

# WARNER RANCH 4 ASSOCIATION

## GUIDELINES FOR LANDSCAPING

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. 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, before 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:

**Warner Ranch 4 Association**  
**1414 W. Broadway Rd. #205**  
**Tempe, AZ 85282**  
**480-345-0046**

### **What to submit:**

1. **Architectural Change Form**- One completed and signed a copy of the submittal form. Available at the management office or online at ( <https://wr4hoa.com/> ).
2. **Plot Plan** - One copy of the plans and specifications for the landscaping. Plans should be drawn to scale and must be legible (blueprints or photocopies are acceptable).
3. **Material samples** may be requested by the board if pictures do not provide enough detail of color and quality.

### **Architectural Committee meetings:**

The Architectural Committee will review submittals. 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.

All grass must be cut regularly and must remain disease and weed-free at all times.

*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.*

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## **Xeriscape**

While Xeriscape refers to a landscape with plants, hardscape, and yes, sometimes turf, zeroscape may describe by some as a sterile landscape of gravel and maybe a boulder or a palm tree or cactus. Just because we live in the desert doesn't mean our yards should look barren. A Xeriscaped yard, planted with many species of beautiful drought-tolerant plants, can be lush and beautiful while enhancing the beauty and function of landscapes in the Warner Ranch 4 Association. Xeriscapes also beautify the neighborhood, reduce cooling costs, create a sense of place, attract hummingbirds, butterflies, and other desired wildlife. Xeriscaped yards make sense because they are one of the best water-efficient landscaping options.

Zeroscape is a mispronunciation of Xeriscape. Zeroscape is a yard filled predominantly with gravel and dirt containing few or no plants. This is not allowed for front yards in the Warner Ranch 4 Association.

Warner Ranch is following the City of Chandler's requirements for conversion.

1. Plant material in the conversion area (both newly installed and/or retained plants) must be listed as low-water-use and, at a typical mature size, must cover 50% or more of the landscaped area.
2. After conversion, a minimum of 50% of the total landscapable area must be in non-grass and include plants from the Phoenix AMA Low Water Use Plant List, with inorganic or organic top dressing. A plant, tree, decorative boulder or river run must be in a minimum of each 100 sq foot in the converted area.
3. Drought-resistant trees and shrubs must be the primary accent plants. (trees might provide a large percentage, but cannot account for all).
4. Inorganic top dressing includes gravel, river rock, and decomposed granite. Organic top dressing includes bark, shredded bark or mulch.
5. Non-pervious materials such as black plastic sheeting are not permitted in the conversion area.
6. Fountains are allowed in the conversion area only if they are of a recirculating, cascading and non-spraying design.
7. The landscape must be covered with a minimum of a 2" deep layer of organic or inorganic mulch (such as granite or rock). Other materials may qualify.
8. Spray irrigation is not recommended.
9. A concrete surface cannot take up more than 25 percent of the area. (excluding Driveway).
10. The grass removal or installation of the Xeriscape must not conflict with other City of Chandler landscaping requirements as prescribed by existing policies, procedures, or ordinances.

**Rock Ground Cover:** If decomposed granite or other landscape rock is used, it must be of an "earth tone" color not white, green, blue, purple, red or other bright colors. All rock areas shall be treated with per-emergent weed control at regular intervals to prevent weed growth. Granite size shall be 1/4" minus or up to 1" screened. River rock runs shall be 3"-6" in diameter. Not more than 10 percent of the front yard landscape may be river run rock.

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**Artificial Turf:** 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.

**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 stormwater will drain away from the house. It is important that this drainage pattern is 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 the 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 50 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 and not on adjacent lots. 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/Fountains are should be only of a recirculating, cascading and non-spraying design.

### **Prohibited Plant Materials:**

- Olive Trees other than the "Swan Hill" variety
- Oleanders other than the dwarf variety and Thevetia
- Pampas Grass
- Citrus (permissible within confines of rear yards only)
- Mulberry Trees - all varieties

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**Rear Yard Landscape Guidelines:**

Plant material must be kept off of any party wall and must be maintained at least six (6) inches away from any shared wrought iron fence.

**Note:** As the owner, you are responsible for ensuring 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 for making 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 lot.

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