



LAVEEN CROSSING MASTER
HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES
AND
COMMUNITY RULES

Effective Revision Date: December 26, 2019

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ARTICLE 3.1 – PURPOSE AND AUTHORITY

Architectural Review Process

The Architectural Committee (“Committee”) is established to act as an advisory and review panel for the community to maintain harmony and compatibility in external design. In addition, the Committee is responsible for determining community standards in matters of structure design and location; landscaping and topography; and view from neighboring lots. The Committees decisions are final. However, the homeowner has a right to appeal the decision of the Committee. All appeals shall be in writing and forwarded to the Board of Directors (“Board”) for final determination.

Pursuant to the Declaration of Homeowners Benefits, the Covenants, Conditions and Restrictions (“CC&Rs”) for Laveen Crossing Master Homeowners Association (“Association”), the Board has adopted the following guidelines for architectural and landscaping improvements. These guidelines shall apply to all lots within the Association.

Each lot owner is responsible for abiding by all of the provisions contained with the CC&Rs, Bylaws, Rules and Regulations, and Architectural Guidelines (collectively referred to as “Community Documents”). These documents are intended to enhance property values and ensure the high standards of development that exist with the Association.

The Architectural Guidelines were established to assist residents in preparing and application to the Committee for structural and landscape improvements.

Pursuant to the Architectural Guidelines each lot owner must submit plans for any and all structural and landscaping changes/improvements. Because each lot may have varying conditions such as, slope and grading lot views or various other physical conditions that makes the lot unique, a new application must be submitted each time that a lot is altered.

All plans must be submitted to the Committee **prior** to the beginning of construction or installation. Approval of the plans by the Committee is required before the lot owner may proceed with construction or installation. All architectural approvals will be conditioned upon and subject to compliance with applicable city and county codes.

APPLICATION PROCEDURE:

Application and plans (which will be kept on file with the Association) should be emailed, mailed or faxed to the Management Company:

Lighthouse Management
P.O. Box 6298
Goodyear, Arizona 85338
Phone: (623) 691-6500 Fax: (623) 691 6551
customerservice@lhmaz.com

The following information is required:

- **Application Form** – A completed application form (copies of which can be obtained from the Management Company).
- **Plot Plan** – A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
- **Elevation Plans** – Plans showing finished appearance of addition in relation to existing dwelling. An accompanying photograph of the proposed locations would be helpful.
- **Specifications** – Detailed description of materials to be used.

All land use and appearance, as well as buildings and structures erected with the Association, shall comply with all applicable City zoning code requirements. All land use and appearance, as well as buildings and structures erected within the Association, shall comply with all Community Documents.

Review – Plan Approval/Denial

The committee will have thirty (30) days in which to review, approve or disapprove an application. The timeline for applications starts when all information requested is received by the Committee.

The Committee's review of plans for approval or denial will include but is not limited to the following:

- Consideration of construction material, workmanship and consistency with the external design and color of existing structures on the lot and neighboring lots.
- The location of the improvement with respect to topography and finished grade elevation.

No changes or deviations in or from the plans once approved by the Committee shall be made without prior written approval of the Committee. By approving plans, neither the Committee, Board, nor Association assumes any liability or responsibility for any defect in any structure constructed or addition/improvement upon existing structures from the plans. By approving plans, neither the Committee, Board, nor Association assumes any liability or responsibility for effects of construction, addition/improvement upon existing structures on existing or future drainage. By approving plans neither Committee, Board nor Association assumes any liability or responsibility for effects of new or additional landscaping on existing or future drainage.

Approval Expiration

Upon receipt of approval, the Owner shall proceed to perform improvements as soon as practicable and shall diligently pursue such work so that it is completed as soon as reasonably practicable and within such time as may be prescribed by the Committee.

Construction Period

Construction must be completed within the prescribed timeline as indicated by the Committee. Failure to complete improvements as prescribed may be subject to monetary penalties for non-compliance.

Appeal

Any lot owner may appeal the decision of the Architectural Committee. The appeal must be submitted in writing to the Board, c/o the Management Company, within forty-five (45) days following the date of denial by the Architectural Committee.

