

LANDSCAPE DESIGN STANDARDS**Cañada Vistas**

Monterey Homes • Exclusive Luxury Communities

Cañada Vistas is a planned single family community developed by Monterey Homes. This project is located within the environmentally sensitive land ordinance (ESLO) zoning district established by The City of Scottsdale in 1991 to preserve the inherent character of this desert region. The Sonoran Desert is rich and abundant with native vegetation which is the foundation for the overall landscape concept for the community. All common areas were installed to conform with environmentally sensitive land ordinance and shall be maintained by the Homeowner's Association.

The enclosed Landscape Design Standards are intended to provide a level of neighborhood continuity amongst homeowners, yet allow enough flexibility to make an individual statement within each yard. Plant varieties were selected to offer a variety of color, texture, seasonal display and demonstrate an integration with the surrounding natural open space areas.

When a basement home is selected, homeowners and/or Landscape Contractors are required to maintain certain precautions. All plant material shall be located at least 2' from basement foundations. Irrigation trenches and equipment to be located a minimum of 3' clear of foundations. Grades along basements shall slope away from residence as established by engineer.

Optional Front Yard Landscape Plans

Homeowners have the opportunity to select from two (2) variations of front yard landscape plans. These landscape plans maintain community standards and compatibility within the Cañada Vistas landscape master plan. Front yard landscape plans (not included in the base purchase price) offer the choice of a partial turf or complete desertscape that incorporates a select listing of low water use plants (Exhibit A). Prohibited Plants consist of all Pines, Olive, Palms (exceeding a mature height of 6'), Elms, Eucalyptus, and Mulberry species. These and other lush varieties foreign to this region are strictly forbidden in front or rear yards. A limited selection of shade plants is offered for entry patios and courtyards. Front yard landscape installation and maintenance will be the responsibility of each homeowner.

Homeowners may choose from either landscape design plan. The "desertscape" option incorporates the base front yard requirements of trees, shrubs, and groundcovers to provide durability, low maintenance and regional character to the neighborhood. The "turf" option has a similar layout of plants with the added benefit of turf. Turf area encompasses up to

30% of front yard area and is installed with mid-iron sod. Front yard turf areas shall be contained by a 6"x6" concrete header with gentle curves. Remaining landscape areas receive a 2" deep, 1/2" minus 'Madison Gold' Decomposed Granite topdressing with a pre-emergent herbicide. Other colors and sizes will not be approved.

Each front yard Landscape Plan offered by Monterey Homes comes complete with a planting plan, irrigation layout, and details and specifications to clarify the special needs of individual layouts. Homeowners are solely responsible for all modifications to the standard landscape plans developed by the homebuilder. Prior to installation, homeowner and Landscape Contractor shall review the plans and select plant types from the restricted list for proper orientation, water requirements, growth patterns and expected mature size that accommodate actual site conditions. Any variation to the standard plan must be approved in writing by the Homeowners Association prior to installation.

Standard plans are considered minimum requirements. Homeowner may upgrade sizes or quantities directly with contractor. The Landscape Contractor shall verify actual site conditions and modify layouts if necessary to maintain conformance with all local codes and regulations.

The Landscape Contractor is responsible for all workmanship and that all construction methods utilized conform to industry standards.

Custom Design

Homeowners may elect to waive their option for pre-approved landscape plans and provide their own professionally designed front yard landscape plans that more closely express individual preferences. Complete landscape and irrigation plans are required for submittal, review and approval by the Architectural Review Committee prior to installation to assure continuity with the overall Cañada Vistas landscape master plan. Plans need to be submitted to Homeowner's Association Architectural Review Committee with a \$100.00 plan review fee which includes a final installation inspection. Plans will be reviewed within 5 working days from submitted date. Disapproved plans will require a resubmittal with no additional fee. Once homeowner receives written approval, installation may begin immediately. When landscape installation is 100% complete homeowner shall contact the Homeowners Association for a final review. Landscape installation will be inspected within 7-10 working days, followed by a written conformation of conformance.

