

**CORTINA HOMEOWNERS ASSOCIATION
DESIGN GUIDELINES FOR LANDSCAPING**

**Adopted March 2005
Revised September 2006 and October 2010**

Architectural and landscape improvements are under the purview of the Design Review Committee, as specified in the CC&R's, page 11, Section 3.11 Design Review Committee. These Design Guidelines for Landscaping (hereafter referred to as Landscape Guidelines) are in addition to the CC&R's and the Design Guidelines for Architectural Improvements and are binding on all owners. The Design Review Committee may amend these Landscape Guidelines from time to time, as it deems appropriate. After the Declarant no longer owns any Lot or any part of the Additional Property, the Board of Directors must approve any repeal or amendment of these Design Guidelines for Landscaping. It is the responsibility of each owner to obtain and adhere to the requirements in the most recent Landscape Guidelines applicable to their Lot.

Initial Landscaping Installation

Homeowner will be responsible for installing all initial front yard landscaping after the close of escrow.

Owners of Lots must submit front-yard landscaping plans within 30 days of close of escrow and owners with open view panel fencing in the rear yard must submit rear yard landscaping plans within 30 days of close of escrow as well. Open view fence panels are defined as wrought iron fencing that goes to the ground or to the knee wall. Some of the fences in Cortina Homeowners Association are block, approximately five (5) feet high, with decorative metal work on top. These fences are not considered open view fencing and therefore rear yard landscaping plans need not be submitted for these lots.

All front yard landscaping and rear yard landscaping if the lot has open view panel fencing, must be completed within 6 months of close of escrow. Please note that owners in parcels 12 and 13 are eligible to receive an incentive payment from Fulton Homes in the amount of \$1,500.00 if they complete their landscaping in accordance with these guidelines.

Failure to meet either the submittal deadline or the completion deadline will result in referral to the association's attorney for injunctive relief. Pursuant to Article 11.1 (j) of the CC&RS, all attorneys fees incurred by the Association shall be assessed against the Owner whether or not a lawsuit is filed by the Association, and all such attorney fees shall be paid by the Owner to the Association on demand.

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 Design Review Committee, prior to the beginning of construction or installation. Due to their visibility, Lots with open view fence panels in the rear yard must submit landscape designs and improvements for the rear yard. This includes the installation of all trees, shrubs, ground covers (including turf) and hardscape materials. Landscaping in a rear yard that is fully enclosed with a solid block wall does not need to be submitted. However, nothing from the Prohibited Plants and Trees List may be installed. Rear yard structures, such as swing sets, gazebos, fireplaces, and all other structures that are taller than the block portion of any fence must be reviewed and approved by the Architectural Committee prior to construction or installation. Please note that in all cases, such structures must be located at least six (6) feet from any party wall and the installation must comply with Town of Queen Creek drainage and grading requirements.

All landscape designs and improvements, including any future additions or changes to the original landscaping must be submitted to the Association at:

**Cortina Homeowners Association
633 E Ray Rd, Suite 122
Gilbert, AZ 85296
Phone: (480) 813-6788 Fax: (480) 545-6196**

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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 must be 11" x 17" and drawn to a scale of 1"=20' or 1"=10'. Plans must be in a (manual or AutoCAD) drafted form (original plots or photocopies are acceptable). Plans must be drafted by a landscape professional.

**THE FOLLOWING CRITERIA AND INFORMATION MUST BE ON THE PLAN OR
THE APPLICATION AND PLAN WILL BE DISAPPROVED AND RETURNED AS INCOMPLETE**

- The dimensions of the Lot, including Lot frontage width, the existing dwelling in relation to the Lot, and the proposed improvements in relation to the existing dwelling and property lines (setbacks).
- Total landscapable area (in square feet) of front and side yard (exclusive of walkways, driveways, patios, etc.)
- All plants with species and size labeled.
- Percentage of "island" area relative to total front and side yard area. An island is defined as an area of turf or other plant material surrounded by granite.
- All trees with species and size labeled.
- All turf areas and type of turf.
- Percentage of turf area relative to total front and side yard area.
- Distances between turf and each of the following: side property lines, the house, driveways, and sidewalks
- All granite areas, including size and color of decomposed granite to be used. Please refer to Exhibit C for a list of approved granite colors.
- All headers and borders with the material and colors labeled.
- Wall locations and elevations with construction details.
- Lot number and address clearly marked.
- All hardscape elements and lighting.
- State scale on plan.
- Designate North with a north arrow.
- Label and show outline of Residence.
- Show outline of all existing and proposed walkways, driveways, garden walls, and/or any other 'hardscape' features to be constructed, such as water features, fountains, benches, etc.
- Show fence returns (where the side yard perimeter fence connects to house).
- Show proposed location and type of each individual tree, shrub, or groundcover drawn to indicate approximate mature size.
- Include on the plan a plant schedule specifying botanical and common names, plant container size and total number of each kind of plant.

