satellite Dishes & Solar Equipment

4a. Pre-Approvals (Items Requiring No DRC Review)

1. New or replacement of an antenna, satellite dishes which are not visible from neighboring properties.
2. Solar Equipment.
3. Receiver for community-based WiFi.
4. Exposed cables should be painted the same color as adjacent surface.

Note: Refer to the CCR's for a definition of "visible from neighboring properties."

4b. Items Requiring DRC Review

1. Any antenna or satellite dish, which cannot be installed to not be visible from neighboring properties, requires DRC review.
2. Visible includes radiation & shall not affect neighboring properties as defined in Civano CC& R's 1.58 and 5.2.1.1

4c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Include a layout of area where item is to be installed on property or structure, type of equipment dimensions and screening method. Exposed cables should be painted the same color as adjacent surface.

Antenna definitions:

1. Antennas are defined as any antenna or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation (including related hardware, cables, brackets), that shall be erected, used, or maintained outdoors on any Lot, whether attached to a building or structure or otherwise located within the Lot.
2. The definition of antennas is universal and pertains to all manufacturers and technologies.
3. In general, antenna installations will conform to the Federal government regulations as defined in FCC 96-328 or as currently amended.

5. Mechanical Equipment

5a. Pre-Approvals (Items Requiring No DRC Review)

1. Replacement of ground mounted mechanical equipment of similar size to the original approved construction so that no changes or additions to the original approved screening method are required. No replaced mechanical equipment shall be seen or heard from neighboring properties.
2. Replacement of rooftop mounted mechanical equipment of similar size to the original approved construction so that no changes or additions to the original approved screening method are required. No replaced mechanical equipment shall be seen or heard from neighboring properties.

Note: Refer to the CCR's for a definition of "visible from neighboring properties."

5b. Items Requiring DRC Review

1. Replacement of ground mounted mechanical equipment, which requires a change to the original approved screening method.
2. In general, all mechanical equipment projects not specifically listed above in the Pre-Approvals require DRC review.

5c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Drawings as required to indicate location of mechanical equipment including specifications of proposed size of equipment. Provide verification, materials, & methods by which mechanical equipment will be screened. Some general guidelines:

1. Use the lowest profile equipment available without compromising operating efficiency standards.
2. **All mechanical equipment to be screened.** Use screening methods that hide the equipment rather than draw attention to it or the screening. The style is to be consistent with the architectural style of the home, using the same or complimentary building materials and paint. The architectural lines and proportions of the original structure, including the variations and style defining changes in roof and wall elevations must be maintained. The height of the screening must not appear excessive in height when viewed from any building envelope or common area.

6. Awnings, Shutters and Shade Cloth

6a. Pre-Approvals (Items Requiring No DRC Review)

1. Nursery shade cloth, which is not visible from neighboring properties.
2. Fabric solid color awnings with metal armatures on the first story. Awning color to match the body or trim color of the house. Metal armature to match the body color of the house. Awnings to be retracted when not in use.

Note: Refer to the CCR's for a definition of "visible from neighboring properties."

6b. Items Requiring DRC Review

In general, all awning, shutter, or shade cloth projects not specifically listed above in the Pre-Approvals require DRC review.

6c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Provide photographs and layout of house area where project is to be installed, with a description, proposed color, design and dimensions. Fabric sample, brochures, pictorial drawings, or photographs are required.

7. Lighting

In general, other than for reasons of safety, the Association advocates the use of lighting at a minimum level. Safety lighting of pathways, sidewalks, and pools and accent lighting can be used to highlight areas and for landscape illumination. All lighting shall conform to city and county lighting standards.

7a. Pre-Approvals (Items Requiring No DRC Review)

1. **For seasonal or singular events** Low Voltage type accent/mini lighting strung in/on and around patios, eaves, porches, trees, plants, shrubs, cactuses etc.
2. Seasonal lighting can be installed 30 days prior to the recognized holiday and it must be removed within 15 days after the holiday associated with the lighting.
3. Singular event lights can be installed one day before and must be removed one day after the event.
4. Security motion detectors installed with illumination directed at owner's property with shut off approximately 5 minutes after triggering with maximum 60 watts.

7b. Items Requiring DRC Review

All exterior lighting Projects not specifically listed above in the Pre-Approvals.