Homeowner is required to have front yard landscaping installed within 60 days of occupancy. Completed installation shall be reviewed for approval prior to final acceptance by the Architectural Review Committee. If the landscaping is not fully completed prior to close of escrow, the Buyer must deposit \$2,000.00 in escrow pursuant to the community Covenants, Conditions and Restrictions (C. C & R's) to insure completion of such landscaping. The deposit (minus the review fee) will not be released to the homeowner until installation conformance is verified. The following are required minimum standards for front yard landscape design:

Landscape:

1. Front yard plant material must be selected from a limited plant list provided within these guidelines, refer to Exhibit A. Each front yard shall have a minimum of:
1 - 24" box primary

- 1 - 15 gallon accent tree
- 3 - 5 gallon accent shrubs/cacti
- 15 - Arid shrubs and/or groundcover

Note: Homeowner is required to plant the minimum of two trees. Saguaro or Ocotillo cannot be used as a substitute but may be planted in addition to above requirement.

2. Front yard is allowed to have a maximum area of 30% turf, variety of turf shall be mid-iron. Turf is required to be overseeded with perennial rye between the months of October and April. Turf areas shall have random curvilinear shape and only occur on home entry side of driveway. No turf shall be used between sideyard and driveway on narrow side of lot.
3. Decomposed granite shall be used to top dress all other landscape areas, with at least one application of pre-emergent. It is the homeowner's responsibility to clear existing weeds and keep landscape areas weed free at all times following landscape installation. Decomposed granite shall be 1/2" minus in size, 'Madison gold' color to match other front yards and spread 2" deep over prepared subgrade. Decomposed Granite shall be spread uniformly along walls and residence, 1" below walks and drive.
4. Turf areas shall be contained within 6"x6" concrete header. Turf layout shall not visually divide adjacent property. Header shall have long continuous curves and intersect walks or driveways perpendicular. The use of headers as an individual element to divide or benefit property edge is prohibited.
5. Landscape installation shall not obstruct drainage thru the site as established by City approved grading and drainage plans.
6. Grading shall flow with smooth transition to any adjacent residence or open space.
7. Berming front yard landscape is encouraged with 4:1 slope maximum. Height of berm shall not exceed 24" above established grade. Shape of berms shall be smooth and inconsistent in character to mimic natural forms.
8. Homeowner assumes liability of any disturbance to foundations, waterproofing to the house or any perimeter walls.
9. Construction shall be completely contained within lot unless otherwise approved by Monterey Homes and/or the Architectural Review Committee.
10. Landscaper shall review site with Monterey Homes prior to beginning work to note site conditions or discrepancies.
11. Tree and shrub varieties shall match adjacent neighbor if pre-existing on garage side of house.
12. Shrubs and groundcover varieties shall be clustered in random solid massings. Refer to sample landscape layout plan.
13. Locate plants away from curbs and walks (18" minimum) to minimize maintenance requirements and allow plants to maintain natural shaping.
14. Select plants for alternating seasons of display and color.
15. Homeowner to select low shrub/groundcover to maintain site visibility along driveway and street frontages. Plants exceeding 3'-0" in mature height shall be located at least 6'-0" back from sidewalk in high visibility areas.

16. Surface select boulders may be incorporated into landscape design. Boulders shall be grouped in clusters, buried 1/3 below grade and tipped with grades to mimic a natural outcropping. Boulders shall be a minimum of 1 ton with a natural oval character that is compatible with specified Decomposed Granite. Red colored rock and Lava Rock is expressively prohibited.
17. The use of River Rock in front yards for decoration is prohibited in this community. Severe slope conditions may warrant River Rock in a random configurations that blends into grade conditions.
18. The use of polyethylene film is prohibited.
19. Homeowner may use low voltage lighting to address sidewalk, entry or accentuate trees. Light source shall be adjusted to minimize glare onto adjacent properties or street. Pagoda style lights are prohibited to line edge of drives and streets.

Irrigation

With an average rainfall of less than eight inches, most plant material necessitates a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Each homeowner is required to provide a complete automatic irrigation system compatible with the front yard design. Turf areas shall have spray irrigation with 100% head to head coverage, designed to minimize overspray onto any pavement or granite area. All supplemental plants shall be watered by an underground drip system to provide slow, deep watering. The following are clarification's to specific irrigation requirements.

