



NORTHPOINTE®

AT VISTANCIA

Design Guidelines

Version 1 - 2021

**NORTHPOINTE AT VISTANCIA
DESIGN GUIDELINES
TABLE OF CONTENTS**

I. Introduction	Page 1
II. Design Review Committee	Page 1
III. Design Guidelines	Page 1
▪ Architectural Character	Page 1
▪ Exterior Surface Materials	Page 2
▪ Landscaping Requirements & Guidelines	Page 4
▪ Site Contouring/Drainage	Page 6
IV. Modification Definitions	Page 7
▪ Accessory Buildings	Page 7
▪ Ancillary Equipment	Page 7
▪ Antennas/Fixed Wireless Devices/Satellite Dishes	Page 7
▪ Architectural Screening, Shade Devices	Page 8
▪ Awnings	Page 8
▪ Balconies	Page 9
▪ Barbecues/Fire Pits and Fireplaces	Page 9
▪ Basketball Goals/Hoops	Page 9
▪ Concrete/Paver Walkways	Page 10
▪ Driveways	Page 10
▪ Exterior House Paint	Page 10
▪ Flag Display	Page 11
▪ Gates	Page 11
▪ Gutters and Downspouts	Page 11
▪ Holiday Decorations	Page 12
▪ Lighting	Page 12
▪ Patios and Courtyards	Page 13
▪ Patio Covers	Page 13
▪ Pools/Water Features	Page 13
▪ Prohibited Items	Page 14
▪ Ramadas, Gazebos Pergolas, Arbors and Shade Sails	Page 14

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

▪ Security and Screen Doors	Page 15
▪ Signage	Page 16
▪ Skylights	Page 17
▪ Solar Panels	Page 17
▪ Swing Sets/Play Structures	Page 17
▪ Trampolines	Page 17
▪ Trash and Recycle Containers	Page 18
▪ Trellises	Page 18
▪ Walls and Fences	Page 18
▪ Yard Art/Ornaments/Structures	Page 19
V. Non-Liability for Approval of Plans	Page 20
VI. Changes and Amendments to the Design Guidelines	Page 20

APPENDIX A

Application and Approval Requirements	Page 21
A. General	Page 21
B. Design Review Committee	Page 21
C. Submittal Procedures	Page 21
D. Review Procedures	Page 24
E. Implementation of Approved Plans	Page 24
F. Building Permits	Page 25
G. Fees	Page 25
H. Enforcement	Page 25

APPENDIX B

Northpointe at Vistancia Modification Application	Page 26
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NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

APPENDIX C

Northpointe at Vistancia Plant List	Page 28
▪ Trees	Page 29
▪ Cacti/Accents	Page 30
▪ Shrubs	Page 31
▪ Groundcovers	Page 34
▪ Vines	Page 36
▪ Prohibited Plants	Page 36

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

I. INTRODUCTION

The Design Review Committee makes no warranty, expressed or implied, that any plan submitted and approved is in accordance with state, county, or local building codes. Each owner is required to check and receive, as appropriate, all regulatory approvals for any and all changes made to any home or lot.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in the Rules and Declaration, the government standards shall prevail. To the extent that any local government standard is less restrictive than the Rules and Declaration, the Declaration and Rules (in that order) shall prevail.

II. DESIGN REVIEW COMMITTEE

The Design Review Committee (“DRC”) is appointed by the Declarant of the Vistancia North Declaration (“Declaration”), which serves as the final authority on all architectural and landscape design issues as set forth in Article 6 of the Declaration. The DRC is responsible for reviewing all proposed changes, modifications, or additions to the exterior of each home, to include but not be limited to structural changes, landscaping, walls, fences, gates, driveways, walkways, pools, and in essence, anything visible from a public or private street, common areas or neighboring yard. **ALL PROPOSED CHANGES AND ADDITIONS MUST BE SUBMITTED TO THE DRC FOR APPROVAL AND NO IMPROVEMENT MAY BE CONSTRUCTED, ALTERED, OR MODIFIED WITHOUT THE ADVANCE WRITTEN APPROVAL OF THE DRC.** Procedures for submitting proposed changes to the DRC are spelled out in Appendix A.

Please note that it is not possible to detail requirements for every improvement that could possibly be conceived by residents, and to that end, understand that there are discretionary powers granted to the DRC by Article 6 of the Declaration to conduct reviews of requested improvements to assure consistent application of aesthetic standards, suitability, harmony, conformity with the neighborhood and other factors the DRC deems relevant including the granting of variances under extenuating circumstances. The DRC has the right, but not the obligation, to grant variances for minor deviations of the Design Guidelines. The granting of any variance for any portion of the property may be given or withheld in the DRC’s sole discretion. A prior grant of a similar variance shall not impose upon the DRC the duty to grant new or additional requests for such variances.

III. DESIGN GUIDELINES

Architectural Character: Modifications to, Additions to and Maintenance of Existing Homes

1. The architectural design of any and all additions, alterations or renovations to the exterior of an existing home shall strictly conform to the design of the original home in style, detailing, materials and color.
2. The height of any addition to an existing home shall be no higher than the original roofline.
3. All additions to an existing home shall be built within the setback lines as recorded on the final plat for the subject property, regardless of more lenient requirements of any governmental authority.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

4. All materials used in the maintenance, repair, addition to and alterations of an existing home shall be consistent with those materials used in the original construction of the home as to color, composition, type and method of attachment. The DRC may allow substitute materials if such materials are deemed by the DRC to be compatible with the theme of the Community.
5. When additions, alterations or renovations are performed to an existing home, the established lot drainage shall not be altered. All new or altered roofs shall drain to the ground solely within the deeded lot area. No roof may drain directly onto a neighboring property.
6. Mirrored or reflective surfaces and all treatments, which change ordinary glass into a mirrored or reflective surface, are prohibited. Clerestory windows are recommended over skylights for their cooling principles and solar effectiveness. Non-mirrored window tinting is permitted, subject to submittal and approval.
7. Bright untarnished copper and metallic surfaces shall be treated to reduce reflections.
8. All maintenance and repairs of existing homes shall be consistent with the requirements set forth in the governing documents.

Exterior Surface Materials

Exterior ground surfaces can be covered with hardscape or soft materials, such as granite or other softscape material. The granite colors utilized in the Northpointe at Vistancia Community are Apache Brown, minimum one-half inch (½”) screened and maximum one inch (1”) screened (minimum two inch thick application over entire landscape area); Table Mesa Brown, minimum one-half inch (½”) screened and maximum one inch (1”) screened (minimum two inch thick application over entire landscape area); Carmel, minimum one-half inch (½”) screened or maximum one inch (1”) screened (minimum two inch thick application over entire landscape area); or Mahogany, minimum one-half inch (½”) screened or maximum one inch (1”) screened (minimum two inch thick application over entire landscape area). Apache Brown and Table Mesa Brown granite are available from La Farge 623-566-9800 or Cemex 602-416-2658. Carmel and Mahogany are available from Rock Pros at 480-591-5151.

In order to preserve the natural Sonoran Desert character of Northpointe at Vistancia, decomposed granite within Northpointe at Vistancia shall not be installed directly adjacent to native, undisturbed landscape areas whether naturally occurring or reconstructed. All areas of the development that border natural edges shall be required to install a blend of material to be specified as the 3” screened Mahogany from RockPros to soften the transition between the development and the natural surroundings.

Any drainage areas must be appropriately covered with rip rap. ***Rip rap is only allowed in drainage areas*** and may be used for erosion protection or storm-water management only when applied in an aesthetic manner subject to the following criteria:

- Rip rap must be placed in a defined swale as opposed to sitting above the surface of the ground and may not be grouted.
- Colors should match or contrast the surrounding decomposed granite. Approved colors are Apache Brown, three inch (3”) to eight inch (8”) angular rip rap, Table Mesa Brown, three

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

inch (3”) to eight inch (8”) angular rip rap, Carmel, three inch (3”) to eight inch (8”) angular rip rap, or Mahogany, three inch (3”) to eight inch (8”) angular rip rap.

- River rock is prohibited.

All turf (sod and artificial turf) is limited to twenty percent (20%) of the total front yard landscapable area (not including the driveway). The minimum width of a lawn is six feet (6’). To avoid “turf islands” all lawn areas must be connected to the front yard composition by having at least one edge adjacent to a sidewalk or patio surface. Sod shall be kept at least four feet (4’) from a building face or wall, including side yard retaining and site walls. The specified sod is Bermuda Midiron sod from Evergreen Turf or “Bob Sod” or “Easy Turf” products from Western Sod.

All turf (sod and artificial turf) to be contained with one of the following: four inch by four inch (4” x 4”) concrete header, grouted stone, masonry products, or steel edging set flush with grade.

Sod in the back yard must be set back a minimum of four feet (4’) from any property wall to allow for proper drainage. A hardscape border of neutral colored concrete curbing or brick must separate turf and granite areas.

Artificial turf will be considered for front and back yards. Artificial turf products must meet the following minimum requirements with a materials sample and specifications for approval as listed hereafter:

- a. 75 oz., 142 stitch rate/yard, a gauge of 1/2”
- b. Anti-aging properties
- c. UV resistant materials
- d. PE+PP monofilament yarn
- e. Minimum pile height of 1 ½”
- f. Poly urethane backing
- g. Minimum 10 year pro rated warranty on yarn and 12 year warranty on the backing.

1. Hardscape

All hardscape including but not limited to, pavers, concrete, flagstone, barbeque units, fireplaces, etc. must be set back a minimum of four feet (4’) from all property walls and fences and allow for proper drainage. Any raised patio area must meet the above set back requirements and may not exceed twelve inches (12”) in height at the highest point as measured from existing grade. When utilizing hardscape materials such as pavers along the edge of an existing driveway, the maximum width should not exceed the smaller of two feet (2’), or extend past the outside edge of the home’s foundation.

A separate path from the street to a side yard double gate (pavers or granite) will be considered on a case-by-case basis. Path must be set back at least three feet (3’) from property line. If required setback isn’t available, pavers will not be allowed. Parking any time in front of a double gate or single gate is prohibited.

A single walkway from the side of the driveway to the side-yard gate will be permitted per residence. Walkway must connect with the portion of the driveway representing fifty percent (50%) of the driveway area nearest to the garage entry as measured along the length of the garage

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

door. The maximum width of the walkway may not exceed forty-two inches (42”). Using concrete pavers is encouraged to aid in proper drainage of the side yard. Positive drainage must be maintained from the home and not be redirected onto an adjacent owner’s property or HOA property.