7c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Provide layout showing location of lights, direction and elevation of illumination, color of lights, wattage of each light, type of lighting, height fixture, duration of usage for each light, whether lighting is continuous/automatic (on timers) or intermittent (triggered by switches or motion detectors).

Uplighting is not permitted (lights that are pointing upward) per City and County Ordinances.

8. Exterior Painting

8a. Pre-Approvals (Items Requiring No DRC Review)

1. Body and Trims of House – Repainting to match existing finish and color.
2. Front/rear doors – Repainting to match existing door, body or trim color.
3. Security door – Painted in a single color: Black, “rusted metal” or match adjacent body or trim color.
4. Garage door - Painted in a single color: Match existing body or trim color.
5. Garage door border - Match existing body or trim color.
6. Rear patio/balcony - If wood, match existing wood stain color or match adjacent body or trim color of house. If stucco, paint to match body color of house.
7. Gates - If wood, match existing wood stain color or match adjacent body or trim color of house. If wrought iron, black, “rusted metal” or match body color of house.
8. Privacy walls - If stucco, paint to match body color of house or repainting to match existing finish and color of the wall. Natural materials are to be left in natural state.
9. Wrought iron fences- Black, “rusted metal” or match body color of house. (The color of the Wrought Iron to be consistent throughout the property.)
10. House-mounted utility boxes and cabling - match adjacent body color.

NOTE: Window frame colors are not considered trim colors.

8b. Paint Color Palette Currently Used in Civano

The following list shows paint colors by Dunn-Edwards that have been used in Civano previously. Dunn-Edwards has changed their color palette and this list shows the corresponding old names and new names of the colors and how well the new color matches the old color.

Civano Color Crossover Dunn-Edwards Galax-z to Perfect Palette

<u>Galax-z</u>		<u>Perfect Palette</u>		<u>Match Quality</u>
Body Colors:				
Lordy Lordy	DE137	Fall Harvest	DE6160	Good
Gallop Ho	DE3205	Dry Creek	DE6122	Good
Chaparral	SP2800	Chaparral	DEC745	Exact
Caballeros Clay	SP2320	Frontier Land	DE6074	Fair
Pieces of Gold	DE3195	Summerville Brown	DE6139	Fair
Apache Tan	SP2680	Apache Tan	DEC746	Exact
Madera	SP2660	Madera	DEC728	Exact
Old Coin	SP2690	Dark Sepia	DE6138	Fair
Valley Floor	DE3040	Wood Lake	DE6075	Fair
Trim Colors:				
Secret	DE707	Muted Berry	DE5977	Fair
Sassy Miss	DE815	Cherry Berry	DE5034	Fair
Eucalyptus	DE5134	Bijoux Green	DE6266	Good
Stephs Dew	DE3085	Tarnished Silver	DE6355	Fair
Prince Blue	DE618	Admiral Blue	DE5887	Fair
Blackberry Ice	DE859	Garnet Evening	DEA147	Poor

The following list shows paint color combinations that have been used in Civano previously. A color sample palette board is available at the C1N1 Association Manager's Office.

ESTABLISHED COMBINATIONS

Body	ICI	Corsican Treasure	424
Trim	ICI	Western Sky Blue	1290
Body	ICI	Autumn Blush	325
Trim	ICI	Blue Door	1492
Body	ICI	Country Cork	377
Trim	ICI	Grape Hyacinth	2
Body	ICI	Country Cork	377
Trim	ICI	Privet Hedge	1035
Body	ICI	Burma Road	330
Trim	ICI	Grey Amethyst	1597

8c. Items Requiring DRC Review

Any exterior color changes not specifically listed in the Pre-approvals above must be submitted and approved by the DRC prior to proceeding with such changes.

8d. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

When proposing changes to exterior paint colors, homeowner is to provide specific color chip and/or sample, product manufacturer's information, and drawings or photographs as required to indicate locations of proposed changes and their relationship to existing house colors to remain and surrounding adjacent homes to the DRC for review. The review of paint colors is a two step process. The proposed color chips will be reviewed at a DRC meeting and actual sample of the paint on the building will be reviewed during day light hours.