1. Irrigation equipment in front yards shall maintain standards utilized on optional front yards provided by Monterey Homes whenever possible. See sample irrigation plans.
2. Rear yard irrigation equipment and design is per the homeowners discretion.
3. Controllers shall be located on the side yards for accessibility and painted to match house.
4. Turf valves shall have flow controls and be located outside turf areas, concealed in planting.
5. All 1/2" drip tubing shall be buried 12" below grade, 6" from rootballs on uphill side of plant.
6. Sleeves across driveway are provided by home builder.
7. Turf spray heads shall have adjustable arc and radius to minimize over spray.
8. Anti-siphon valves are not allowed.
9. Backflow prevention assembly must be installed per City and local codes.
10. Organize irrigation valves so plants with similar watering requirements are watered together.
11. Refer to sample irrigation plans and detail sheet for further clarification's.
12. All valve boxes shall be tan in color.

Exhibit A**ACCEPTED PLANTS FOR FRONT YARD USE****Cañada Vistas**

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Prepared by Vollmer & Associates

20 September, 1995

The following is a select list of plant material that homeowners shall select from for front yard landscape design. Typical front yard packages indicate symbols sizes and plant descriptions that correspond to this list. The Homeowner and Landscape Contractor shall review front yard plan and select a single variety of each plant type that best addresses actual exposure, site condition and individual preferences.

Custom designed front yards shall also maintain varieties shown on this list. Quantities shall be equal or greater than those shown on typical front yard packages. Plans must be submitted to the Homeowners Association for review and approval prior to installation. Refer to Design Guidelines for further clarifications.

Primary Trees	
botanical name	common name
Acacia Abyssinica	Abyssinican Acacia
Acacia Smallii	Sweet Acacia
Cercidium Floridum	Blue Palo Verde
Cercidium Microphyllum	Foothill Palo Verde
Chilopsis Linearis	Desert Willow
Geijera Parviflora	Australian Willow
Olneya Tesota	Ironwood
Prosopis Varieties	Mesquite Varieties
Accent Trees	
botanical name	common name
Lagerstroemia Indica	Crape Myrtle
Lysiloma Thornberi	Desert Fern
Pithecellobium Species	Ebony Varieties
Sophora Secundiflora	Texas Mountain Laurel
Vitex Angus-Castus	Chaste Tree
Thevetia Peruviana	Yellow Oleander
Cacti/Succulants	
botanical name	common name
Carnegiea Gigantea	Saguaro
Dasyliroion Wheeleri	Desert Spoon
Echinocereus Englemanni	Hedgehog Cactus

Cacti (Cont.)	
Botanical name	Common name
Ferocactus Acanthodes	Barrel Cactus
Fouquieria Splendens	Ocotillo
Hesperaloe Parviflora	Pink Hesperaloe
Opuntia Bigelovii	Teddy Bear Cholla
Opuntia Ficus-Indica	Indian Fig Prickly Pear
Opuntia Phaeacantha	Engelmann's Prickly Pear
Opuntia Robusta	Robust Prickly Pear
Stenocerus Marginata	Mexican Fence Post
Yucca Baccata	Banana Yucca
Yucca Elata	Soaptree Yucca
Primary Foundation Shrubs	
Botanical name	Common name
Hyptis Emoryi	Desert Lavender
Leucophyllum Species	Sage Varieties
Tecoma Stans	Yellow Bells
Hyptis Emoryi	Desert Lavender
Leucophyllum Species	Sage Varieties
Zauschneria Californica	California Fuchsia
Baccharis Sarothroides (male)	Desert Broom
Justica Species	Honeysuckle Varieties
Larrea Tridentata	Creosote Bush
Simmondsia Chinensis	Jojoba
Calliandra Californica	Red Fairy Duster
Haplopappus Laricifolia	Turpentine Bush
Hypotis Emoryi	Desert Lavender
Cassia Varieties	Cassia Varieties
Convolvulus Cneorum	Bush Morning Glory
Dalea Frutescens 'Sierra Negra'	Black Dalea
Dalea Pulchra	Pea Bush
Acacia Redolens 'Desert Carpet'	Desert Carpet Acacia
Salvia Cleavlandii	Chaparral Sage
Salvia Leucantha	Mexican Bluesage
Salvia Greggii 'Sierra Linda'	Red Salvia
Dodonaea Viscosa	Hopseed Bush
Vauquelinia Californica	Arizona Rosewood
Justicia Californica	Chuparosa (green leaf)
Accent Shrubs	
Botanical name	Common name
Caesalpinia Pulcherrima	Red Bird of Paradise
Muhlenbergia Rigens	Deer Grass Varieties
Nolina Microcarpa	Bear Grass
Agave Species	Agave Varieties
Aloe Species	Aloe Varieties