If there is any inconsistency between these Architectural Guidelines and the CC&Rs, the CC&Rs shall control. All architectural approvals will be conditioned upon compliance with applicable city and county codes.

DEFINED COMMUNITY STANDARDS

Antennas/Satellite Dishes:

[Reference CC&R's Article 3, Section 3.5, Pg. 13]

Receivers **not** regulated by the Federal Communications Commission (the "FCC"), whether attached to a building or structure, or on any Lot, must be approved in writing by the Committee, with such screening and fencing as the Committee may require, prior to installation. Notwithstanding the foregoing, prior approval of the Committee is not required for (i) an antenna or dish that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter, (ii) an antenna or dish that is designed to receive video programming services via multi-point distribution services, including multi-channel multi-point distribution services, and that is one meter or less in diameter or diagonal measurement, or (iii) an antenna or dish that is designed to receive television broadcast signals, provided, however, that the following requirements shall be adhered to:

Antennas and dishes shall be placed, to the extent feasible, in locations that are not visible from ground level view from the street(s) running immediately in front of or along the side of a dwelling or adjacent properties provided such restriction does not impair the reception of an unacceptable signal. Should such a location impair the signal reception, the antenna or dish shall be placed at the minimum height which does provide an acceptable signal and which minimizes visibility from ground level view from such streets and adjacent properties

Outdoor wiring to antennas and dishes shall be routed in such a manner as to minimize or eliminate its visibility from ground level view from such streets and adjacent properties provided such a routing does not unreasonably add to the cost of the installation.

Guidance should be sought from the Committee prior to installation when a Lot Owner is uncertain whether they are in compliance with these provisions.

Basketball Goals:

[Reference CC&R's Article 3, Section 3.22, Pg. 18]

No basketball hoop, goal or backboard, whether permanent or portable, shall be constructed or installed without prior written approval of the Committee.

Children's Play Structures:

[Reference CC&R's Article 3, Section 3.1.1, Pg. 10]

Plans for children's play structures need not be submitted for approval if the following criteria are met:

Play structures installed in rear yards, **without play platforms**, that do not exceed a height of eight (8) feet from ground level and are placed a minimum of ten (10) feet from all neighboring boundaries.

Play structures that do not meet these criteria are subject to approval by the Committee and a Design Review Application is required to be submitted for review. Play structures with platforms shall not exceed 10 feet in total height.

Clothes Drying Facilities:

[Reference CC&R's Article 3, Section 3.8, Pg. 14]

No outside clotheslines or other outside facilities for drying or airing clothes shall be erected so as to be Visible from Neighboring Property.

Commercial or Recreational Vehicles:

[Reference CC&R's Article 3, Section 3.16, Pg. 16]

No commercial or recreational vehicles may be parked or stored on any Lot except for:

- Temporary parking of a recreational vehicle on the concrete driveway for a period of no more than seventy-two (72) consecutive hours within any consecutive seven (7) day period for the purpose of loading and unloading.
- Motor vehicles not exceeding seven (7) feet in height and twenty-two (22) feet in length that are parked on the concrete driveway, provided they do not block sidewalks or impede pedestrian traffic in any way.
- Parking on unpaved portions of the Lot is prohibited.

Driveways, Walkways and Sidewalks:

[Reference CC&R's Article 3, Section 3.19, Pg. 17]

Driveways:

Any additions, removal, replacement, extensions of driveways and sidewalks not provided by the builder must be submitted for approval. This includes colored or painted concrete, exposed aggregate, stamped concrete, etc.

If the driveway extends within two (2) feet or less of the neighboring property line, it shall require the written consent of the neighbor closest to the edge of the proposed extension.

Plans must include a plot plan of the existing lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surface must be stated.

Walkways and Sidewalks:

Need prior written approval of the Committee.

Plans must include a plot plan detailing the dimensions of the sidewalk/walkway and materials used in construction of sidewalk/walkway.

Fences and Walls:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

Plans for new fences, walls or additions must be submitted for approval. This includes decorative walls. New construction that is on the dividing property line must be submitted for approval with written approval from adjoining Lot owner(s).

Fences and walls must match existing fences and walls as installed by the Developer.

