

**WARNER RANCH 4 ASSOCIATION
GUIDELINES FOR LANDSCAPING
Revised June 2, 2009**

Landscape improvements are under the purview of the Architectural Committee. These Guidelines for Landscaping (hereafter referred to as Landscape Guidelines) are in addition to the CC&R's and the Architectural Review Committee Guidelines and are binding on all owners. The Architectural Committee may amend these Landscape Guidelines from time to time, as it deems appropriate. It is the responsibility of each owner to obtain and adhere to the requirements in the most recent Landscape Guidelines.

If any Owner installs or modifies any landscaping in violation of the Landscape Guidelines, the Association shall have all rights and remedies at law or in equity and as provided in the Declaration against the Owner to bring such landscaping into compliance with these Landscape Guidelines.

Submittal Requirements/Process

All landscape designs and improvements for front yards (and side yard of all corner Lots), must be approved by the Architectural Committee, prior to the beginning of construction or installation. However, nothing from the Prohibited Plants and Trees List may be installed.

All landscape improvements, additions or changes to must be submitted to the Association at:

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| Warner Ranch 4 Association P.O. Box 11330 Tempe, AZ 85284-0023 (480) 345-0046 | or | Hand Delivered to: Lepin and Renehan Management, Inc. 7955 S. Priest Drive – Suite 105 Tempe, AZ 85284-0023 |
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What to submit:

- 1. Application Form** – One completed and signed copy of the submittal form. (Available at the management office).
- 2. Plot Plan** - One copy of the plans and specifications for the landscaping. Plans should be drawn to scale and must be legible (blue prints or photocopies are acceptable).

Architectural Committee meetings:

The Architectural Committee will review submittals during their regular meetings or at other times as they deem appropriate. The Committee will respond in writing no later than forty-five (45) days after receipt of a complete submittal including any supporting information and specifications requested by the Committee.

Front Yard Landscape Guidelines:

Landscaping is required for all residential front yards and side yards visible from neighboring properties, streets, and common area.

Turf: The City of Chandler currently does not limit the amount of turf on residential lots. However, Warner Ranch 4 Association joins the City in encouraging water conservation. It is recommended that you consider turf installation in areas where it can be used for play, for example; and consider desert landscaping in other areas.

Contact the City of Chandler Water Conservation Office at 480-786-2798 for information on their Rebate Program. The Water Conservation Office offers a variety of resource materials to assist you. Publications are available on desert trees and shrubs, low water use landscaping, irrigation systems, lawn watering guides, and water conservation tips.

All grass must be cut on a regular basis and must remain disease and weed free at all times.

Artificial turf will be considered for approval provided it is of high quality, as determined by the Board, carries a minimum 10 year warranty, and is professionally installed. A sample of the product and a copy of the warranty must be submitted. If the artificial turf deteriorates to an unacceptable condition, as determined by the Board, the homeowner will be required to remove and/or replace it.

Artificial Plants: Artificial plants are permitted only in the front entry area of the home. They must be of high quality, as determined by the Board. If the artificial plants deteriorate to an unacceptable condition, as determined by the Board, the homeowner will be required to remove and/or replace them.

Rock Ground Cover: If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue, red or other bright colors. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Planting underliner is prohibited. Granite size shall be ¾" minus or ½" screened. River run rock shall be 3"-6" in diameter. Not more than 10 percent of the front yard landscape may be river run rock.

Irrigation: A drip irrigation system is strongly encouraged for all landscaped areas, except turf. Pop-up sprinkler heads are encouraged for use in the turf areas.

Fine Grading & Mounding: Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the City of Chandler grading and drainage plan.

In no instance shall any mounding or berming be permitted within an area measured 7' behind the back of curb along the entire frontage of lot.

Mounding and other proposed grade changes will be closely scrutinized by the Architectural Committee to assure that mounding will appear natural.

Boulders: The use of accent boulders is encouraged. The boulders shall all be a minimum of 250 pounds in weight. All boulders are to be buried 1/3 in the ground.

Hardscape: Any additional pavement areas in any form, e.g., concrete, brick, tile, paver, or any wood decks, etc., must be approved by the Architectural Committee. Bollards, chairs, and rope are prohibited in front yards. Headers may not exceed 12" in width and shall be flush where they abut other paved areas and must be of the following materials: brick, Saltillo tile, Mexican tile, slump block, paver, concrete, steel, aluminum, or 2" x 4" redwood.

Lighting: Landscape accent lighting is encouraged. Lighting shall be shielded such that the light shines primarily on the Lot. Lighting should be shielded with plants or walls when possible. Lights which create glare visible from other lots are prohibited. Colored light bulbs, lenses, or reflectors are not permitted. Light fixtures shall not exceed an illumination intensity of more than one (1) foot candle power as measured from the lot line. Low pressure sodium bulbs are not permitted.

Water Features: Water features are permitted within rear yard areas only. It is recommended that water be chlorinated. Water features are prohibited in front yards.

Prohibited Plant Materials:

1. Olive Trees other than the "Swan Hill" variety
2. Oleanders other than the dwarf variety and Thevetia
3. Pampas Grass
4. Citrus (permissible within confines of rear yards only)
5. Mulberry Trees – all varieties

Note: As owner you are responsible to ensure that proposed improvements do not interfere with the established drainage patterns and do not direct drainage toward the foundation of the home. You are responsible to make sure your contractor allows for expansion and contraction between additions and existing structures or surfaces. It is also your responsibility to confine runoff from your irrigation system to your own lot.

These Landscape Guidelines may be amended from time to time by a majority vote of the Board of Directors.