Accepted Shrubs (Cont.)	
Botanical name	Common name
Cereus Species Nerium Oleander 'Petite Pink' Salvia Greggii Tecomaria Capensis Anisacanthus Quadrifolius 'Wrightii' Dicliptera Suberecta Ruellia Brittoniana 'Katie' Ruellia Peninsularis Tagetes Lemmonii Tagetes Lucida Viguiera Deltoidea Encelia Farinosa Xylosma Congestum 'Compactum'	Cereus Varieties Petite Pink Oleander Autumn Sage Cape Honeysuckle Mexican Flame Velvet Honeysuckle Dwarf Ruellia Desert Ruellia Mount Lemmon Marigold Licorice Marigold Goldeneye Brittlebush Dwarf Xylosma
Approved Vines	
Botanical name	Common name
Gelsemium Sempervirens Rosa Banksiae, 'Alba Plena' or 'Lutea' Mascagnia Species Bougainvillea 'Barbara Karst' Campsis Radicans Macfadyena Unguis-Cacti Podranea Ricasoliana Pyracantha Fortuneana Solanum Jasminoides Trachelosperum Jasminoides	Carolina Jasmine Lady Banks' Rose Mascagnia Varieties Bougainvillea B. Karst Trumpet Vine Cat's Claw Vine Pink Trumpet Vine Vining Pyracantha Blue Potato Vine Star Jasmine
Groundcover	
Botanical name	Common name
Baccharis Centennial Cuphea Hyssopifolia Rosemarinus Officinalis Amobrosia Deltoidea Baileya Multiradiata Eriogonum Fasciculatum Haplopappus Laricifolia Psilostrophe Cooperi Ganzania Species Asclepias Subulata Melampodium Leucanthum Oenothera Species Penstemon Species Zinnia Grandiflora Convolvulus Cneorum	Dwarf Coyote Bush False Heather Rosemary Varieties Bursage Desert Marigold Buckwheat Turpentine Bush Paper Flower Ganzania Desert Milkweed Blackfoot Daisy Primrose Varieties Penstemon Varieties Zinnia Varieties Bush Morning Glory

Groundcover (Cont.)	
botanical name	common name
Dalea Greggii Verbena Species Santolina Varieties Teucrium Chamaedrys	Trailing Indigo Bush Verbena Varieties Grey/Green Santolina Prostrate Germander
Protected Entry Shrub	
botanical name	common name
Wedelia Trilobata Euphorbia Rigida Diates Bicolor Myrtus Communis 'Compacta' Pittosporum Species Justicia Spicigera Ilex Vomitoria Photinia Fraseri Pittosporum Species Lagerstroemia Indica Ligustrum Japonium Lantana Varieties	Trailing Wedelia Yellow Spurge Morea Iris Compact Myrtle Dwarf and Varigated Pittosporum Mexican Honeysuckle (green leaf) Dwarf Yaupon Holly Photinia Varieties Dwarf and Varigated Pittosporum Crape Myrtle Waxleaf Privet Dwarf Lantana Varieties

plant legend

sym.	plant type	size	qty.	remarks
⊕	PRIMARY TREE	24" BOX	3	TALL UPRIGHT VASE SHAPE, MULTI
⊙	ACCENT TREE	8" GAL	1	TALL UPRIGHT VASE SHAPE, MULTI
⊗	PROTECT FOUNDATION SHRUB	1 GAL	10	MATCHED VARIETY, 5' 6" OC, 4' PRCT FOOT
⊖	PROTECT ENTRY SHRUB	1 GAL	4	3'-4" OC
⊙	ACCENT SHRUB	5 GAL	4	CENTER BETWEEN HARDSCAPE, 4'-6" OC
○	GROUND COVER	1 GAL	1	10'-24" OC, RAZOR, 30" PRCT FOOT

Material Quantities

DECOMPOSED GRANITE

2" DEEP 1/2" MINUS MADISON GOLD

560 80 FT.