Flags and Flagpoles:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

Seasonal and decorative flags that are mounted below the roofline are allowed. Seasonal flags must be removed with seven (7) days after the date of the holiday. Flags must be maintained in quality condition at all times. Torn, ripped, faded, etc., constitute grounds for fines and removal. Flags may not be offensive to neighbors or the Association. The Committee shall make this determination. The Flag of the USA may be displayed any day according to A.R.S. 33-1808. Poles should not exceed twenty (20) feet in height, and must be submitted for placement approval.

Gates:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

All gates (single or double) must be of same material, height, design and color as the builder installed single gates. Double gates may be installed for wider access to rear yards and must be approved by the Committee. Installation of gates from individual residential Lots to common area is prohibited.

Garages:

[Reference CC&R's Article 3, Section 3.19, Pg. 17]

Garages shall be used only for parking of vehicles and shall not be used or converted for living or recreational activities without the prior written approval of the Architectural Review Committee. Garages may be used for the storage of material so long as the storage of material allows sufficient space for the parking of at least two (2) motor vehicles.

Gazebos and Ramadas:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

Gazebos, Ramadas and similar structures require prior written approval of the Committee. The maximum height shall not exceed ten (10) feet. Minimum setback from all block walls is five (5) feet.

Gutters and Downspouts:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

Gutters and downspouts will be considered for approval if the finish matches the color of the dwelling. High quality materials that offer long life are recommended since the homeowner must maintain them in good repair. Plans must include proposed location of gutters and downspouts.

Holiday Decorations:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

Signs/lights/symbols are allowed, but shall be removed within seven (7) days of the end of each Holiday. The December holiday signs/decorations/lights shall be removed by January 15th following the holiday season. Holiday decorations, etc., should not be placed greater than 35 days before the holiday. The Committee reserves the right to limit quantity, sizes and cause revision of unsightly displays.

HVAC:

[Reference CC&R's Article 3, Section 3.21, Pg.17]

Except as initially installed by the builder, no heating, air conditioning or evaporative cooling unit shall be placed, constructed, installed or operated upon any Lot without prior written approval of the Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of non-residential neighboring or public property. Annual routine maintenance on HVAC units may be performed without prior approval.

Landscape Requirements:

[Reference CC&R's Article 7, Section 7.1.1 & 7.7.2, Pg. 37]

Lots shall be maintained by their Owners free of weeds and debris; lawns shall be neatly mowed and trimmed; bushes shall be trimmed; and dead plants, trees, or grass shall be removed and replaced. The minimum number of trees per Lot is one (1) 15-gallon tree. (A saguaro cactus or ocotillo may be substituted for the one (1) tree limit. The minimum number of shrubs per Lot is five (5) 1 gallon shrubs. (See Appendix "A" & "B")

Any changes to the front yard landscaping (except replacement of dead landscaping with same or similar plant material) will require prior approval of the Committee.

Rear and side yard landscaping that is visible from the Common Area is required to be installed within one-hundred twenty (120) days of purchase.

Lighting:

[Reference CC&R's Article 3, Section 3.24, Pg. 18]

No spotlights, flood lights or other high intensity lighting shall be placed upon any Lot that in any manner will allow light to be directed or reflected unreasonably upon any other Lot.

Paint Colors:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

Paint Colors for the Association must remain consistent with builder's choice of color schemes. The Committee must approve paint colors prior to painting. (Refer to back of Guidelines for paint color codes). Pulte Homes did not follow all original color schemes. Therefore, current color schemes may not match spot on. Please consult the Architectural Design Review Committee if you have any questions before purchasing paint.

Paint color schemes and color cards are available at the following Dunn Edwards website:
https://www.dunnedwards.com/colors/archive/color-ark_pro

All Laveen Crossing homeowners will receive a 37% discount at all Dunn Edwards paint stores.
The Laveen Crossing discount code # is: **188544-000**

Disclaimer: Laveen Crossing HOA does not endorse Dunn Edwards. Homeowners do not need to use Dunn Edwards paint or products.

Patio Covers:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

Plans must be submitted to the Committee before construction for approval.

Plans for patio covers will be considered for approval. The following minimum standards are suggested:

- Roofing materials should match that which was installed by the builder within the subdivision that these guidelines govern. If you are going to re-roof or add to the home, the new materials must match the existing.
- Color of supports and material must match the color of the body or trim of the home. The design of the addition must match the original home in materials and construction methods.