The configuration of landscape areas should define circulation patterns where possible and the landscape design concept should compliment shapes or configurations of the chosen paving material. Natural building materials like stone or integral-colored exposed aggregate concrete are a logical selection for exterior ground surfaces. Consideration should be taken in the weathering capability of all exterior ground surfaces and proposed materials. The Arizona sunlight can be extremely destructive, with ultraviolet rays not only fading colors, but also causing major deterioration of certain materials and construction systems. For example wood, when exposed to the sun, requires considerable maintenance and special finishes. It may crack or warp even when properly finished; therefore, its use should be limited, with the character of weathered wood being carefully considered wherever it is used.

2. Softscape

Softscape treatments include non-permanent surfaces such as plant materials, granite, and soil cement or native granite mulch. Softscape elements are typically porous allowing water to filter into the soil. Circulation patterns, amount of use and desired level of formality, should be considered when selecting a surface treatment. For example, a mix of soil cement and decomposed granite is an alternative paving material for patios or outdoor seating areas, as are bricks or stone laid on sand.

Only decomposed granite or native granite mulch are acceptable as landscape material. River rock, crushed rock, artificially colored or naturally mined rock that is uncommon to the site shall not be permitted. For back yards with no view fence decomposed granite is not limited to Apache Brown, Table Mesa Brown Carmel or Mahogany, but should blend with the surrounding environment and is subject to DRC approval.

Landscaping Requirements and Guidelines

All front yard landscaping must be completed no later than sixty (60) days from the date of closing. Back yards that have view lots must be completed no later than ninety (90) days from the date of closing. All other back yards must be completed within one hundred eighty (180) days from the date of closing.

1. Because it is difficult to list every acceptable plant material, the DRC will consider other plant materials upon request. Plants installed in back yards may not be limited to the plant list in Appendix C. However, the DRC would prefer that deviations from plant materials requested be kept to the same species as shown within Appendix C and specify that a different variety of material is being requested. Any other exceptions (front yards or back yards) to the plant list in Appendix C must be reviewed and approved by the DRC. Where requests are being made for alternate varieties, additional thought should be given to plant species which are drought tolerant, arid-region materials that emphasize the Sonoran Desert character of the Northern portions of Vistancia. The DRC reserves the right to refuse any plant material that, in their discretion, will not be compatible with the Vistancia Community landscape character or is not

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

beneficial to the environment. *As palm trees are not compatible with the Sonoran Desert character of the Northern portions of Vistancia, NO palm trees other than those specifically listed in the Appendix C Plant List are acceptable in either front or back yards.* Some plant materials are inappropriate to the environment because they are potentially destructive to the native species.

2. The Declarant or Home Builders have provided landscaping in the following areas:
 - All common area retention basins
 - Main street rights-of-way and enhanced open areas; and
 - Tree lined streetscapes of common area tracts

Pursuant to the Declaration, it shall be the responsibility of the Association to maintain the common areas and the area of common responsibility. The Association shall perform all of its maintenance responsibilities without materially changing the original design except as provided in the Declaration.

3. Front yard landscape area is defined as the total amount of area from the back of street improvements (sidewalk or curb where applicable) to the face of house and side yard walls, less the minimum area required for driveway. Front entry courtyards are considered part of the front yard for plant densities, but are subject to specific guidelines as defined in this document. The minimum organic coverage shall be fifty percent (50%) at one years' growth and applies to shrubs, cacti/accents, and groundcovers at the ground plane only and does not include tree canopies. Use the guideline below to help you achieve these requirements:

Trees

- (1) 36" box Tree for 45' wide and smaller lots
- (1) 36" box tree and (1) 24" box tree for 46' wide lot and larger
- (1) Additional 24" box tree on oversized lots

Shrubs

- (1) 15 gallon accent shrub per 500 sf.
 - (5) 5 gallon cacti/accents per 500 sf.
 - (9) 5 gallon shrubs per 500 sf.
 - (6) 5 gallon groundcovers per 500 sf.
-
- Eighteen inch (18") maximum height for groundcovers within the first three feet (3') of landscape area adjacent to pavement; and
 - Full coverage of rock mulch 2" deep minimum

Each front yard must contain at least four (4) different species of shrubs, cactus, accents and groundcovers. Plants *should* be used in groupings of similar species to provide mass and structure to the yard. Cacti and succulents shall be used in clusters with other plants, accents, boulders and berms to create points of interest for a more natural look. Foundation plantings

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

shall completely cover the visible portion of a house's base, including all backflow prevention units, within one year from installation.

4. A minimum number of trees as identified above (one 36" box minimum) is required in each front yard. One of the trees must be planted between four feet (4') and eight feet (8') behind the sidewalk or curb, if no sidewalk exists ("street tree"). The maximum distance between street trees shall be forty feet (40'). Trees within a yard should be spaced a minimum of fifteen feet (15') apart. If trees need to be planted closer, they should be of the same species. The primary tree type at the street shall be desert shade. The secondary tree type shall be a shade or accent tree. Canopy shade/street trees shall be planted in landscape areas no smaller than six feet (6') in width. The DRC will consider the use of an Ocotillo or a Saguaro (24" box minimum). However, this decision will be based on the overall size of the front yard area available for planting and the other street tree located in the front yard.
5. Trees in the back yard must maintain a minimum setback of 5' from any shared walls. Ideally, trees would be placed 7-10' from shared walls. Trees should have a root barrier in place at the depth of the root ball, extending 5' on either side of the trunk for a total of 10'. The root barrier will contain roots and prevent them from growing under walls or pool decking, preventing future damage.
6. Treatment of the area where the landscape of two lots abuts shall be similar to create a unified and more expansive landscape look. A four inch (4") maximum hard edge between lots may be utilized for separation subject to DRC approval.
7. Automatic irrigation systems are required for all planting areas. Peak flow demands shall be based on applying peak weekly irrigation requirements in six (6) hours. Areas requiring overhead spray shall be minimized and shall be restricted to turf and flowerbeds. All other areas must use drip irrigation. Spray heads next to roadways and walkways must have low angle (10%) nozzles. Large radius rotor heads (25-foot radius or greater) are not allowed next to roadway or walkway edges. In all applications, overhead irrigation heads may not throw water directly onto any roadway, walkway, or paved surface. Overhead and drip irrigation systems must be zoned for exposure (south and west exposures together, north and east exposures together), topography, and varying water requirements of plant material.

Site Contouring/Drainage

Contour front yards to create visual interest in the landscape and produce soft, gentle transitions between the existing grade of the home and the adjacent street. Contouring should transition into grades on both sides of the lot to create a flowing, continuous streetscape. Grading shall complement the contours found in the surrounding natural landscape and should not be extreme or artificial in appearance. Slopes must be gently rounded with varying side slopes and must tie into surrounding grade in a pleasing and naturalistic manner without sharp transitions or unnatural shapes. Utilize contours to create microclimates for planting. Use depressed areas to collect natural run-off for plants that benefit from additional water and mounded areas for drought tolerant plants. All front yard landscape improvements must include grading and contouring plans.

1. Grading and Contouring yards shall not result in changes to drainage patterns on the lot.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

2. Water shall not be directed toward the building foundation or toward any neighboring property.
3. Drainage shall not be altered to create any condition that could lead to offsite soil erosion on open spaces. The drainage area must be appropriately covered with riprap to confine the water on site. Approved rip rap colors are Apache Brown, three inch (3”) to eight inch (8”) angular rip rap, Table Mesa Brown, three inch (3”) to eight inch (8”) angular rip rap, Carmel, three inch (3”) to eight inch (8”) angular riprap, or Mahogany, three inch (3”) to eight inch (8”) angular riprap. Rip rap must be used for drainage purposes ONLY (see page 2 for further restrictions).
4. Slope Easements as recorded on the final plat for the subject property must be taken into consideration and adhered to when proposing to alter the grading or drainage of a lot.

IV. MODIFICATION DEFINITIONS

Any and all enhancements, changes, modifications or additions to the exterior of each home, including but not limited to: structural changes, landscaping, walls, fences, gates, driveways, walkways, pools, and in essence, anything that is visible from the street, common areas or a neighboring yard, must be submitted for approval and must have written approval from the DRC prior to beginning the work.

Accessory Buildings

1. Accessory buildings (excluding ramadas and gazebos as defined elsewhere in this section) shall be built within the setback lines as recorded on the final plat for the subject property, regardless of more lenient requirements of any governmental authority. The architecture must be similar or compatible with the architectural style of the residence considering use of colors and exterior materials including, but not limited to, stucco, paint, roof line, roof tiles, pillars, columns and architectural details on windows, doors, fascia, etc.
2. Accessory buildings may not exceed twelve feet (12’) in height, as measured to the highest element of the roof from existing finished grade. All landscape around the accessory building must be used to compliment the aesthetic view of the building. There shall not be less than ten feet (10’) between permitted accessory building and the primary structure. All buildings must be screened from view from the common area and must be placed at least five feet (5’) from any party wall or side return wall, unless the structure is one foot (1’) lower than the wall. Any property on a view lot is required to have an additional five foot (5’) set back from the view fence and still maintain the minimum ten foot (10’) setback from the primary structure. In all cases, Accessory buildings must maintain required setbacks, per zoning standards applicable to the Lot. Detached garages will not be permitted as an accessory structure.

Ancillary Equipment

All air-conditioning units must be ground mounted. The top of any unit may not exceed thirty-six inches (36”) from finished floor grade.

Antennas/Fixed Wireless Devices/Satellite Dishes

The Federal Communication Commission (“FCC”) prohibits Associations from restricting the use of television antennas of any size or fixed wireless devices that are one meter or less in diameter

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

regardless of the nature of the services provided through the antenna. However, the Association may impose reasonable restrictions relating to aesthetic and architectural considerations.

1. Antenna or fixed wireless device shall be properly bolted and secured in a workmanlike manner.
2. Antenna or fixed wireless device shall be located behind a solid wall, fence or perennial landscaping to the greatest extent reasonably possible, in order to prevent it from being seen from any street, common area or neighboring home; and shall not be higher than the fence or landscaping that is screening it from view so long as the owner can still receive an acceptable signal.
3. Antenna or fixed wireless device shall be architecturally integrated into the character of the home to the greatest extent reasonably possible.
4. Antennas or fixed wireless devices may not be located on a freestanding tower or platform.
5. Roof mounted antennas may not be any higher than the highest point of the roofline.

The installation of individual fixed wireless devices or antennas for apartments or multi-family dwellings will not be permitted. Declarant has the option, but not the obligation, to provide a master system for the multi-family dwellings.