Timeline

Plans for initial front yard landscaping and rear yard landscaping (where applicable) must be submitted for review within 30 days of close of escrow. Plans for future additions or changes to the front or rear yard landscaping must be submitted for review prior to installation or construction, which may not begin until/unless written approval is received by the homeowner.

Design Review Committee meetings:

The Design Review 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 submittal of the complete landscape design and 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.

Themes: The plant material for front yard and street side yard landscaping shall be consistent with the landscape theme established throughout the community. Therefore, predominantly desert landscape themes will be prohibited.

Trees: A minimum of one (1) 15-gallon tree per 500sf of landscapable area must be installed. Please refer to the Recommended Tree List attached as Exhibit A. Homeowners may elect to install additional trees in their front yard, provided they use a minimum 20' spacing between tree trunks and are not in conflict with any utilities.

Tree- Lined Area: The Declarant or Builder shall install one or more trees and ground cover in the area adjacent to the Lot located between the edge of the sidewalk and the back of the curb of the public street adjacent to the Lot (the "Tree-Lined Area"). This installation shall be in accordance with the schedule shown below. Irrigation to the Tree Lined Area adjacent to each Lot shall be served by the irrigation system of the adjacent front yard in parcels 1 through 6, and by the association's irrigation system in parcels 7 through 13. Irrigation systems in the Tree Lined Areas of parcels 1 through 6 will be maintained by the owner of the adjacent front yard and irrigation systems in the Tree Lined Areas of parcels 7 through 13 will be maintained by the Association. The Association is responsible for fertilizing and pruning of the trees in all Tree Lined Areas. The homeowner is responsible for all other maintenance, cleaning, weed control, granite redressing, repair and general care of the tree-lined area.

NOTE: Only ½" screened Spanish Red granite is permitted in tree lined areas.

NOTE: The landscape theme in the Tree Lined Areas may not be modified or altered. Replacement plant materials must be as indicated in the schedule below.

Schedule – Parcels 1 - 11

Lot Frontage	Trees	Ground Cover/Shrubs
60' width	1 – 15 gallon Evergreen Elm or Southern Live Oak	3 -1 gallon Gold Lantana & 1 - 1 gallon Little John*
80' width	1 – 15 gallon Evergreen Elm or Southern Live Oak	5 -1 gallon Gold Lantana & 2 - 1 gallon Little John*
100' width	2 – 15 gallon Evergreen Elm or Southern Live Oak	5 -1 gallon Gold Lantana & 3 - 1 gallon Little John*

*aka "Bottlebrush"

Schedule – Parcels 12-13

On every two lots:

Trees: 1 - 15 gallon Southern Live Oak

Ground Cover/Shrubs: 5 - 1 gallon 'New Gold' Lantana and 2 - 1 gallon Little John*

*aka Bottlebrush

Turf: The use of turf is encouraged but not mandatory. All turf areas are required to be 'sodded'. Sod must be a hybrid Bermuda grass from a local reputable turf farm. Note that mowing different hybrid Bermuda grass requires different types of lawn mowers (rotary or reel).

Turf areas shall not exceed 60% of the front and side yard area (excluding walkways, driveways, patios, etc.) and are required to be contained by stone, flagstone, brick, concrete or other 'header.' The purpose of this condition is to prohibit grass areas from spreading or creeping onto other areas of the yard and thus giving the appearance of an un-maintained landscape accent. Plastic and metal edging are not permitted as 'header material.' Artificial turf, common Bermuda grass and Fountain grass are prohibited and will not be considered.

Turf areas must be immediately adjacent on at least one side to a sidewalk, walkway or driveway for mowing accessibility. No turf may be installed or allowed to grow within 36 inches of the house.

A moisture barrier is required when turf is installed adjacent to driveways, walkways, and public sidewalks. Positive drainage must be maintained away from home, walkways, driveways, and over public sidewalks. Homeowners are advised that there are risks associated with inadequate or improper drainage and with expansive soils common to the area. Homeowners take the risk of damage to walkways, driveways, and sidewalks should water penetrate these areas.