9. Signage

9a. Pre-Approvals (Items Requiring No DRC Review)

Professional Brokerage Company Signs:

1. One professionally made 'For Sale' sign with either "For Sale", "Sale Pending", " or "Sold" of 24 x 36 Inch maximum size placed by a professional residential brokerage company on a private lot. Signs cannot be placed as to block any pedestrian or vehicular traffic or impede visibility in any way and must be removed within two working days of the sale of the property.
2. One professionally made 'Open House' sign of 24 x 36 Inch maximum size placed by a professional residential brokerage company in a Common Area or on a private lot. Signs cannot be placed as to block any pedestrian or vehicular traffic or impede visibility in any way and must be placed no sooner than sunrise and removed no later than sunset of the same day.
3. One professionally made 'For Rent' or 'For Lease' sign of 12 x 8 Inch maximum size placed by a professional residential brokerage company on the inside of a window on a private lot. Signs must be removed within two working days of the rental of the property.
4. Before placing or erecting a sign giving notice that specific property is being offered for sale, lease, rent, or exchange, a salesperson or broker shall secure the written consent of the property owner.

Homeowner Signs:

1. One 'For Sale' sign with either "For Sale", "Sale Pending", " or "Sold" which has been purchased or made by a homeowner of 24 x 36 Inch maximum size placed on a private lot. Signs cannot be placed as to block any pedestrian or vehicular traffic or impede visibility in any way and must be removed within two working days of the sale of the property.
2. One 'Open House' or 'Garage Sale' sign, which has been purchased or made by a homeowner of 24 x 36-Inch maximum size, placed on a private lot or in a Common Area. Signs cannot be placed as to block any pedestrian or vehicular traffic or impede visibility in any way and must be placed no sooner than sunrise and removed no later than sunset of the same day.
3. One 'For Rent' or 'For Lease' sign which has been purchased or made by a homeowner of 12 x 8 Inch maximum size placed on the inside of a window on a private lot. Signs must be removed within two working days of the rental of the property.
4. Home security signs with a total surface area on the display side of the sign not exceeding 110 square inches. The top of the sign shall not be higher than 18 inches from the surface of the walkway, gravel, dirt, etc. The sign should face the street and shall be located not more than 24 inches from the structure.

Note: The DRC shall reserve the right to request reasonable modifications to any signs if deemed inappropriate by the DRC.

9b. Items Requiring DRC Review

In general, unless specifically listed in the Pre-Approvals above, signage projects require review by the DRC. All Mixed-Use signage requires DRC review - see below.

9c. Mixed use signage parameters

Stone or metal signs are preferred. Weatherproofed wood or tile signs will be considered individually. The sign shall be mounted on a flat surface such as the building or on the wall in front of the building. In addition, mixed-use signage shall obtain all required permits. Verify with the City of Tucson for sign permit requirements.

9d. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Signs requiring DRC review must designate the number of signs to be placed, location of each sign, size of all signs, design and message content of each sign, colors associated with each sign, and construction material type of each sign. Submittal shall include the sign text, size and material and a photograph of the proposed sign location.

9e. Sign Maintenance

All signs shall be maintained so they do not become unsightly or appear in disrepair.

10. Site Projects

In general, site projects include, but are not limited to: Site walls (e.g. privacy, party, buffer); Fences; Gates; Railings; Trash and recycling containers enclosures; Utility equipment enclosures; Sheds; Dog houses; Trellises; Outdoor fireplaces; water barrels, and Barbecues.

10a. Pre-Approvals (Items Requiring No DRC Review)

Any item installed in the yard that is no taller than the yard perimeter wall and does not alter the drainage pattern.

10b. Items Requiring DRC Review

In general, unless specifically listed in the Pre-Approvals above, site projects require review by the DRC.

Any fences or walls installed as part of a home's original construction are not to be removed or altered without review and approval from the DRC.

10c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Design layout with specifications, noting the following (at a minimum): type of material, dimensions (width, height, length) of site project, color and material samples, relationship to existing house and other existing site features, and location of site project on property. Homeowners are to verify all neighboring property lines (when required) and applicable state and local building codes and are encouraged to consult with the City of Tucson Development Services Department as required to determine any specific requirements of their project. Applicants are also advised to refer to the Civano Specific Plan.

11. Pools & Spas

11a. Pre-Approvals (Items Requiring No DRC Review)

Spas in rear yard not taller than perimeter privacy walls. Provide solar spa cover, and all equipment must be hidden by perimeter privacy walls. Only solar heating will be pre-approved.

11b. Items Requiring DRC Review

In general, unless specifically listed in the Pre-Approvals above, pool and spa projects require review by the DRC. Since there is a community pool, private pools are discouraged. Plans should include water saving features. Pools must be covered and only solar heating will be pre-approved.