Architectural Screening, Shade Devices

Screens and shade devices must appear as an integral part of the building elevation even though they may be installed after the building is completed or occupied. Materials must complement the architecture of the home and the Neighborhood in which the home is located. Colored window shading, steel or plastic shutters or wall mounted shading devices (inside or out) are not permitted. Window screening is permitted; however, screen fabric must be dark brown or black. Screen frame must match the color of the window frame. Drop down patio sun screens will be considered; however, they must be constructed of high quality materials and match the color of the exterior of the home. All screen fabric must be properly maintained and/or replaced as needed. Most screening and shading needs can be handled with properly placed landscape materials. The DRC reserves the right to determine when an element must be repaired or replaced. Window treatments must be of neutral backing. Sheets, blankets, paper, foil or other reflective material are not permitted. Window decals of any sort are not permitted, excluding one small security decal. Non-reflective window tint is permitted.

Awnings

1. Window and door awnings shall be neutral in color, complement the architecture of the home and are subject to review and approval by the DRC. Window and door awnings shall meet or exceed original standards as designed and installed by the Builder or Declarant. No scalloped or decorative edges will be permitted, straight edges only. The DRC reserves the right to determine when an element must be repaired or replaced.
2. Retractable awnings shall complement the architecture of the home and are subject to review and approval by the DRC. All awning equipment and fabric must be constructed of high quality materials and must match the color of the exterior of the home. The awning must be equipped with an automated wind and/or motion sensor to prevent damage to the awning by excessive

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

wind or the sun. Awnings may only be extended during the daylight hours. No scalloped or decorative edges will be permitted, straight edges only. All fabric and awning equipment must be properly maintained and/or replaced as needed.

Balconies

Balconies may extend six feet (6') into the rear building setback but must stay within the front and side building envelope. Covered balconies must remain within the building envelope. Balconies shall be designed to complement the architecture of the home and are subject to review and approval by the DRC. All balconies shall be free of debris at all times and shall not be used as a storage area at any time. Outdoor furniture or place settings are permitted accessories on balconies; however, they are subject to review and approval by the DRC. Umbrellas are not permitted on balconies.

Barbecues/Fire Pits and Fireplaces

All hardscape including barbecue units, fireplaces, fire pits, etc. must be set back a minimum of four feet (4') from all property walls and fences to allow for proper drainage. Built-in barbecue units, fire pits and/or fireplaces must be contained within the back yard or courtyard may not drain into any common area or a neighboring property and must complement the architecture of the home by matching the color and texture of the exterior finish of the home. Wood burning outdoor fire pits, firepots or outdoor fireplaces are not permitted. Site chimney elements may not exceed a height of eight feet (8'). To achieve this, the chimney element on fireplaces must be set back a minimum of four feet (4') from any fence and four feet (4') from any other wall. All structures are subject to review and approval by the DRC.

Basketball Goals/Hoops

All basketball hoops and goals shall be permanently installed on the edge of owner's driveway, and may not be located closer than ten feet (10') from the edge of the sidewalk on the street. The pole/post may be black or dark green in color only. Basketball goals or backboards may not be mounted to the garage. Portable basketball goals may not be used in the street or on the sidewalks and must be stored completely out of view when not in use. Basketball goals may not be lighted and must be clear or neutral in color. The logo on the backboard may not exceed fifteen percent (15%) of the total backboard area.

Basketball hoops and goals are permitted in back yards as long as they are submitted to the Design Review Committee for approval and meet the following guidelines:

1. Goals shall be located near the house to reduce the visual impact from the adjacent properties with a minimum distance of fifteen feet (15') maintained from any perimeter wall to the goal.
2. The back of the backboard shall be towards the owner's property to minimize damage to adjacent property and the nuisance that over-thrown balls may cause to neighbors. Basketball goals may not be lighted and must be clear or neutral in color.
3. No play is permitted after 8:00 pm.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Concrete/Paver Walkways

A single walkway from the side of the driveway to the side yard gate will be permitted provided that the walkway is no wider than 42". Walkway must connect with the portion of the driveway representing fifty percent (50%) of the driveway area nearest to the garage entry as measured from the face of the garage to the street.

Driveways

Driveway extensions are permitted on a very limited basis and must be submitted to the DRC for review and approval. When utilizing hardscape materials such as pavers along the driveway, the maximum width should not exceed two feet (2') or extend past the outside edge of the home, whichever is less. Parking pads are not permitted in any case. Driveway staining is permitted; however, requires approval from the DRC.

A separate path from the street to a side yard double gate (pavers or decomposed granite) will be considered on a case-by-case basis. Path must be set back at least three feet (3') from property line. If required setback isn't available, pavers will not be allowed. Parking any time in front of a double gate or single gate is prohibited.

Exterior House Paint

All exterior paint color changes need DRC approval prior to the start of the project. Paint colors must be selected from the pre-approved paint schemes for the neighborhood and used per the labels in the scheme. Selecting custom colors or mixing paint schemes is not allowed. If changing paint scheme, it cannot be the same paint scheme as immediate neighbors on either side or the house directly across the street. Approved paint submittals are valid for 60 days to commence painting. If painting cannot be started within 60 days from the date of approval, the submittal approval is voided and must be resubmitted. If the current paint scheme that had been previously approved by the DRC is chosen, a Modification Application is still required to be submitted, but DRC approval for the same paint scheme is not required. Garage door and front door paint color applications differ by neighborhoods. Please confirm with the Association which color from the paint scheme goes on garage and front doors.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Flag Display

The Association follows Arizona Revised Statutes 33-1808 which allows the outdoor display of the following flags on an owner's property as long as the flag is displayed in a manner consistent with the Federal Flag Code (P.L. 94-344; 90 Stat. 810; 4 U.S. Code §§ 4-10):

- Flag of the United States of America
- U.S. Army
- U.S. Navy
- U.S. Air Force
- U.S. Marine Corps
- U.S. Coast Guard
- POW/MIA
- Arizona state flag
- An Arizona Indian Nations flag
(22 nations – a list may be obtained at www.indianaffairs.state.az.us/)
- Gadsden (“Don’t Tread on Me”) Flag

Only one flagpole shall be permitted and not more than two permitted flags shall be flown or displayed per home. A flagpole, professionally painted to match the color of the home, must be set back no less than ten feet (10’) from the boundary of the owner’s property. Flagpoles shall be no taller than the height of the rooftop of the member’s home and flags shall be no larger than three feet (3’) in height by five feet (5’) in width. Owners may install on the front of the residence near the principal entry, or the rear of the residence, a flagpole no more than five feet (5’) in length.

Gates

No gates to access the common areas shall be permitted. Side yard access gates must be designed, constructed and finished to match gates on homes within the Neighborhood. Consideration should be given to heavy-duty steel jambs and gate frames. Gates must be made of a material that is compatible with the finish materials utilized on the house. Natural unfinished wood is not allowed for yard gates due to staining, bleeding, warping, and deterioration of the exposed wood. Only one (1) side yard gate per home is allowed. The side yard gate will only be allowed on the side of the front-facing garage. All gates are subject to review and approval by the DRC.

Gutters and Downspouts

Gutters may be added to homes to prevent erosion of landscaped areas. All gutter installations must be configured to the appropriate roof drainage plans for specific homes and elevations. Gutters and downspouts will be considered for approval if the finish matches the color of the adjacent surfaces of the home. Faux copper patina is also permitted. The DRC strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times. Drainage from the gutters shall be directed away from the foundation of the home and may not be conveyed onto adjacent lots or common areas.

NORTHPOINTE AT VISTANCIA

DESIGN GUIDELINES

Holiday Decorations

Given the wide range of ethnic and religious backgrounds within the Community, the Association will not regulate the types of decorations to be displayed. However, the DRC has determined to regulate the period of time decorations can be displayed. Due to the variety of religious and other holiday seasons that fall between November and December, decorations may be put up by November 1 and must be removed by January 31. For other seasonal holidays, decorations may be put up three weeks before the holiday and must be removed within two weeks after the holiday.

Lighting

The use of landscape up-lighting and down-lighting is encouraged. Lighting that will cause glare or discomfort, or disrupts the visual environment of neighboring homes or adjacent Neighborhoods or Communities is not permitted. **All lighting must be submitted for review and approval by the DRC.**

Fixtures shall be finished to blend with the area in which they are placed. The color of the landscape lighting fixtures shall be black, dark bronze, natural copper or verde green. No silver, chrome or shiny fixtures will be permitted. Fixtures shall be constructed and mounted to withstand and discourage abuse. Above-ground plastic housings and connections are prohibited. Fixtures shall not be placed in turf areas or areas irrigated by spray heads due to potential water damage.

If street lighting levels are low, landscape lighting may augment illumination at the street.

1. All lighting should be low level and recessed to shield the source of the light.
2. The maximum height of any outdoor lighting source shall be twelve feet (12') above finished grade at the base of the light standard on exterior of homes.
3. Spotlights and floodlights are prohibited in front yards. If spotlights and floodlights are installed in the back yard, it may not be directed at or shine on a neighbor's yard or on the common area and should be integrated into the architecture of the home.
4. Integrate exterior wall, fence or building mounted light fixtures into the architecture of the house. Design light fixture enclosures to conceal the fixture and direct the light downward.
5. No posts with lights attached to it will be permitted in front or back yards.
6. Shrubs shall be used to conceal landscape lighting fixtures. Junction boxes must be placed below grade to minimize daytime visibility of the hardware.
7. Decorative lighting enhances the value of the home; however, proper installation and maintenance is required to minimize impact on neighboring properties. Installing any type of lighting at or on view fences is prohibited. Decorative lighting shall be shielded to prevent nuisance glare onto adjacent properties. Use of automatic timers for decorative lighting is prohibited. They should only be turned on when area is in use; otherwise, they should be turned off.
8. Landscape lighting shall be automated and controlled by a timer or photoelectric system. Lighting controls shall not be mounted on perimeter walls and cannot be visible from street view

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

or view of neighboring property. All outdoor landscape fixtures shall be low voltage. Landscape lighting shall be shielded to prevent nuisance glare onto adjacent properties

9. No colored lens or bulbs shall be permitted.

All fixtures must be incandescent or halogen lamps less than fifty (50) watts. If an LED bulb is used it must not exceed the equivalent of lumens in a fifty (50) watt incandescent bulb. Use of warm tone lighting is preferred over bright cool tones. Colored lamps are not allowed. Excessive lighting is discouraged. However, where accent or access lighting is desired, low voltage lighting is preferred because of its ability to produce dramatic lighting effects using extremely low wattage lamps. Lighting design should consider the use of down lights over up lights to lessen the impact to the nighttime sky. Use lighting in moderation as needed to produce reasonable and safe visibility for access or accent.