NOTE:
HOME OWNER TO SELECT SPECIFIC VARIETIES FROM
RESTRICTED PLANT LIST FOR EACH PLANT REFERENCED.
OWNER MAY SELECT TO UPGRADE PLANT SIZES OR
QUANTITIES AT ADDITIONAL COST.

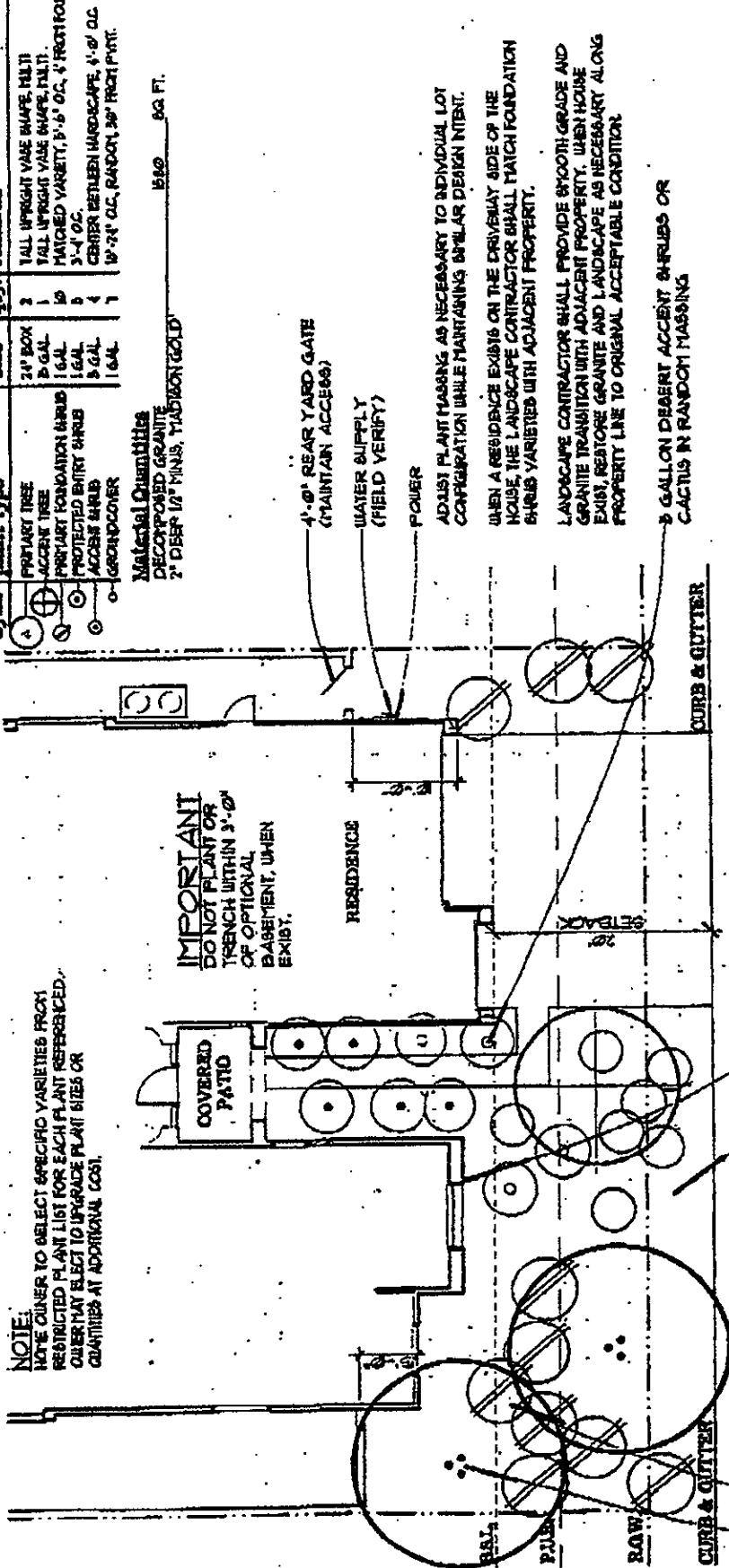


Exhibit B Typical Landscape Plan Canada Vistas

Paraiso Drive & 99th Street
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volmer & associates