Pools and Spas:

[Reference CC&R's Article 3, Section 3.1.1]

Swimming pools and spas do not require prior written approval of the Committee. Access to the backyard should be gained through an existing gate or the front portion of the block wall. No perimeter wall can be removed for access to the backyard.

Roof and Roof Structures:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

Roofing materials must be the same as those used by the builder on the original roof of the home. All vent pipe stacks, gutters, flukes and other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted to match the roof, or the painted wood trim.

Sunscreens and Security Doors:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

Screen, ornamental and security doors must be submitted for approval. They must match the exterior color of the body of the dwelling as close as possible. White, black and tan security doors are also acceptable.

Silver-colored aluminum screen doors are prohibited.

Sunscreens made of bronze, gray, charcoal, brown or beige material may be installed without prior written approval of the Committee. The frame for window screens must match the screen material or existing window frames.

Signs:

[Reference CC&R's Article 3, Section 3.14, Pg. 15]

Signs required by legal proceedings. Political signs shall not be displayed more than 45 days before an election and to no longer than seven (7) days after campaign. No more than three (3)

political signs may be displayed on any one Lot. One (1) For Sale or For Rent sign is allowed if the total face area of the sign is five (5) square feet or less in size. No emblem, logo sign, or billboard of any kind will be displayed any of the Lots or Common Area as to be Visible from Neighboring properties.

Solar Panels:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

No solar energy collection unit shall be placed, installed, constructed or maintained upon any Lot without approval of the Committee. The Committee will not prohibit installation but will evaluate the placement of the solar energy device working with the homeowner so as not to impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device.

Storage Sheds:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

Storage sheds must be submitted for approval. They should not exceed eight (8) feet in height. Dimensions and building materials to be used, along with a plot plan, should be submitted for Committee approval.

The addition of a shed or storage structure must be submitted to the Committee before applying to the City for a permit, if needed. Structures over 200 square feet require a City permit.

Trash Containers:

[Reference CC&R's Article 3, Section 3.7, Pg. 14]

Trash containers shall not be visible from Neighboring Property or the Community except for the night before trash pick-up and the night of trash pick-up. Trash containers left in view at any other time is subject to compliance violations.

Water Features and Statuary:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

Fountains and statuary must not exceed visibility requirements in private yards. The Committee must approve such items installed in the front yard. The Committee reserves the right to limit the size and quantity of statuary/fountains in the front yard. Fountains must be maintained and in working order.

Window Coverings:

[Reference CC&R's Article 3, Section 3.25, Pg. 18]

No window that is Visible from Neighboring Property shall at any time be covered with aluminum foil, bed sheets, newspapers or any other like material. No reflective material shall be installed or used on any windows without prior written approval of the Committee.

All window coverings must be maintained in good repair or be subject to compliance violations.

Yard/Garage Sales:

[Reference CC&R's Article 3, Section 3.1.3, Pg. 10]

Only two (2) yard sales are permitted per calendar year (2nd weekend of April and October). Yard sale signs must be removed immediately after completion of yard sale. No signs are permitted on common areas.

Items that do NOT need prior Committee Approval:

- 3 exterior security cameras – lighting must be reasonable and not disturb neighbors or traffic.
- 1 security doorbell
- Reasonable anti-pigeon devices
- Note: Reasonable is defined by community standards to maintain harmony and compatibility in external design.

LAVEEN CROSSING MASTER HOA

APPENDIX “A”

The following is the approved plants for the community. Plants not on the list may still be used with approval of the design review committee. Homeowners are encouraged to develop a landscaping plan for their properties and then select plants that will look good on the property and in the context of the neighboring properties. Property owners should be mindful of the water and irrigation requirements for specific plants and groups of plants, the maintenance requirements, the size, and shape the selected plants will attain in the coming years.

Homeowners can develop a landscaping plan with a desert theme, or a more lush landscape theme, or a combination of both. Landscaping suited to the Southwest desert environment is highly recommended. Homeowners may use decomposed granite, grass turf, or a combination of both, in the front yard areas.