All grass must be cut on a regular basis to a height no greater than 3 inches and must remain disease and weed free at all times. In addition, it is suggested that all grasses that are dormant in the winter months be overseeded with a winter grass utilizing a premium annual rye seed.

Artificial Turf: Artificial turf may be used as a turf replacement provided the area to be covered does not exceed 300sf and the following conditions are met:

1. Must be approved by the Design Review Committee and installed by a professional licensed to install artificial turf (contract must be provided with application)
2. Must be maintained to be free from weathering, fading, tearing, ripping, buckling, and any other condition that would detract from the appearance of the turf
3. Lot owner is responsible to maintain the condition of the turf
4. Quality must be the best industry standards. Minimum specs are
 - a. Fiber mass min – 10800 denier
 - b. Face weight min – 50 oz/sq-yd
 - c. Double layer backing – Primary min – 7 oz/sq-yd, Secondary min 9 oz/sq yd
 - d. Total weight min – 68.7 oz/sq-yd
 - e. Tuft bind min – 6 lbs – f
 - f. Grab tear MD min – 200 lbs
 - g. Grab tear CMD min – 200 lbs

Plants: For all non-turf areas, a minimum of one (1) 5-gallon shrub or accent plant per 100sf of landscapable area and one (1) 1-gallon shrub or accent plant per 100sf are required. Plants must be installed on both sides of driveway. If turf is not installed in the front yard or is less than 20% of the total front and side yard landscapable area (excluding walkways, driveways, patios, etc), one (1) additional 1-gallon groundcover plant per 100sf of landscapable area will be required in addition to the required shrubs and accent plants. An island of not less than 20% of the total front and side yard landscapable area (excluding walkways, driveways, patios, etc.) may be installed with plant material including a spreading or crawling ground cover base and contained by a minimum 4" encircling border. Please refer to the Recommended Plant List attached as Exhibit A. Desert

plants (cactus, native desert trees and shrubs) will be limited to minor accent use and must be approved by the Design Review Committee.

A minimum of 40% of the front and side street yards (excluding walkways, driveways, patios, etc.) will be covered with live plant material (at maturity) or grass based on the above requirements for turf and or plants. In addition, any trees shrubs or annuals selected should enhance the aesthetic appeal of walls, planters, walks, etc. The Design Review Committee may require trees or plants of minimum numbers and sizes based in part upon individual lot size and location.

Granite: Please refer to the Recommended Granite List attached as Exhibit C. Lava rock and/or cinder rock and wood chips are prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Planting underliner is prohibited. River rock shall be 3"-6" in size and be used in accent locations only. **NOTE: Only ½" screened Spanish Red granite is permitted in tree lined areas.**

Irrigation: All landscaping on both sides of the driveway is to be irrigated by means of an automatic underground irrigation system. A drip system for trees and plants is encouraged for water conservation. Pop-up sprinkler heads are encouraged for use in the turf areas. Valves are to be installed underground and covered with a valve box

Mounding: Mounding and other proposed grade changes will be closely scrutinized by the Design Review Committee to assure mounding appears natural. Mounds should be a maximum of 24" in height and have natural looking shapes. Berms must not divert drainage in any way.

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

Border material: The community encourages the sharing of common granite colors between neighbors to limit the use of border material along property lines. Brick, concrete and flagstone borders are approved border materials for containing sod and granite areas. Metal or plastic edging is prohibited.

Hardscape: All additional concrete and or paved surfaces in any areas must be approved by the Design Review Committee. Please consult the Design Guidelines for Architectural Improvements for further information on what must be submitted. The combined width of all concrete and/or paved surfaces in the front yard shall not exceed 50 percent of the total width of the front yard.

Lighting: Landscape accent lighting is encouraged. Lighting shall be shielded such that the light shines primarily on the Lot and should be shielded with plants or walls when possible. Colored lights are prohibited. Please consult the Design Guidelines for Architectural Improvements for additional requirements regarding Lighting.

Decorative Walls: Masonry planter and decorative walls must be no taller than 30" in height. Adjoining pillars may be up to 36". Any wall not made from stone or brick shall be painted and stuccoed to match the house. Any stone or brick used in decorative walls should match the stone or brick being used in the community.

Artifacts/Statuary/Yard Ornaments: Wagons, wagon wheels, barrels, wishing wells, statuary, etc., are not permitted in front of any home. Please refer to Design Guidelines for Architectural Improvements for additional information.