Patios and Courtyards

Patios and courtyards should be designed as an integral part of the architecture of the home so they can be shaded and protected from the sun by roofs and building masses. Patio walls are further defined under Walls and Fences in this document.

Patio Covers

Patio covers, as measured to fascia, may extend half way into the rear building setback provided the maximum roof pitch is 4:12. Patio covers shall meet or exceed original standards as designed and installed by the Builder or Declarant. Colors, material and texture must match the existing body of the home. Patio covers shall be designed to complement the architecture of the home and are subject to review and approval by the DRC. All patios shall be free of debris at all times and shall not be used as a storage area at any time. Outdoor furniture or place settings are permitted accessories within the patio area.

Pools/Water Features

Consideration should be given in designing pool and spa areas to provide privacy for the owner and neighbors. Pools and spas must be sunken below grade using retaining garden walls provided appropriate drainage provisions are made. Pools and spas should be located within the back yard only. All swimming pools and/or spas must be set back from any property wall a minimum of four feet (4') from the deck edge, *not water's edge*.

1. All product walls and fences shall meet the City of Peoria pool requirements for security and safety.
2. All swimming pools and pool/spas shall be of the in-ground type, except that above ground spas may be permitted if the spa will be adequately screened from street view and the view of neighboring property, including lots and common areas.
3. All swimming pools and pool/spas shall be enclosed as required by applicable law.
4. Pool and spa drains must connect to the public sewer system if permitted by applicable ordinance. No pools may be drained or backwashed onto any open space or onto any other

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

property. No pipes may be installed to drain water through any property walls to an adjacent lot or common area.

5. Pool construction equipment may not be placed on the common area or be brought to the site across the common area. No site access will be granted through common area tracts.

6. Any water features incorporated into the pool area shall:
 - a. Not exceed the height of the property wall
 - b. Have all sides of the water feature finished. Exposed pipe and motors are prohibited.
 - c. Be no closer than four feet (4') to any party wall.

All ground-mounted pool, spa, and water feature equipment shall be adequately screened from street view and from the view of neighboring property, including lots, common areas and any arroyo corridor, by a masonry wall at least one foot (1') higher than the equipment to be screened. Such screening structures shall be considered an integral part of the architecture and shall match the design, color and exterior texture of the home. Screening structures shall be set back from the equipment according to manufacturer's recommendations or, if no recommendations are available, shall be placed a minimum of three feet (3') away from the equipment, to allow for adequate air circulation around the equipment, but may not trespass on a neighboring lot. If the setback requirements for a lot would prohibit the construction of a screening structure as provided herein, the DRC may approve a landscape buffer as an alternative.

Prohibited Items

The following items shall be prohibited:

1. Storage buildings or sheds exceeding the height of any party wall or side return wall
2. Detached garages, RV garages or garage doors taller than builder-installed garage doors
3. Clotheslines and clothes poles
4. Tents of a permanent nature
5. Temporary shade structures (except by permit)
6. Privacy screens or lighting attached on or close to view fences
7. Lighting installed on play structures or trampolines

Ramadas, Gazebos, Pergolas, Arbors and Shade Sails

The cumulative size of all structures (including ramadas, gazebos, pergolas and shade sails) shall not exceed ten percent (10%) of the total back yard square footage. (Note – this does not include the side yards. Irregular shaped yards will be considered on a case-by-case basis.)

All structures must meet the City of Peoria's rules and regulations. Structures must be kept in good working order at all times. All ramadas, arbors, gazebos and pergolas shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color and materials of the existing home. Any material that is faded, broken or torn must be promptly replaced.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Ramadas:

1. All Ramadas must be detached from the existing home.
2. The height of any Ramada shall not exceed ten feet (10') above the floor level of the existing home and must be set back a minimum of five feet (5') from any property wall at the outer edge of the structure (e.g., rafter tails).
3. To ensure an open, airy appearance, no side of any ramada may exceed twenty-five percent (25%) residential construction materials. In other words, at least seventy-five percent (75%) of each side must be open. An entertainment wall on just one side of the ramada that uses more than twenty-five percent (25%) of the opening will be considered. Entertainment wall is defined as using the wall for mounting a TV, installing a fireplace, kitchen area, display area or other such items.
4. Posts must be a minimum of six inches (6") by six inches (6"). All materials must be properly maintained at all times. All structures must be submitted to the DRC for approval.

Arbors, Gazebos and Pergolas:

1. Pergolas may be attached to the back of the home.
2. The height of any arbor, gazebo or pergola shall not exceed ten feet (10') above the floor level of the existing home and must be set back a minimum of five feet (5') from any property wall at the outer edge of the structure (e.g., rafter tails).
3. To ensure an open, airy appearance, no side of any arbor, gazebo or pergola may exceed twenty-five percent (25%) residential construction materials. In other words, at least seventy-five percent (75%) of each side must be open.

Shade Sails:

1. To ensure an open airy appearance, the height of any shade sail shall not exceed ten feet (10') and must have a minimum of six feet (6') above the floor level of the existing home.
2. All structures must be set back a minimum of ten feet (10') from any property wall.
3. All shade sails must be made of sun resistant fabric to reduce fading and must be properly maintained to be free of rips and tears at all times. They shall be compatible with the design, color and materials of the home.

Security and Screen Doors

Security and screen door frames shall complement the colors of the home. Screen fabric must be dark brown, black or a neutral color. "Invisible" roll screen doors with black or dark brown screens are acceptable for doors visible from street elevations. Metal roll down security shades are not permitted. Security screen doors at the main entry shall be of minimal ornamentation and shall complement the architectural character of the residence. All security screen doors must be submitted to the DRC for approval.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Signage

In accordance with the Vistancia North Tract Declaration (Residential) and Arizona Revised Statute 33-1808 the following applies to for sale, for lease and open house signage.

1. Signs may be placed on an owner's property ONLY.
2. Signs may NOT be placed on Association common area property at any time.
3. One (1) "For Sale" sign and sign rider placed on the Lot. Signs shall not exceed a height of eighteen inches (18") and a width of twenty-four inches (24"). Signs that are not commercially produced are prohibited.
4. Signs may contain *one* rider not to exceed a height of six inches (6") and a width of twenty-four inches (24"). An information tube that does not exceed a height of six inches (6") and a width of twenty four inches (24") will be considered a rider.
5. One (1) temporary "For Sale", "For Lease", or "Open House" sign placed on the Lot. The sign must be commercially made and shall be limited to an industry standard size sign, which shall not exceed eighteen (18") by twenty-four (24) inches and the industry standard size rider, which shall not exceed six (6) by twenty-four inches.
6. No balloons, flags or similar promotional material may be attached to the sign or any structure located on an owner's property.
7. Signs must be removed when the property is taken off the market or within two (2) business days after the close of escrow or occupancy by a lessee or within twenty-four hours following an open house marketing event held at the Lot.

Identification signs (street numbers) shall not exceed ninety (90) square inches.

One "security" sign may be installed in the front yard of a home, provided that the sign has a maximum face area of two square feet (2' x 1') and is located no more than five feet (5') from the front elevation of the principal residence constructed upon the Lot.

Temporary signs such as "Garage Sale" or "Open House" signs can only be put out the day of the event and must be removed the same day immediately after the event. Regulations regarding the display of temporary signs within the Community are as follows:

1. Temporary signs can only be displayed between the hours of 8:00 am and 6:00 pm and must be removed each night, even if the event is to reconvene the following day.
2. Temporary signs are restricted to one per event; in front of the home where the event is being held.
3. Directional signs may not be placed on any common areas of the Association or Vistancia Maintenance Corporation at any time.
4. Temporary signs may not be hung on any walls or fences.
5. Temporary signs may not exceed a height of four feet (4') or width of three feet (3') and must be in good repair and well maintained.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Association owners may display a political sign seventy-one (71) days before an election and three (3) days after an election. The political sign must be displayed within the owner's property. Political signs are not allowed on any common areas of the Association or Vistancia Maintenance Corporation or on the Declarant walls within the Community. A political sign is a sign that attempts to influence the election of a public officer or attempts to influence a public measure such as a ballot measure, a proposition or the recall of a public officer. The maximum aggregate total dimensions of all political signs erected on a Lot shall not exceed nine square feet (3' x 3').

Signs that do not comply with these policies, Declarations, other Association rules and policies may be removed by the Association staff by way of a Notice of Corrective Action. The notice to the owner shall state unless corrective action is taken within fourteen (14) days, the Board of Directors may cause such action to be taken at the owner's expense. All costs incurred in correcting or eliminating this violation will be added to, and become part of, the assessment to which the offending owner and the owner's lot or parcel is subject, and shall be secured by the assessment lien.

Skylights

Only flat panel bronze or grey tinted glass style skylights are allowed. No frosted or opaque plastic skylights will be approved. Skylights and solar tubes are not allowed on sloped roofs facing a street, including arterial and collector streets at the rear of the homes.

Solar Panels

All solar panels shall be installed in compliance with all State and Federal law. Solar panels must be submitted for DRC review.

Swing Sets/Play Structures

Any swing set or play structure must be approved by the DRC. No set or any portion of the set shall be approved that is greater than ten feet (10') in total height. The maximum platform height cannot exceed six feet (6'). All equipment shall be a minimum of ten feet (10') from any property wall. The DRC will consider blue, green, or neutral colors for the canopy portion that exceeds the six foot (6') limitation. All equipment shall be well maintained and in good repair. The installation of rubber bark will be considered as a surface material under any play structure, but must be submitted for review and approval by the DRC.

Trampolines

All trampolines must be approved by the DRC. No trampoline or any portion of the trampoline (including safety nets or other such devices) shall be approved that is greater than ten feet (10') in height. Safety nets, if any, must be brown, black, or a neutral color. The DRC will consider brown, black, blue, green, or other neutral colors for the top and side railings of safety nets. All trampoline equipment shall be set back a minimum of ten feet (10') from any property wall. All trampoline equipment shall be well maintained and in good repair. In-ground installations will be considered when submitted for review by the DRC. It is strongly recommended all equipment be properly secured for maximum safety.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Trash and Recycle Containers

No garbage or trash shall be stored in a yard except in covered containers. Trash and recycling containers may not be stored in the front yard of any home and shall be removed from the trash pick-up area no later than 12 noon the day following trash pick-up. Both trash cans must be placed curbside four feet (4') apart (an arm and an elbow) with the rear wheels in the curb/gutter area of the street no earlier than 6:00 pm the night before trash pick-up. Trash containers must be stored in the back or side yard behind your property wall or in the garage. No trash or recycling container may be visible from a back or side yard view fence at any time.