Approved Plants List

Trees:

Acacia aneura	Blue Palo Verde *	Formann’s Eucalyptus
Acacia Berlandieri	Caesalpinia Cacalaco	Geoffroea Decorticans
Acacia Craspedocarpa	Caesalpinia Cacalaco	Golden Ball Lead Tree
Acacia Farnesiana	Cascalote *	Guajillo Acacia
Acacia Occidentalis	Cercidium Floridum	Honey Mesquite
Acacia Salicina *	Cercidium Hybrid *	Ironwood *
Acacia Schaffneri	Cercidium Microphyllum	Leather Leaf Acacia
Acacia Stenophyllia	Cercidium Praecox *	Leucaena Retusa
Acacia Willardiana	Chilean Mesquite	Lysiloma Microphylla Var.
Anacacho Orchid Tree	Chilean Palo Verde	Thornberi
Argentine Mesquite *	Chilopsis Linearis	Mescal Bean
Bauhinia Congesta	Coral Gum	Mesquite
Blue Leaf Wattle	Desert Fern	Mexican-Buckeye
	Desert Museum Paloverde*	Mulga
	Foothill Palo Verde	Narrow-Leaf Gimlet

Olneya Tesota
 Palo Blanco *
 Palo Brea *
 Palo Chino/
 Mexican Ebony *
 Pithecellobium Flexicaule
 Pithecellobium Mexicanum
 Pithecellobium Pallens
 Pittosporum Phillyraeoides
 Prosopis Alba
 Prosopis Chilensis
 Prosopis Glandulosa
 Prosopis Pubescens
 Prosopis Torreyana
 Prosopis Velutina
 Screwbean Mesquite
 Shoestring Acacia
 Sonoran Catclaw Acacia
 Sophora Secundiflora
 Sweet Acacia *
 Tenaza
 Texas Ebony *
 Texas Mesquite *
 Twisted Acacia *
 Ungnadia Speciosa
 Willow Leaf Acacia *
 Willow Pittosporum

Shrubs:

Acacia constricta
 Acacia Greggii *
 Aloysia Gratissima
 Aloysia Lyciodes
 Aloysia Macrostachya
 Ambrosia Ambrosoides
 Ambrosia Deltoidea
 Anacahuita
 Anderson's Honeysuckle
 Anisacanthus Andersonii
 Anisacanthus Quadrifidus
 Anisacanthus Thurberi
 Arizona Rosewood *
 Artemesia Ludoviciana
 Asclepias Subulata
 Atriplex Canescens
 Atriplex Hymenelytra

Atriplex Nummularia
 Autumn Sage *
 Baccharis Sarothroides
 Baja Red Fairy Duster *
 Bee Bush
 Berberis Haematocarpa
 Black Dalea *
 Blue Ranger
 Blue Sage
 Britton's Ruellia
 Buddleia Marrubifolia
 Caesalpinia Gilliesii
 Caesalpinia Mexicana
 Caesalpinia Pulcherrima
 Calliandra Californica
 Calliandra Eriophylla
 Calliandra Peninsularis
 Candelilla
 Canotia Holacantha
 Canyon Ragweed
 Cassia Artemisioides
 Cassia Biflora
 Cassia Nemophila
 Cassia Phyllodinea
 Cassia Wislizenii
 Cat Claw Acacia
 Celtis Pallida
 Chapparal Sage *
 Chihuahuan Sage *
 Chuparosa *
 Cordia Boissieri *
 Cordia Parvifolia *
 Cresosote Bush *
 Crucifixion Thorn
 Dalea Bicolor Var.
 Argyraea
 Dalea Frutescens *
 Dalea Pulchra *
 Dalea Versicolor Var.
 Sessilis
 Desert Bird of Paradise *
 Desert Broom (Male
 Cultivars)
 Dessert Cassia *
 Desert Hackberry
 Desert Holly
 Desert Honeysuckle *