Water Features: All front yard water features will need the approval of the Design Review Committee before installation. Details are to include pond depth, materials including color, heights and widths and plumbing specifications. Please consult the Design Guidelines for Architectural Improvements for additional requirements regarding Water Features.

Non-Uniformity: Different Lots may have different landscape design criteria. The Design Review Committee shall not be required to approve any landscaping design simply because another similar or exact design has previously been approved. The Design Review Committee may in extenuating circumstances grant variances from the restrictions set forth in these Landscape Guidelines if the Design Review Committee determines that a restriction would create an unreasonable burden on an Owner and when the modified restriction permitted

under a variance would not have a substantial adverse effect on other owners or the project and is consistent with the high standards intended within the project.

Special Considerations:

Tree Placement: Caution must be used when placing trees near the dwelling, sidewalks and neighboring property lines to allow adequate space for their growth. Various resources are available which will provide information on the size of a tree at maturity. The Town of Queen Creek may also supply publications to new owners.

Water: Here are concerns, which must be kept in mind:

- The water source for plants and shrubbery should not be placed close to or directed toward the foundation of the home. This could create problems with the foundation and could invite termites. It is recommended that plants and shrubs and any water source be placed a minimum of 24 inches from the stem wall. Dirt should not be placed against the foundation of the home for installation of planters for the same reason.
- Planters should not be installed where dirt is placed against the builder-installed perimeter fence wall or boundary wall. These walls are not retaining walls and cannot support dirt placed against them or handle the additional moisture that would be absorbed by the fence without causing damage to the fence. A retaining wall would have to be constructed in front of the perimeter wall or boundary wall and sealed to ensure the boundary wall or perimeter wall is properly protected. Bear in mind that these fences are boundary walls with your neighbors, and you may incur liability if you do something on your property which causes damage to the shared fence wall. Consult page 30, Section 8.6, of the CC&R's for further information.
- 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 Design Guidelines for Landscaping may be amended by the Design Review Committee from time to time by a majority vote of the Design Review Committee. After the Declarant no longer owns any Lot or any part of the Additional Property, the Board of Directors must approve any repeal or amendment of these Design Guidelines for Landscaping.

**CORTINA HOMEOWNERS ASSOCIATION
RECOMMENDED TREE LIST
EXHIBIT A**

BOTANICAL/SCIENTIFIC NAME

COMMON NAMES

Canopy trees

Giejera Parviflora	Australian Willow
Ulmus Parvifolia	Evergreen Elm
Schinus Terebinthifolius	Brazilian Pepper
Olea Eruopaea "Swan Hill"	Swan Hill Olive "Multi-Trunk"
Prosopis Chilensis "Thornless Variety"	Thornless Chilean Mesquite
Quercus Virginiana	Southern Live Oak
Jacaranda Aucutifolia	Jacaranda
Ficus Nitida	Indian Laurel Fig
Fraxinus Velutina "Rio Grande"	Fan-Tex Ash
Dalbergia Sisoo	Sissoo
Citrus (Back yard only)	Citrus (dwarf encouraged - back yard only)
Cercidium Floridum	Blue Palo Verde
Cercidium Microphyllum	Little Leaf Palo Verde
Cercidium Praecox	Palo Brea
Acacia Farnesiana	Sweet Acacia
Olneya Tesota	Iron Wood

Vertical trees

Acacia Salicinia	Weeping Wattle
Brachychiton Populneus	Bottle Tree
Pinus Elderica	Mondel Pine
Pinus Canariensis	Canary Island Pine
Pinus Roxburghii	Chir Pine
Podocarpus Macrophyllus	Yew Pine
Cocos Plumosa	Queen Palm
Washingtonia Robusta	Mexican Fan Palm
Phoenix Dactilifera	Date Palm
Phoenix Roebelenii	Pigmy Date Palm
Acacia Stenophylla	Shoestring acacia
Chilopsis Linearis	Desert Willow

Flowering trees

Nerium Oleander "White or Red"	Oleander Tree
Pyrus Calleryana	Bradford Pear
Prunus Cerasifera	Purple Leaf Plum
Pithecellobium Flexicaule	Texas Ebony
Saphora Secundiflora	Texas Mountain Laurel