Trellis

Any trellis must be ground mounted and may not be attached to a common area shared wall or neighboring wall. The overall height of the trellis may not extend past the height of any property wall.

Walls and Fences

Walls and fences are subject to the approval of the DRC. The following provides parameters on what may be permitted:

1. No alterations, changes or additions shall be allowed to walls constructed by the Builder or Declarant for or adjacent to any lot without the prior written approval by the DRC. Walls shall not be constructed within arroyo (wash) corridors or arroyo corridor easements.
2. Solid, opaque walls adjacent to common area walls shall be set back five feet (5') from the wall and shall not exceed the maximum height of six feet (6').
3. Unless installed by Builder, no courtyard wall (wall attached to home) shall be greater than forty-two inches (42") above finished grade elevation nor be constructed in the front yard of any lot closer than twenty feet (20') to the front yard property line. Colors, material and texture must match the existing body of the home. Stucco shall be applied to exterior wall surfaces to completely cover all masonry joints and concrete block and a minimum two-coat application is required.
4. Decorative walls (free-standing walls) shall not exceed two feet six inches (2'6") in height and must be setback a minimum of ten feet (10') from the edge of the sidewalk or, if no sidewalk is located on the lot, a minimum of fifteen feet (15') from the back of the curb. Height is measured from the finish grade along the exterior side (street side) of the enclosure. Colors, material and texture must match the existing body of the home. Stucco shall be applied to exterior wall surfaces to completely cover all masonry joints and concrete block and a minimum two-coat application is required.
5. Painted wood, unfinished gray concrete block and chain link fencing are not permitted for any walls. The Builder or Declarant may utilize any temporary fencing materials it deems necessary to protect its construction sites and maintenance yards.
6. Back yard, side yard and patio wall surfaces shall be masonry, stucco or wrought iron. Acceptable wall materials are described below. Wall materials shall be selected to reflect the character of the home and neighborhood in which the lot is located.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

7. Masonry must match the existing masonry used by the Builder for constructing walls within the neighborhood in which such lot is located or shall be stucco'd and/or painted to match the home on the interior sides and the common community wall on the exterior sides.
8. Wrought iron must match existing wrought iron both in style and color used by the Builder or Declarant in the neighborhood in which the lot is located.
9. If a wall is to be built or modified on a common property line, letters from neighboring owners must be obtained stating their agreement to the construction or modification of the wall. Neighboring homes can include homes immediately adjacent to the home requesting the modification, across the street or behind the home, depending on the circumstances. Such letters shall be obtained prior to and enclosed with the submittal of a Review Request to the DRC for an owner-constructed wall or any addition or alteration to an existing Builder or Declarant-constructed wall located on common property lines.
10. Variance in wall height may be granted by the DRC for walls adjacent to public right-of-way (provided that the majority of owners within that Neighborhood have signed written consents to such variance).
11. Unless otherwise specified, maximum height of walls shall be measured from the finished ground elevation on the side of the submitted wall with the lowest finished grade. Product Wall height shall not exceed seven (7) feet.
12. Cut or fill slopes along the exterior of the wall shall be smooth and taper gradually to match existing grades.
13. Retaining walls which are partially below the finished grade or walls used as planters shall be properly moisture-proofed to avoid unsightly water staining.
14. Walls used to retain floodwaters shall be constructed to a minimum of one foot (1') above the water level of a 100-year storm.
15. No extension of side yard walls is allowed.
16. Common Product Walls between lots constructed of integral color slump block shall remain natural in finish. **The application of paint, stucco or any such material over the integral color slump block is prohibited.**

Yard Art/Ornaments/Structures

Yard art is a very personal preference for individual owners. Statues, outdoor art, decorative water features, waterfalls, fountains, birdbaths, ponds, and similar landscape elements are subject to review and approval by the DRC. The following provides parameters on what may be permitted:

1. Up to two large items may be permitted per home (e.g., fountains, patio swings or benches).
2. All objects must be muted earth-tone colors that will blend into the landscape plan and not become the focal point.
3. Fountains and flowerpots may vary in size and must be approved by the DRC.
4. All other items must be twenty-four inches (24") or smaller.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

5. Wall mounted items are limited. No more than two items per home, including door wreaths. Items must be conducive to the surrounding Neighborhood and correspond with house and landscape architecture.
6. Items such as animal skulls, deer, flamingos or trolls shall not be permitted.
7. Windowsill boxes cannot be planted with artificially looking foliage. There are a variety of silk plants available. Please choose ones that have a natural appearance. Authentic plant materials are encouraged provided they are maintained in a healthy, vibrant manner.

Any changes, modifications or additions to the exterior of each home, including but not limited to: structural changes, landscaping, walls, fences, gates, driveways, walkways, pools, and in essence, anything that is visible from the street, common areas or a neighboring yard, must be submitted for approval and must have written approval from the DRC prior to beginning the work.

V. NON-LIABILITY FOR APPROVAL OF PLANS

Article 6, Section 6.02(c) of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an owner.

VI. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

The Design Guidelines may be amended as follows:

The Declarant or the Design Review Committee may propose changes to these Design Guidelines. Additionally, any owner may submit to the DRC proposed changes to these Design Guidelines for review and consideration.

Such amendment shall be promptly posted in a prominent place within the Properties. Such amendments shall not be retroactive to previous work or approved work in progress. The authority to promulgate Design Guidelines is found in Article 6, Section 6.04(b) of the Declaration, which provides that the DRC shall have the authority to promulgate architectural guidelines and standards.

In no way shall any amendment to these Design Guidelines change, alter or modify any provisions of the Declaration, any supplemental Declaration or the Articles or By-Laws of the Association.

Capitalized terms that are not defined in these Design Guidelines shall have the same meaning as set forth in the Declaration.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

APPENDIX A

APPLICATION AND APPROVAL REQUIREMENTS

A. General

Pursuant to Article 6 of the Declaration, any owner wishing to:

- construct improvements,
- modify or add to existing improvements (including painting),
- install a pool, spa, or other water features,
- construct, modify or install walls, fences, or hard, permanent materials such as paving, brick, masonry, wood trim, concrete, rocks, flagstone, outdoor barbecues, fireplaces, or other inert material (“hardscape”),
- landscape (including original and existing landscape),
- alter grading or drainage, or
- place any object (i.e., lighting, statues, fountains, or other yard decorations)

on their lot shall be required to submit a Modification Application (Appendix B) and supporting materials to the DRC and receive approval of the DRC prior to commencing construction. There are no exceptions or automatic approvals, with the exception that a submittal of an application and plans for repainting the exterior of a structure with its existing paint scheme is not required, if such existing paint scheme was previously approved.

It shall be the responsibility of all owners to comply with all standards and procedures within the Rules and Design Guidelines, as well as all requirements of the Declaration and any applicable Supplemental Declaration.

B. Design Review Committee

Architectural and design review and control for Northpointe at Vistancia are handled by the Design Review Committee (DRC) which is appointed by the Declarant. The DRC has been established to ensure that the conformity and harmony of external design are maintained within the Northpointe at Vistancia Community.

The DRC shall review and approve all aspects of construction, addition, installation, alteration, repair, change, replacement or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme or improvements which are Visible From Neighboring Property. The DRC has exclusive jurisdiction over original construction, initial landscape installation, modifications, additions and alterations made to lots, structures and landscaping on lots. After a lot and its structures and landscaping have been completed according to approved plans, the DRC shall review all proposed changes to the exterior of the structure and the lot. The DRC is appointed by the Declarant and is provided independent authority to approve or disapprove Modification Applications.

C. Submittal Procedures

The following procedures shall apply to owners when submitting Modification Applications to the Design Review Committee.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

1. A completed Modification Application (Appendix B), including any additional supporting materials, is required and shall be submitted to the Vistancia North Master Community, Inc. (“Association”) office to initiate DRC review. The application shall include the following required information:
 - Owner’s name, mailing address, telephone number and email address.
 - The lot number and neighborhood name.
 - The nature of the request.
 - A brief description of the proposed construction or modification.
 - Planned completion date for the construction or modification proposed.
 - An acknowledgment that the owner is responsible for scheduling all work in a timely manner and for complying with any approval issued.
 - The name, address and telephone numbers of the owner’s agent, or representative or subcontractor (if applicable).
2. In addition to the completed Modification Application (Appendix B), owner shall submit plans for the proposed construction or modification as follows:
 - a) For landscape, contouring, irrigation or lighting plan approval, or amendments to approved plans, owner shall submit a copy of the landscape, contouring, irrigation and lighting plans for the front and back yards of the lot. *(Please note that the plans submitted will be retained for permanent record.)*
 - i. Identify the location of all existing or proposed plants including trees, shrubs, accent plants and groundcover. Draw proposed and existing plants at their mature size using symbols or call outs that correspond to the plant legend. If the Modification Application is for an amendment to a previously approved landscape plan, the existing trees, plants and shrubs shall be marked on the landscape plan with a circle marked with a dashed line and a cross in the center indicating their location, and with the proposed additions marked on the landscape plan with a circle marked with a solid line and a dot in the center. All landscape materials proposed to be removed shall be described as part of the Modification Application.
 - ii. The plant legend must identify both the botanical and common names, installation size, size of plant at maturity (should be same size as drawn on the plan), and quantities. A plant legend must be a part of the landscape plan submittal. Incomplete submittals **WILL NOT** be accepted for review.
 - iii. Identify areas to receive any hardscape treatments. Clearly mark the hardscape treatments on the landscape plan and the legend so that the DRC can easily determine the location, dimensions, type and color of the material. Submit material and color samples upon request.
 - iv. Identify areas to receive softscape. The plan shall clearly indicate the location and type of treatment proposed (i.e., grass areas, areas of decomposed granite, native rock applications, or boulders). Legend should indicate proposed quantities, size of material and color.
 - v. Prepare a contouring plan using minimum one foot (1’) contour intervals. Indicate proposed slope ratios along the face of each contoured area (3:1, 4:1, etc.). Contouring must occur on all front yards, or any side yard located outside the fence, to provide visual interest to the streetscape and to help provide smooth, seamless transitions between proposed and existing grades. Contouring should not result in a lumpy appearance or sharp edges.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