Desert Lavender
 Desert Milkweed *
 Desert Rock Pea
 Desert Sage *
 Desert Sumac
 Dodonaea Viscosa
 Emu Bush *
 Encelia Farinosa
 Ephedra Aspera
 Ephedra Trifurca
 Eremophila Glabra
 Ericameria Laricifolia
 Eriogonum Fasciculatum
 Erythrina Flabelliformis
 Euphorbia Antisyphilitica
 Euphorbia Rigida
 Fairy Duster *
 Feathery Cassia *
 Flame Honeysuckle
 Flattop Buckwheat
 Fouquieria Splendens
 Fourwing Saltbush
 Fragrant Sage
 Golden Eye *
 Greythorn
 Gutierrezia Microcephala
 Hopbush
 Hyptis Emoryi
 Indigo Bush *
 Jojoba *
 Justicia Californica
 Justicia Candicans
 Justicia Sonorae
 Justicia Spicigera
 Krameria Grayi
 Krameria Parvifolia
 Larrea Tridentata
 Leucophyllum Candidum *
 Leucophyllum Frutescens*
 Leucophyllum Laevigatum
 Leucophyllum Pruinatum
 Leucophyllum Revolutum
 Leucophyllum
 Zygophyllum
 Leucophyllum
 Langmaniae
 Little Leaf Cordia *

Lotus Rigidus
Lycium Berlandieri
Lycium Fermentii
Mexican Bird of Paradise*
Mexican Honeysuckle*
Mexican Buckeye
Mexican Bush Sage
Mimosa Biuncifera
Mimosa Dysocarpa
Mormon Tea *
Narrow-Leaf Rosewood
Ocotillo *
Old Man Saltbush
Palm Canyon Justicia
Paper Flower *
Psilotrophe Cooperii
Ratany
Red Barberry
Red Bird of Paradise
Red Justicia
Rhus Microphylla
Rhus Ovata
Rhus Trilobata
Ruellia *
Ruellia Brittoniana
Ruellia Californica
Ruellia Peninsularis
Salvia Chamaedryoides
Salvia Clevelandii
Salvia Dorrii
Salvia Greggii *
Salvia Leucantha
Salvia Leucophylla
Shrubby Cassia
Sierra Madre Sage
Silver Dalea *
Silver-Leaf Cassia *
Silver Sage
Simmondsia Chinensis
Skunkbush
Snakeweed
Southwest Coralbean
Sugarbush
Sweet-Stem
Tecoma Stans *
Texas Sage *
Tomatillo

Triangle Leaf Bur Sage
Trixis
Trixis Californica
Turpentine Bush
Twin Flower Cassia
Ungradia Speciosa
Vauquelinia Californica
Vauquelinia Corymbosa
Velvet Pod Mimosa
Viguieria Deltoidea
Wait-a-Minute Bush
White Ratany
White Sage
White Thorn Acacia
Wislizenus Dalea
Wolfberry
Wooly Butterfly Bush
Yellowbells
Zizyphus Obtusifolia Var.
Canescens

Cacti and Succulents:

Agave Americana
Agave Colorata
Agave Murpheyi
Agave Parryi
Agave Victorae-Reginae
Agave Vilmoriniana
Aloe Barbadosensis
Aloe Ferox
Aloe Marlothii
Aloe Saponaria
Aloe Striata
Argentine Trichocereus
Arizona Organ Pipe
Banana Yucca
Beaked Yucca
Bear Grass
Beavertail Prickly Pear
Blue Yucca
Buckhorn Cholla
Carnegiea Gigantea
Century Plant
Cereus Hildmannianus
Chain Fruit Cholla
Compass Barrel

Coral Aloe
Dasylirion Acrotiche
Dasylirion Wheeleri
Desert Christmas Cholla
Echinocactus Grusonii
Echinocereus Fasciculatus
Engelmann's Prickly Pear
Ferocactus Acanthodes
Ferocactus Wislizenii
Fishhook Barrel
Fishhook Pincushion
Golden Barrel
Green Desert Spoon
Hedgehog Cactus
Hesperaloe Funifera
Hesperaloe Parviflora
Hildmann's Cereus
Joshua Tree
Lophocereus Schottii
Mammillaria Microcarpa
Medicinal Aloe
Mescal Ceniza
Mexican Organ Pipe
Murphy's Agave
Nolina Mataepensis
Nolina Microcarpa
Octopus Agave
Opuntia Acanthocarpa
Opuntia Basilaris
Opuntia Bigelovii
Opuntia Engelmannii
Opuntia Fulgida
Opuntia Leptocaulis
Opuntia Violacea
Pachycereus Marginatus
Parry's Agave
Purple Prickly Pear
Red Hesperaloe
Royal Agave
Saguaro
Senita
Soaptree Yucca
Sotol, Desert Spoon
Spanish Bayonet
Stenocereus Thurberi
Teddy Bear Cholla
Tiger Aloe