11c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Design layout with pool specifications noting the following (at a minimum): type of pool filtering system, wall up/down access to pool area during construction, lighting enhancement around pool area, location and height of pool equipment (filters, heaters, diving boards, slides). A pool contractor will usually provide a layout with specifications to meet the above requirements. Homeowners are to verify all neighboring property lines and applicable state and local building codes and are encouraged to consult with the City of Tucson Development Services Department as required to determine the specific requirements of their project.

12. Landscape

12a. Pre-Approvals (Items Requiring No DRC Review)

1. New and replacement of approved plants, irrigation and other landscape items in compliance with the Civano Landscape Design Guidelines. Any compliance questions can be directed to the DRC.
2. Back-flow covers by "Polar Parka" or equal.
3. Plant trellis' which are supported the full height by a wall or building that are wrought iron, natural wood or a material painted to match one of the house colors are pre-approved. All other trellises shall require prior approval, including those that protrude above wall height.

12b. Items Requiring DRC Review

In general, unless specifically listed in the Pre-Approvals above, landscape projects require review by the DRC. It is the responsibility of the individual homeowner to provide and maintain full landscaping in all front, side and back yards in accordance with the following minimum requirements:

1. The use of native or compatible drought-tolerant species is required for all yard landscaping. High-water-consuming plants, when used, should be confined to small areas close to residences or in rear yards.
2. Front and side yards shall be covered with a combination of inert and living materials. Inert materials shall include crushed native rock; boulders and river run rock unless otherwise approved the DRC. See Section 13 Hardscape.
3. Plant material: There shall be at least one specimen box tree (minimum size box 24") and two shrubs from the Approved Plant List for the front yard.
4. Turf is not permitted in front and side yards. Hybrid turf may be used in rear yards.
5. Rear yards shall be maintained to avoid excessive dust.
6. No changes that adversely affect drainage quantity or rate of flow are permitted.

12c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Layout of proposed landscape projects. Provide material specifications, irrigation methods, samples and brochures as required to explain concept. A conceptual landscape layout plan identifies location of vegetation, botanical and common name of vegetation, materials of ground cover, irrigation installation, any gravel and/or pictorial samples. Submittals for trellises should include location, material, color and types of plants to grow on trellises. No landscape or other improvement (other than decomposed granite) will be permitted between sidewalks and street curbs without specific written approval from the DRC or City of Tucson (as applicable).

General guidelines (expected approved uses) for landscape projects.

The Civano landscape concept is based on a philosophy of compatibility with the existing Sonoran desert, a sensitivity to its fragile ecosystems, and a commitment to low water usage vegetation. To this end, existing natural features, such as existing stand of native vegetative, rock outcroppings, and washes are preserved wherever possible. The majority of introduced plant materials should be indigenous, or near-native, arid, or semi-arid plants ensuring minimal water usage and compatibility with the built and natural environments. The Association promotes the seven principles of "Xeriscape", which include:

1. Water conserving design
2. Low water use/drought tolerant plants
3. Reduction in turf areas
4. Water harvesting techniques
5. Appropriate irrigation methods
6. Soil improvements and use of mulches, and
7. Proper maintenance practices.

Specific approval conditions, exclusions, etc. for landscape projects:

1. All plants incorporated into any landscape project must comply with the Approved Plant List or as otherwise approved by the DRC. Plants on the Prohibited Plant List shall not be permitted.
2. All landscape projects must be installed in a manner to prevent the appearance of a "hedge" or "wall height extension". Specifically, no hedges will be permitted along property lines, sidewalks, etc., as such non-random placement of landscaping would have the effect of raising sections of privacy walls, creating a secluded front yard area, etc. (Short sections of aligned bushes are encouraged to help shield utility boxes, etc.)
3. All landscape projects must be maintained within property lines.
4. All Lots and parcels, excluding any portion of the Lot which is enclosed by a perimeter wall around the rear yard, shall be landscaped in a manner consistent with the natural desert, with accent features of non-indigenous plants, ground covers and yard ornaments approved in writing by the DRC, for each lot and parcel so landscaped.
5. All original and subsequent landscape projects must be installed in accordance with a plan approved by the DRC. The objective of the landscaping is to generally enhance the natural desert environment and to screen, accent, soften and improve the visual character of Civano. All plant material should be drought-resistant, water conserving and generally compatible with the indigenous plant materials list in the Approved Plant List. Drip irrigation systems are encouraged.
6. All landscaping should reflect the Southwest character of the development. Rocks and boulders, patios, sidewalks, courtyards and walls (The only type and color of wall blocks are Hacienda Block/Chocolate Brown) may be used to supplement and create

imaginative landscaping design.