- vi. Lots have been designed and graded to provide positive drainage from the lot to the street or to a retention area. The contouring plan must address the proposed direction of flow across the site. The owner shall hold harmless the Vistancia North Master Community Inc. and its agents, the DRC and the Declarant for any damage caused by the alteration of the grade by the owner in connection with the design or installation of owner's landscaping, including damage to owner's house.
 - vii. Provide on a separate plan, the major components of the irrigation system, if proposed, including: the location of the timer boxes, the valves and mainlines. Provide in note form the equipment specifications such as type and style of emitter or sprinkler head. If turf areas are proposed, a complete irrigation plan of such turf areas must be submitted and the location of each head must be included. Irrigation plans for turf areas must indicate with contouring and head type/locations, that excess runoff or over spray will not occur into the adjacent landscape areas or adjacent street or sidewalk.
 - viii. Identify location of proposed landscape lights, transformers or electrical equipment and method of screening. Provide construction details on the plans and equipment specifications in the legend including type of fixture, color and finish of light fixture, voltage and bulb wattage requirements. The DRC may require field-testing of fixture locations at night prior to final installation and/or owner to provide an on-site demonstration of proposed site lighting techniques.
- b) For changes to or additions to the home, the owner shall submit one set of floor plans for the site, including the plot plan and a copy of the floor plan for the model elevation. On such plans, owner shall draw the proposed changes or additions to the exterior elevation. If owner has a photograph of another house or a picture from a magazine that will assist the DRC in its review, such photo should be submitted. The application should contain proposed elevations and a description of the materials owner plans to use in such changes or additions. If the change or addition affects the roof or roofline, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition. The DRC may require that an architect or engineer, depending upon the nature of the request, prepare plans.
 - c) For all other improvements, changes or additions to the lot or the home, including, but not limited to, construction, installation, or modifications of walls and fences, ancillary equipment, signage, pools, play equipment, grading, drainage and irrigation systems, the owner shall submit a site plan drawn to scale showing the location, height and dimension of the proposed improvement, change, or addition, the property line of the lot, the setback requirements, any easements, the footprint of the home and driveway, sidewalks, decks, patio, walls and existing landscape. The owner shall also submit a detailed description of the proposed improvement, change or addition, the purpose of the proposed improvement, change or addition, construction specifications, material and color samples, if appropriate, and any additional information or clarification requested. Copies of all necessary prints, fees and applications shall also be submitted. All municipal permitting is the owner's responsibility.
3. The DRC may request additional information and clarification of the information given if deemed appropriate by the DRC. For example, the DRC may request that large color samples be painted on key exterior walls prior to completing a project. The paint samples can be observed by the DRC at various times during the day to ensure their trueness of color under different levels of sunlight. Until

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

all requested information is provided to the DRC, the Modification Application shall be deemed incomplete. **Incomplete submittals will be denied.**

4. All Modification Applications can be submitted online, mailed, personally delivered, emailed or faxed to the Vistancia North Master Community, Inc., Attn: Design Review Committee to 29701 North Sunrise Point, Peoria AZ 85383, email to the Design Review Coordinator or fax to 623-215-8647. Do not fax applications if color photos or advertisements are part of the submittal.

D. Review Procedures

1. The DRC shall review all requests without hearings and based solely on the information contained within the Modification Application; provided, however, the DRC and authorized agents may at any time request additional information or inspect a lot for compliance with the Declaration, these Design Guidelines and any approved plans for construction or modification.
2. The DRC may reference these Design Guidelines in reviewing requests. Although these Design Guidelines address a broad range of exterior building and site conditions, they are not intended to be all-inclusive.
3. Within 45 days of receipt of a **complete** Modification Application and all accompanying documentation, the Design Review Committee shall respond to the owner. The DRC's decision shall be rendered in one of the following four forms:
 - a) "Approved" – The entire Modification Application is approved in total.
 - b) "Approved With Conditions" – The application submitted is approved but some portion of it is required to incorporate the DRC's listed conditions in order to be compliant.
 - c) "Disapproved" – The entire Modification Application submitted is not approved and no work may commence. The owner will need to submit an updated, complete modification application with revisions made to show everything is compliant and receive written approval prior to commencing the construction or alteration.
 - d) "More Information is Required" – The DRC requests more information be provided so a decision can be made. The 45-day timeline stops until the requested information is provided.

E. Implementation of Approved Plans

1. All work must conform to approved plans. If it is determined by the DRC or its agents that work completed or in progress on any lot is not in compliance with the Design Guidelines or any approval issued, such DRC or its agents shall notify the Board of Directors. The Board of Directors shall notify the owner in writing of such noncompliance within 30 days of inspection, specifying in reasonable detail the particulars of noncompliance and shall require the owner to remedy the same. If the owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance, then such noncompliance shall be deemed to be in violation of the Declaration and these Design Guidelines.
2. If construction does not commence on a project for which plans have been approved within 180 days of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the owner to resubmit the plans to the DRC for reconsideration.

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

3. The DRC shall include in any approval a maximum time period for the completion of any new construction or modification. The owner may request an extension of such maximum time period not less than ten days prior to the expiration of the maximum time period, which the DRC, in its sole discretion, may approve or disapprove such extension request.
4. If construction is not completed on a project for which plans have been approved within the period set forth in the approval or within any extension approved by the DRC such approval shall be deemed withdrawn, and such incomplete construction shall be deemed to be in violation of the Declaration and these Design Guidelines.

F. Building Permits

If the plans submitted by an owner require a building permit, it is the responsibility of the owner to obtain such permit. The approval by the DRC is not a guarantee that the City of Peoria will approve such plans. If the city requires design review of the plans and changes or modifications are required, the plans must be resubmitted to the DRC for re-review.

G. Fees

The DRC may establish and charge reasonable fees for review of applications. Any fee payments shall be made at the time of request and prior to review by the DRC. All fees shall be made payable to the Vistancia North Master Community, Inc. and will be non-refundable.

H. Enforcement

In the event of any violation of these Design Guidelines, the Board of Directors, DRC and Declarant may take actions as set forth in Article 10, Section 10.04 of the Declaration and may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. The DRC, Declarant, or Vistancia North Master Community, Inc. shall be entitled to recover the costs incurred, including attorneys' fees and cost, in enforcing compliance and/or impose a fine against the lot upon which such violation exists, which fine shall not exceed 10% of the cost of achieving compliance.

**NORTHPOINTE AT VISTANCIA
DESIGN GUIDELINES**

APPENDIX B

MODIFICATION APPLICATION

Name: _____ Front _____

Address: _____ Back _____

City/State/Zip: _____ Other _____

Lot #/Neighborhood: _____

Phone: _____ Email: _____

1. Nature of Request:

- _____ Review and approval of final plans (initial submission).
- _____ Appeal of a “not approved” or any notation of an “approved as noted” Modification Application.
- _____ Review and consideration of exceptions to or deviations from the Design Guidelines.
Please specify: _____

- _____ Review and consideration for a change to the provisions of the Design Guidelines.

2. Proposed Construction or Modification (check one or more of the following):

- _____ Addition or alterations to existing home
- _____ Landscape, Irrigation, Lighting and Contouring Plans
- _____ Hardscape plans (hard, permanent materials, such as paving, brick masonry, railroad ties, wood trim, concrete, rocks, flagstone, outdoor barbecue, fireplaces, or other inert material.)
- _____ Walls, gates and/or fences
- _____ Pools and/or spas
- _____ Other on-site improvements/additions (exterior paint, pergola, etc.). Please specify:

3. Is lot adjacent to arroyo (wash) or open space corridor? ____ Yes ____ No

4. Does back yard have view fence? ____ Yes ____ No

**NORTHPOINTE AT VISTANCIA
DESIGN GUIDELINES**

APPENDIX B

I anticipate that the proposed construction or modification described in the attached plans will be completed within _____ days/months from the date that I receive approval from the Design Review Committee. I understand that, if the proposed construction or modification is approved, I will be responsible for scheduling all work in a timely manner, for completing the work within the time period specified in the DRC’s approval, and for complying with the approval issued.

I UNDERSTAND AND ACKNOWLEDGE THAT NO WORK MAY COMMENCE PRIOR TO THE WRITTEN APPROVAL OF THE DESIGN REVIEW COMMITTEE AND THAT I WILL BE LIABLE FOR ALL COSTS NECESSARY TO BRING ANY NONCONFORMING WORK INTO COMPLIANCE WITH THE DECLARATION AND THE DESIGN GUIDELINES AND FOR SUCH OTHER PENALTIES AS PROVIDED IN THE DECLARATION AND THE DESIGN GUIDELINES.

Owner’s Signature

Date of Submission

FOR OFFICE USE ONLY

COMPLIANCE COMMENTS:

Granite, Apache Brown	_____	Storage Building (cannot exceed wall)	_____
Granite, Carmel (V.C.)	_____	Play Structure 10’ tall or less	_____
Granite, Table Mesa Brown	_____	20% Midiron sod (“Bob Sod”) or Turf	_____
Granite, Mahogany	_____	Number of species (4 minimum)	_____
Trees (one 36” box minimum)	_____	Equipment screened	_____
Plants / Trees conform to list	_____	Minimum coverage complies	_____

COMMENTS: _____

RECOMMENDATION:

____ Approval ____ Approval with Modifications ____ Disapproval ____ Defer to Committee

DESIGN REVIEW COMMITTEE:

____ Approved ____ Approved with Modifications ____ Disapproved

Design Review Coordinator

Date

Design Review Committee Member

Date

**NORTHPOINTE AT VISTANCIA
DESIGN GUIDELINES**

APPENDIX C

Plant List

**All plants approved for use in the front yard
are also approved for use in the back yard.**

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Botanical Name	Common Name	Landscape Character Zones				
		Transition Zone	Private Zone	Native Zone	Front Yard	Back Yard
TREES						
<i>Acacia aneura</i>	Mulga	X	X		X	X
<i>Acacia smallii</i>	Sweet Acacia	X	X	X	X	X
<i>Acacia stenophylla</i>	Shoestring Acacia		X		X	X
<i>Acacia willardiana</i>	Palo Blanco	X	X			X
<i>Albria julibrissum</i>	Silk Tree		X		X	X
<i>Bauhinia congesta</i>	Orchid Tree		X		X	X
<i>Bauhinia congesta</i> 'Lunariodes'	Pink Orchid Tree		X		X	X
<i>Caesalpinia cacalaco</i>	Cascalote	X	X	X	X	X
<i>Cercidium floridum</i>	Palo Verde Foothills	X	X	X	X	X
<i>Cercidium</i> 'Hybrid'	Desert Museum' Palo Verde	X	X	X	X	X
<i>Cercidium microphyllum</i>	Palo Verde Palo	X	X	X	X	X
<i>Cercidium praecox</i>	Palo Brea	X	X	X	X	X
<i>Chamaerops humilis</i>	Mediterranean Fan Palm		X			
<i>Chilopsis linearis</i>	Desert Willow	X	X	X	X	X
<i>Chitalpa tashkentensis</i> hybrid	Chitalpa	X	X		X	X
<i>Dalbergia sissoo</i>	Sissoo Tree		X			
<i>Jacaranda mimosifolia</i>	Jacaranda		X			
<i>Lysiloma candida</i>	Palo Blanco	X	X		X	X
<i>Lysiloma microphylla</i> v. <i>thornberi</i>	Desert Fern	X	X	X	X	X
<i>Olea europea</i>	Swan Hill Olive		X		X	X
<i>Olneya tesota</i>	Ironwood	X	X	X	X	X
<i>Pistacia lentiscus</i>	Mastic Tree	X	X		X	X
<i>Pithecellobium flexicaule</i>	Texas Ebony	X	X	X	X	X
<i>Pithecellobium pollens</i>	Tenaza	X	X	X		X
<i>Pithecellobium mexicanum</i>	Mexican Ebony	X	X	X	X	X
<i>Prosopis alba</i>	Argentine Mesquite	X	X	X	X	X
<i>Prosopis chilensis</i>	Chilean Mesquite	X	X	X	X	X
<i>Prosopis glandulosa</i>	Texas Honey Mesquite	X	X	X	X	X
<i>Prosopis pubescens</i>	Screwbean Mesquite	X	X	X	X	X
<i>Prosopis velutina</i>	Velvet Mesquite	X	X	X	X	X
<i>Quercus virginiana</i>	Cathedral' Oak		X		X	X
<i>Sophora secundiflora</i>	Texas Mountain Laurel	X	X	X	X	X
<i>Sophora secundiflora</i> 'Silver Peso'	Texas Mountain Laurel	X	X	X	X	X
<i>Thevetia peruviana</i>	Yellow Oleander		X			X
<i>Vitex angus-castus</i>	Chaste Tree	X	X		X	X

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Botanical Name	Common Name	Landscape Character Zones				
		Transition Zone	Private Zone	Native Zone	Front Yard	Back Yard
CACTI / ACCENTS						
Agave americana	Variiegated Centry Plant	X	X		X	X
Agave chrysantha	Golden-Flowered Agave	X	X		X	X
Agave deserti	Desert Agave	X	X	X	X	X
Agave geminiflora	Twin-flowered Agave	X	X		X	X
Agave havardiana	Harvard Agave	X	X	X	X	X
Agave lechuguilla	Lechuguilla	X	X		X	X
Agave murpheyi	Murphy Agave	X	X		X	X
Agave neomexicana	New Mexico Agave	X	X	X	X	X
Agave palmeri	Palmer's Agave	X	X	X	X	X
Agave parryi v . huachuensis	Parry's Agave	X	X	X	X	X
Agave toumeyana	Toumey's Agave	X	X	X	X	X
Agave utahensis	Utah Agave	X	X	X	X	X
Aloe barbedensis	Aloe		X		X	X
Aloe dawei	Dawes Aloe		X		X	X
Aloe variegata	Partridge Breast Aloe		X		X	X
Aloe vera	Medicinal Aloe		X		X	X
Asclepias subulata	Desert Milkweed	X	X	X	X	X
Carnegiea gigantea	Saguaro	X	X	X	X	X
Cereus hildmannianus	Hildmann's Cereus		X			X
Cereus triclora	Cereus Triclora		X			X
Dasyilirion acrotriche	Green Desert Spoon	X	X	X	X	X
Dasyilirion longissimum	Mexican Grass Tree	X	X	X	X	X
Dasyilirion wheeleri	Desert Spoon	X	X		X	X
Echinocactus grusonii	Golden Barrel Cactus		X		X	X
Echinocereus engelmannii	Hedgehog	X	X	X	X	X
Echinocereus triglochidiatus	Claret Cup	X	X		X	X
Euphorbia myrsinites	Euphorbia		X		X	X
Euphorbia rigida	Gopher Plant		X		X	X
Ferocactus acanthodes	Fire Barrel		X		X	X
Ferocactus spp.	Barrel Cactus	X	X	X	X	X
Fouquieria splendens	Ocotillo	X	X	X	X	X
Hesperaloe funifera	Coahuilan Hesperaloe		X		X	X

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Botanical Name	Common Name	Landscape Character Zones				
		Transition Zone	Private Zone	Native Zone	Front Yard	Back Yard
CACTI / ACCENTS						
Hesperaloe parviflora (yellow)	Yellow Hesperaloe	X	X		X	X
Hesperaloe parviflora 'Brakelights'	Red Hesperaloe 'Brakelights'	X	X		X	X
Hesperaloe parviflora 'Red Yucca'	Red Hesperaloe 'Red Yucca'	X	X	X	X	X
Nolina bigelovii	Beargrass	X	X	X	X	X
Nolina microcarpa	Beargrass	X	X	X	X	X
Opuntia spp.	Prickly Pear	X	X	X	X	X
Opuntia violacea	Purple Prickly Pear	X	X		X	X
Pedilanthus macrocarpus	Slipper plant	X	X		X	X
Stenocereus marginatus	Mexican Fence Post	X	X	X	X	X
Stenocereus marginta	Mexican Fence Post	X	X		X	X
Stenocereus thurberi	Organ Pipe Cactus	X	X		X	X
Trichocereus candicans	Argentine Giant		X			X
Yucca aloifolia	Spanish Bayonet	X	X	X	X	X
Yucca baccata	Banana Yucca	X	X	X	X	X
Yucca elata	Soaptree Yucca	X	X	X	X	X
Yucca pallida	Pale Leaf Yucca	X	X		X	X
Yucca recurvifolia	Curveleaf Yucca	X	X	X	X	X
Yucca rigida	Blue Yucca	X	X		X	X
Yucca rupicola	Twisted Leaf Yucca	X	X		X	X
SHRUBS						
Acacia constricta	Whitehorn Acacia	X	X		X	X
Acacia craspedocarpa	Leather Leaf Acacia	X	X		X	X
Acacia greggii	Catsclaw Acacia	X	X	X	X	X
Alyogyne huegelii	Blue Hibiscus		X		X	X
Ambrosia ambrosioides	Giant Bursage	X	X	X	X	X
Ambrosia deltoidea	Triangle Bursage	X	X	X	X	X
Anisacanthus quadrifidus v. brevilobus	Mountain Flame	X	X		X	X
Anisacanthus quadrifidus v. wrightii 'Mexican Flame'	Flame Honeysuckle		X		X	X
Anisacanthus thurberi	Desert Honeysuckle	X	X	X	X	X
Anisacanthus species	Anisacanthus	X	X	X	X	X
Baccharis 'Centennial'	Centennial Baccharis		X		X	X
Bougainvillea 'La Jolla'	Bush Bougainvillea	X	X		X	X
Buddleia davidii	Butterflybush	X	X	X	X	X
Buddleia marrubifolia	Woolly Butterfly Bush	X	X	X	X	X

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Botanical Name	Common Name	Landscape Character Zones				
		Transition Zone	Private Zone	Native Zone	Front Yard	Back Yard
SHRUBS						
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise		X		X	X
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise		X			X
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise		X		X	X
<i>Calliandra californica</i>	Baja Red Fairy Duster	X	X	X	X	X
<i>Calliandra eriophylla</i>	Pink Fairy Duster	X	X	X	X	X
<i>Carpobrotus chilensis</i>	Chilean Ice Plant	X	X		X	X
<i>Cassia artemisioides</i>	Feathery Cassia	X	X		X	X
<i>Cassia didymobotrya</i>	Popcorn Cassia		X			X
<i>Cassia nemophila</i>	Desert Cassia	X	X	X	X	X
<i>Cassia oligophylla</i>	Outback Cassia		X			X
<i>Cassia wislizeni</i>	Shrubby Cassia	X	X		X	X
<i>Celtis pallida</i>	Desert Hackberry	X	X	X	X	X
<i>Celtis reticulata</i>	Canyon Hackberry	X	X	X	X	X
<i>Convolvulus cneorum</i>	Bush Morning Glory		X			X
<i>Cordia boissieri</i>	Texas Olive	X	X	X	X	X
<i>Cordia parvifolia</i>	Little Leaf Cordia	X	X		X	X
<i>Dalea frutescens</i>	Black Dalea	X	X	X	X	X
<i>Dalea versicolor</i>	Wislizenus Dalea	X	X	X	X	X
<i>Daleo bicolor</i>	Indigo Bush	X	X	X	X	X
<i>Daleo frutescens</i> 'Sierra Negra'	Sierra Negra Dalea	X	X	X	X	X
<i>Daleo pulchra</i>	Bush Dalea	X	X	X	X	X
<i>Dicliptera suberecta</i>	Velvet Honeysuckle	X	X		X	X
<i>Dodonea viscosa</i>	Hopbush		X		X	X
<i>Dyssodia acerosa</i>	Shrubby Dogwood	X	X	X		X
<i>Encelia farinosa</i>	Brittlebush	X	X	X	X	X
<i>Encelia maculata</i> "Pink Beauty"	Bush Mormon	X	X		X	X
<i>Eremophila glabra</i> ssp. <i>carnosa</i> Winter Blaze	Winter Blaze		X		X	X
<i>Eremophila hygrophana</i>	Blue Bells	X	X		X	X
<i>Eremophila</i> 'Valentine'	Valentine Shrub		X		X	X
<i>Ericameria laricifolia</i>	Turpentine Bush	X	X	X	X	X
<i>Eriogonum fasciculatum</i>	Flat Top Buckwheat	X	X	X	X	X
<i>Eriogonum wrightii</i>	Wright Buckwheat	X	X	X	X	X
<i>Frutescens</i> 'Compacta' <i>Leucophyllum</i>	Compact Texas Sage	X	X		X	X
<i>Frutescens</i> 'Green Cloud'	Green Cloud Sage	X	X		X	X