Tree Aloe
Tree Bear Grass
Trichocereus Candicans
Yucca Aloifolia
Yucca Baccata
Yucca Brevifolia
Yucca Elata
Yucca Rigida
Yucca Rostrata

Annual Wildflowers:

Argemone Pleiacantha
Arizona Lupine
Arizona Poppy
California Blue Bell
Chia
Chinch Weed
Desert Lupine
Eschscholzia Mexicana
Firewheel
Gaillardia Pulchella
Indian Wheat
Kallstroemia Grandiflora
Layia Platyglossa
Lesquerella Gordonii
Lupinus Arizonicus
Lupinus Sparsiflorus
Mexican Gold Poppy
Orthocarpus Purpuracens
Owl's Clover
Pectis Papposa
Phacelia Campaularia
Plantago Insularis
Prickly Poppy
Salvia Columbariae
Tidy Tips
Yellow Blanket

Grasses:

Deer Grass
Muhlenbergia Dumosa
Muhlenbergia Porteri
Muhlenbergia Rigens

Groundcovers:

Atriplex Semibaccata
"Centennial"
Centennial Baccharis
Cephalophyllum Cv. "red spike"
Dalea Greggii
Dorsanthemum Speciosum
Gooding's Verbena
Indigo Bush
Mexican Evening Primrose
Moss Verbena
Saltbush
Saltillo Primrose
Sandpaper Verbena
Trailing Evening Primrose
Trailing Gazania
Verbena
Verbena Bipinnatifida
Verbena Goodingii
Verbena Peruviana
Verbena Rigida
Verbena Tenera

Vines:

Antigonon Leptopus
Bouganvillea *
Callaeum Macroptera
Clematis Drummondii
Coral Vine
Maurandya Antirrhiniflora
Merremia Aurea
Pink Trumpet Vine *
Podranea Ricasoliana
Snapdragon Vine
Virgin's Bower
Yellow Orchid Vine *
Yucca

****Any plants or trees not on the approved plant list will need Architectural Committee approval****

*** COMMUNITY
BEST CHOICES
(Per Carescape Landscape)**

LAVEEN CROSSING MASTER HOA

APPENDIX “B”

PROHIBITED PLANT LIST

1. Olive trees (*Olea europaea*) other than the “Swan Hill” variety. These trees create considerable pollen which disturbs allergy sufferers. A mature tree produces thousands of olives which drop and create a mess in the landscape.
2. Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia* (*Thevetia* Species). Oleanders other than dwarf or *thevetia* varieties get to such a size and trunk thickness that they are difficult to control on a small lot.
3. Fountain Grass (*Pennisetum setaceum*) or Pampas Grass (*Cortaderia Selloana*). Within a very few years, fountain grass and pampas grass build up thatch which makes them extremely difficult to trim back. As a result, they are often let go and are unattractive or owners end up removing them. Pampas grass blades are so sharp, they can easily produce sliver cuts
4. All varieties of Citrus and other fruit bearing trees.
5. Mexican Palo Verde (*Parkinsonia aculeata*). Known for its extreme shedding, this variety is discouraged.
6. All varieties of mulberry trees. Mulberry trees join fruiting olive trees as a major pollen contributor.
7. Sissoo Tree (*Dalbergia sissoo*). Roots can threaten sidewalks, pavers, curbing, block walls and other landscape elements including lawns. The sprouts that spontaneously emerge from *Dalbergia* roots can also destroy the beauty and functionality of surrounding landscaping. These satellite sprouts not only grow in unwanted areas; they can also grow to become new trees.
8. Saltcedar Tree (*Tamarix*). The Saltcedar or Tamarisk Tree is listed as an invasive plant species listed by the US Department of Agriculture. Therefore, it is a noxious weed and is not allowed to grow in front or rear yards.