7. No tree, shrub or plant of any kind on any Lot or Parcel may overhang, or otherwise encroach upon, any public sidewalk or other public pedestrian way or bikeway from ground level to a height of ten (10) feet.
8. Turf is an approved ground cover in areas completely confined by privacy walls. Turf must be installed and maintained in compliance with the following conditions:
9. Common Bermuda grass, Fountain grass and all other grasses prohibited on the Prohibited Plant List of this document together with all Pima County restricted grasses shall be prohibited on any area, of any lot. Installation of grasses shall not interfere with lot drainage or cause seepage problems through property walls, etc.
10. When installing landscaping and/or irrigation, care should be given to maintaining proper grading on the lot to eliminate any undue drainage onto neighboring lots. Irrigation systems should not produce excessive watering on walls so as to cause structural damage to party walls.
11. Accent walls greater than 3 feet in height may not be placed any closer to the front lot line than the most forward point of the house structure. Accent walls may be placed in the front yard to form seating areas or small courtyards, provided such walls do not exceed 3 feet in height. The area encompassed by accent walls shall be restricted to an appropriate proportional percentage of the square footage of the front yard. Accent walls may not be placed on property lines or adjacent to the public sidewalk. Accent wall finish materials must be consistent with the house structure.
12. Temporary fencing, staking, and plant protection shade cloths must be properly maintained, when visible from neighboring property.

13. Hardscape

In general, hardscape projects include, but are not limited to: Paving, Boulders and Rocks, Riprap, Inert Groundcover.

13a. Pre-Approvals (Items Requiring No DRC Review)

1. Replacement of existing hardscape items in compliance with the Civano Landscape Design Guidelines. Any compliance questions can be directed to the DRC.
2. Installation of ½" screened rock "Desert Gold" color from Kakamazoo Materials, Inc.

13b. Items Requiring DRC Review

In general, unless specifically listed in the Pre-Approvals above, hardscape projects require review by the DRC.

13c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Layout plans and any elevations of proposed hardscape projects. Provide material specifications, samples and brochures as required to explain concept.

1. No changes that adversely affect drainage quantity or rate of flow are permitted.
2. Pavers, subject to DRC approval, can be used in proportion to the overall landscape of the front yard, provided it does not become the dominant feature of the front yard and does not adversely affect drainage.
3. White rock, artificially colored rock and a cover of only river run rock is not permitted.

14. Ornamentation

In general, ornamentation projects include, but are not limited to: Yard furniture; Exterior wall ornamentation; Flagpoles; Yard ornaments; Holiday decorations; Roof ornamentation; Statues; Hanging ornamentation (for example: flags, wind socks, banners, wind chimes, etc.)

14a. Pre-Approvals (Items Requiring No DRC Review)

1. Lawn furniture or lawn ornaments in a walled yard, which do not exceed the height of the wall, or on a porch slab.
2. Lawn ornaments of natural materials (metal, stone, wood or clay - no plastic) which do not exceed 30" above natural grade in non-walled front yards compatible with the overall architectural theme of Civano. (Note: An excessive amount of lawn ornaments will require DRC review.) No statues, depictions, artifacts or decorative yard ornaments that do not meet these requirements will be permitted in front or street-side yards without DRC approval.
3. Installation of a staff pole and bracket mounted to home exterior for display of the American flag. (Flag shall not exceed 30 square feet in size.)
4. Suspending the American flag downward from the roof overhang. (Flag shall not exceed 30 square feet in size.)
5. Holiday decorations that are consistent with the theme and timing of the applicable holiday. Holiday decorations can be installed 30 days prior to the holiday and must be removed no later than 15 days after the holiday associated with the decorations.
6. Singular event decorations can be installed one day before and must be removed one day after the event.

14b. Items Requiring DRC Review

There are many possible items, which could be considered an ornamentation project. If your proposed item is not specifically listed in the Pre-Approvals above please contact the DRC for further clarification.