**CORTINA HOMEOWNERS ASSOCIATION
RECOMMENDED PLANT LIST**

EXHIBIT B

BOTANICAL/SCIENTIFIC NAME

COMMON NAME

Ground covers and accents

Lantana "Species"	Lantana Varieties
Rosmarinum Officianalis "Prostratus"	Dwarf Rosemary
Verbena Species	Verbena Varieties
Asparagus Sprengeri	Asparagus Fern
Lonicera Japonica "Halliana"	Halls Honeysuckle
Trachelospermum Asiaticum	Asian Jasmine
Hemerocallis Hybrid	Daylilly Varieties
Dietes Bicolor	Fortnight Lilly
Strelitzia Reginae	Tropical Bird of Paradise
Dalea Greggii	Prostrate Indigo Bush
Ruellia Brittoniana "Katie"	Dwarf Ruellia
Drosanthemum Speciosum	Ice Plant
Baccharis Pilularis "Centennial"	Dwarf Coyote Bush

Shrubs and Vines

Nerium Oleander "Species"	Dwarf Oleander Varieties
Leucophyllum Frutescens	Green Cloud Texas Sage
Juniperus Savina Arcadia	Arcadia Juniper
Cassia "Species"	Cassia Varieties
Carissa Grandiflora	Green Carpet Natal Plum
Rhapioleipsis "Species"	India Hawthorne Varieties
Photinia Fraseri	Fraser's Photinia
Ruellia Peninsularis	Baja Ruellia
Bougainvillea	Bougainvillea
Pittosporum	Pittosporum
Tecomaria Capensis	Cape Honeysuckle
Plumbago Auriculata	Blue Cape Plumbago
Hibiscus	Hibiscus Varieties
Thevetia Peruviana	Yellow Oleander
Pyracantha	Pyracantha Varieties
Gelsemium Sempercirens	Carolina Jasmine
Trachelospermum Jasminoides	Star Jasmine
Ficus Pumila	Creeping Fig
Pennesethus Setaceum	Purple Fountain Grass

**CORTINA HOMEOWNERS ASSOCIATION
RECOMMENDED PLANT LIST
EXHIBIT B**

BOTANICAL/SCIENTIFIC NAME

COMMON NAME

Shrubs and Vines

Caisalpinia Pulcherrima	Red Bird of Paradise
Caesalpinia Mexicana	Mexican Bird of Paradise
Leucophyllum Laevigatum	Chihuahuan Sage
Leucophyllum Frutescens	Green Cloud Texas Sage
Leucophyllum Langmaniae	Rio Bravo Sage
Leucophyllum Candidum	Thunder Cloud Sage
Convolvulus Cneorum	Bush Mourning Glory
Convolvulus Mauritanicus	Green Morning Glory
Salvia	Autumn Sage
Tecoma Stans	Arizona Yellow Bells
Tecoma Stans	Orange Jubilee
Bougainvillea S.	Barbara Karst Bougainvillea
Bougainvillea "Crimson Jewel"	Bush Bougainvillea

Cactus/Agave/Yucca Accents

Saguaro Gigantea	Saguaro
Echinocactus Grusonii	Golden Barrel Cactus
Ferocactus Species	Barrel Cactus Varieties
Agave Vilmoriniana	Octopus Agave
Agave Pacifica	Pacific Agave
Hesperaloe Parvifolia	Red Yucca
Dasyliirion Wheeleri	Green Leaf Desert Spoon

Prohibited Plant and Tree List

BOTANICAL/SCIENTIFIC NAME

COMMON NAME

Olea Europaea	Olive Trees (Swan Hill allowed)
Pennisetum Setaceum	Fountain Grass (other than Purple Fountain Grass)
Cortaderia Selloana	Pampas Grass
Parkinsonia Aculeata	Mexican Palo Verde
Mulberry Trees	Mulberry Trees
Artificial Turf	Artificial Turf
Citrus (Not allowed in front)	Citrus (Not allowed in front)
Eucalyptus (all varieties)	Eucalyptus (all varieties)

**CORTINA HOMEOWNERS ASSOCIATION
RECOMMENDED GRANITE LIST**

EXHIBIT C

COLORS:

Madison Gold

Desert Brown

Desert Gold Red Mountain Mine

Coral AKA Pink Coral

Mirage

Yavapai Coral

Palomino Gold

Spanish Red

Saddle Back Brown

Arizona Blond

Desert Spice

Walker Gold

Santa Fe

Apache Brown

Baja Brown

SIZES:

Allowed in (if available):

1/2 " Minus

1/2 " Screened

3/4 " Minus

3/4 " Screened

NOTE: IN TREE LINED AREAS ONLY 1/2" SCREENED SPANISH RED GRANITE IS PERMITTED.