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Botanical Name	Common Name	Landscape Character Zones				
		Transition Zone	Private Zone	Native Zone	Front Yard	Back Yard
SHRUBS						
<i>Hyptis emoryi</i>	Desert Lavender	X	X		X	X
<i>Justicia californica</i>	Chuparosa	X	X	X	X	X
<i>Justicia ovata</i>	Red Justicia	X	X	X	X	X
<i>Justicia spicigera</i>	Mexican Honeysuckle	X	X		X	X
<i>Larrea tridentata</i>	Creosote Bush	X	X	X	X	X
<i>Leucophyllum candidum</i>	Silver Cloud	X	X		X	X
<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	X	X		X	X
<i>Leucophyllum frutescens</i> 'White Cloud'	White Cloud Sage	X	X		X	X
<i>Leucophyllum frutescens</i> Leucophyllum	Texas Sage	X	X		X	X
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	X	X	X	X	X
<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage	X	X		X	X
<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	X	X		X	X
<i>Leucophyllum pruinatum</i> 'Sierra Bouquet'	Sierra Bouquet Sage	X	X		X	X
<i>Leucophyllum revolutum</i> 'Sierra Magic'	Sierra Magic Sage	X	X		X	X
<i>Leucophyllum zygophyllum</i>	Blue Ranger	X	X		X	X
<i>Lotus rigidus</i> Lycium	Deer Vetch	X	X	X	X	X
<i>Lycium andersonii</i>	Wolfberry	X	X	X	X	X
<i>Mimosa dysocarpa</i>	Mimosa	X	X	X	X	X
<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Muhley	X	X		X	X
<i>Muhlenbergia emersleyi</i> 'El Taro'	Bull Grass		X		X	X
<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	Autumn Glow Muhley		X		X	X
<i>Muhlenbergia rigens</i>	Deer Grass	X	X		X	X
<i>Muhlenbergia rigida</i> 'Nashville'	Nashville Grass	X	X		X	X
<i>Myoporum parvifolium</i>	Myoporum		X		X	X
<i>Plumbago capensis</i>	Blue Plumbago	X	X		X	X
<i>Plumbago scandens</i>	Plumbago White	X	X		X	X
<i>Rhus ovata</i>	Sugarbush	X	X		X	X
<i>Rosa banksiae</i> 'Alba Plena'	White Lady Bank's Rose	X	X		X	X
<i>Ruellia peninsularis</i>	Baja Ruellia	X	X	X	X	X
<i>Salvia chamaedryoides</i>	Mexican Blue Sage	X	X		X	X
<i>Salvia clevelandii</i>	Chaparral Sage	X	X	X	X	X
<i>Salvia greggii</i>	Autumn Sage	X	X		X	X
<i>Salvia leucantha</i>	Mexican Brush Sage	X	X		X	X
<i>Salvia leucophylla</i>	Purple Sage	X	X		X	X

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Botanical Name	Common Name	Landscape Character Zones				
		Transition Zone	Private Zone	Native Zone	Front Yard	Back Yard
SHRUBS						
<i>Senna covesii</i>	Desert Senna	X	X	X	X	X
<i>Senna wislizenii</i>	Shrubby Senna	X	X	X	X	X
<i>Simmondsia chinensis</i>	Jojoba	X	X	X	X	X
<i>Sophora secundiflora</i>	Texas Mountain Laurel	X	X	X	X	X
<i>Sphaeralcea ambigua</i>	Desert Globemallow	X	X	X	X	X
<i>Tagetes lemmonii</i>	Mt. Lemmon Marigold	X	X	X	X	X
<i>Tecoma stans</i>	Yellow Bells	X	X			X
<i>Vaquelinia californica</i>	Arizona Rosewood		X		X	X
<i>Viquiera deltoidea</i>	Goldeneye	X	X	X	X	X
Whitehorn Acacia	Silver-leaf Cassia	X	X		X	X
<i>Zauschneria californica</i>	Hummingbird Bush	X	X		X	X
<i>Zauschneria californica</i>	California Fuchsia	X	X		X	X
<i>Zizyphus obtusifolia</i>	Gray Thorn	X	X	X	X	X
GROUNDCOVERS						
<i>Acacia redolens</i> var. 'Low Boy'	Trailing Acacia	X	X			X
Aizoaceae species	Ice Plant	X	X	X	X	X
<i>Antigonon leptopus</i>	Queen's Wreath	X	X		X	X
<i>Baileya multiradiata</i>	Desert Marigold	X	X		X	X
<i>Calylophus hartwegii</i> 'Sierra Sundrop'	Calylophus	X	X		X	X
<i>Chrysactinia mexicana</i>	Damianita	X	X		X	X
<i>Convolvulus eneorum</i>	Bush Morning Glory		X			X
<i>Convolvulus mauritanicus</i>	Ground Morning Glory		X			X
<i>Cupheal lavea</i>	Bat-Faced Cuphea	X	X	X	X	X
<i>Daleo capitata</i> 'Sierra Gold'	Sierra Gold Dalea	X	X	X	X	X
<i>Daleo greggii</i>	Trailing Indigo Bush	X	X	X	X	X
<i>Dietes iridioides</i>	Fortnight Lily		X		X	X
<i>Drosanthemum speciosum</i> 'Rosa'	Ice Plant	X	X	X	X	X
<i>Dyssodia pentachaeta</i>	Dyssodia	X	X	X	X	X
<i>Erigeron divergens</i>	Spreading Fleabane	X	X	X	X	X
<i>Gazania rigens</i> 'Sun Gold'	Gazania		X			X
<i>Guara lindheimeri</i>	Guara	X	X	X	X	X
<i>Hemerocallis</i>	Daylily		X		X	X
<i>Hymenoxys acaulis</i>	Angelita Daisy	X	X	X	X	X

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Botanical Name	Common Name	Landscape Character Zones				
		Transition Zone	Private Zone	Native Zone	Front Yard	Back Yard
GROUNDCOVERS						
<i>Lantana montevidensis</i>	Trailing Purple/Yellow Lantana		X			X
<i>Malephora lutea</i>	Rocky Point Ice Plant	X	X	X	X	X
<i>Melampodium leucanthum</i>	Blackfoot Daisy	X	X	X	X	X
<i>Oenothera barlandieri</i>	Mexican Evening Primrose	X	X			X
<i>Oenothera species</i>	Evening Primrose	X	X		X	X
<i>Oenothera stubbii</i>	Saltillo Primrose		X		X	X
<i>Osteospermum fruticosum</i>	Trailing African Daisy	X	X		X	X
<i>Penstemon baccharifolius</i>	Rock Penstemon	X	X		X	X
<i>Penstemon eatonii</i>	Firecracker Penstemon	X	X	X	X	X
<i>Penstemon grandiflorus</i>	Penstemon	X	X	X	X	X
<i>Penstemon palmeri</i>	Palmer's Penstemon	X	X	X	X	X
<i>Penstemon parryi</i>	Parry's Penstemon	X	X	X	X	X
<i>Penstemon pseudospectabilis</i>	Canyon Penstemon	X	X	X	X	X
<i>Penstemon superbus</i>	Superb Penstemon	X	X	X	X	X
<i>Penstemon wrightii</i>	Penstemon	X	X	X	X	X
<i>Plumbago auriculata</i>	Cape Plumbago		X		X	X
<i>Psilostrophe cooperi</i>	Paperflower	X	X	X	X	X
<i>Pyracantha koidzumii</i>	Pyracantha		X		X	X
<i>Rosmarinus officinalis</i>	Rosemary		X		X	X
<i>Ruellia brittoniana</i>	Katie Ruellia		X		X	X
<i>Salvia sp. 'Quicksilver'</i>	Quicksilver Salvia	X	X		X	X
<i>Santolina chamaecyparissus</i>	Lavender Cotton		X		X	X
<i>Santolina virens</i>	Green Santolina	X	X	X	X	X
<i>Tagetes lemmonii</i>	Mt. Lemmon Marigold	X	X	X	X	X
<i>Verbena gooddingii</i>	Goodding's Verbena	X	X	X	X	X
<i>Verbena pulchella</i>	Moss Verbena	X	X	X	X	X
<i>Verbena rigida</i>	Sandpaper Verbena	X	X	X	X	X
<i>Verbena tenuisecta</i>	Moss Verbena	X	X	X	X	X
<i>Verbena tenuisecta 'Edith'</i>	Edith Verbena	X	X	X	X	X
<i>Wedelia trilobata</i>	Wedelia		X		X	X
<i>Zephyranthes candida</i>	Rain Lily		X		X	X
<i>Zinnia acerosa</i>	Desert Zinnia	X	X	X	X	X
<i>Zinnia grandiflora</i>	Little Golden Zinnia	X	X		X	X

NORTHPOINTE AT VISTANCIA DESIGN GUIDELINES

Botanical Name	Common Name	Landscape Character Zones				
		Transition Zone	Private Zone	Native Zone	Front Yard	Back Yard
VINES						
Antigonon leptopus	Queen's Wreath		X		X	X
Bougainvillea 'Barbara Karst'	Bougainvillea	X	X		X	X
Bougainvillea 'California Gold'	Orange Bougainvillea	X	X		X	X
Bougainvillea 'Jamaica White'	White Bougainvillea		X		X	X
Bougainvillea 'San Diego Red'	Bougainvillea		X		X	X
Bougainvillea spectabilis	Bougainvillea		X		X	X
Clytostoma callistegioides	Violet Trumpet Vine		X			X
Feijoa sellowiana	Pineapple Guava		X			X
Gelsemium sempervirens	Yellow Flowering Jessamine		X		X	X
Hardenbergia comptoniana	Lilac Vine		X			X
Mascagnia lilacina	Lilac Orchid Vine		X			X
Mascagnia macroptera	Yellow Orchid Vine		X			X
Maurandya antirrhiniflora	Snapdragon Vine		X			X
Podranea ricasoliana	Pink Trumpet Vine		X			X
Podranea ricasoliana	Pink Trumpet Vine		X			X
Rosa banksiae	Lady Bank's Rose	X	X			X
Solanum jasminodoides	Potato Vine		X			X
Trachelospermum jasminoides	Star Jasmine		X		X	X
Vigna caracalla	Snail Vine		X			X
PROHIBITED						
Brachychiton populneus	Bottle tree					
Cenchrus ciliaris or Pennisetum ciliare	Buffel Grass					
Cynodon dactylon	Common Bermuda Grass					
Eragrostis lehmanniana	Lehmann's Lovegrass					
Eucalyptus sp.	Eucalyptus Species					
Gutierrezia sarothrae	Snakeweed					
Hordeum jubatum	Foxtail Barley					
Pennisetum sp.	Fountain Grass					
Oleander sp.	Oleanders - except for Thevetia peruviana					
Olea sp.	Olive Species -Swan Hill is allowed					
Parkinsonia aculeata	Jerusalem Thorn/Mexican Palo Verde					
Prosopis chilensis	Chilean Mesquite - in					
Rhus lancea	African sumac					