14c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Layout of area where ornamentation is to be installed, with description of ornamentation, proposed color, design and dimensions of ornamentation. Sample brochures, pictorial drawings, or photographs are helpful. Below are some general guidelines:

1. Permanent roof-mounted ornamentation is not permitted.
2. Displaying advertising is not permitted.
3. Flags
 - 3.1. Common flag etiquette shall be observed.
 - 3.2. The flag should not be displayed on days when the weather is inclement. The noise generated from cables clanging against the pole during windy days must be controlled so as not to disturb neighbors.
4. Freestanding or ground-mounted flagpoles are to be submitted. Flagpoles are strongly discouraged and require prior approval before being installed. If a homeowner wishes to install a flagpole, the following guidelines must be met for consideration for approval.
 - 4.1. The location of the flagpole must be approved by the DRC. The maximum height of the flagpole shall be no more than 12'. The flag shall be no larger than 3' x 5'.

- 4.2. The pole and flag shall be of materials to minimize noise. This should include a wood rather than metal pole, rope rather than metal cabling, and heavy gauge flag material.
- 4.3. The flagpole must be removed if it is unused for extended periods of time.
- 4.4. The homeowner shall remove both the flagpole and foundation when they no longer reside at the home.
- 4.5. The homeowner shall acknowledge in writing that they accept all liability for the flag and flagpole and shall hold harmless the HOA in any incident.
- 4.6. Night lighting of the flag is prohibited.
- 4.7. The homeowner shall observe standard flag etiquette at all times. Only the United States of America flag is permitted, although an Arizona State flag may be considered.
- 4.8. The DRC reserves the right to re-open the case if it appears that the homeowners are not maintaining the pole and flag adequately. This is often indicated by increased complaints from the neighbors.

15. Recreational Equipment

In general, the Association encourages the use of recreational equipment to promote leisure time activities for adults and children in the community. However, the Association discourages, and does not endorse, the installation of recreational equipment, which forces users of such equipment onto the streets to use this equipment. Please note that City of Tucson ordinances require that public rights-of-way (streets, sidewalks, and drainage areas) be maintained free and clear for access by motorists and pedestrians.

15a. Pre-Approvals (Items Requiring No DRC Review)

1. Playhouses in the rear yard placed at least five (5) feet from all yard privacy walls.
2. Play or exercise equipment that does not exceed eight (8) feet from grade to the cross bar or highest point and is placed a minimum of fifteen feet from all yard privacy walls.
3. Temporary and/or portable recreational equipment (excluding basketball poles) which is stored away each day when the equipment is not in use.

15b. Items Requiring DRC Review

There are many possible items, which could be considered a recreation project. If your proposed item is not specifically listed in the Pre-Approvals above please contact the DRC for further clarification.

15c. DRC Submittal Requirements and Guidelines (Needed for DRC Review)

Provide a layout of the area where recreational equipment is to be installed, with a description of equipment, proposed color, design and dimensions of equipment. Sample brochures, pictorial drawings, or photographs of similar equipment are helpful.

Below are some general guidelines:

1. All portable and permanent basketball backboards. The DRC will take written opinion of adjacent lot owners into consideration as part of submittal. DRC approval of basketball hoops shall be for a period of one year. After one year the homeowner must remove the hoops or re-apply to the DRC for re-approval. Permanent basketball bracketry must be painted black or body color of house.
2. Play or exercise equipment exceeding the height of eight (8) feet from grade to the cross bar or highest point and/or not placed a minimum of fifteen (15) feet from all rear yard privacy walls. Homeowners shall propose method to provide adequate screening from the adjoining properties by shrubs or trees, which will equal the height of the play equipment. The DRC may require that the equipment be painted a color compatible with the house on the subject lot.
3. Play or exercise equipment climbing platforms and slides shall be placed not higher than two (2) feet below the highest point of the rear yard fence to protect the privacy of neighboring property owners.
4. Play or exercise equipment brightly colored canopies, roofs, or other visual distractions will be discouraged and will require opinion from neighboring properties.

5. All trampolines. The DRC will take written approval of adjacent lot owners into consideration as part of submittal. DRC approval of trampolines shall be for a period of one year. After one year the homeowner must remove the trampoline or re-apply to the DRC for re-approval.
6. The equipment is to be removed when no longer used.
7. DRC approval will also take into consideration any excessive noise generated by the proposed installation.

8. Appendix

X.1 Design Review Committee (DRC) Improvement Request Form