

LANDSCAPE GUIDELINES

Central Vermont, Union Pacific,
Southern Pacific, and Seaboard

**FULTON HOMES AT COOLEY STATION
COMMUNITY ASSOCIATION
DESIGN GUIDELINES FOR LANDSCAPE
IMPROVEMENTS TO CENTRAL VERMONT
PRODUCT LINE**

Adopted: December 2016

Revised: November 2020

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Architectural and landscape improvements are under the purview of the Design Review Committee, as specified in the CC&R's, page 8 and 11, Sections 3.1 and 3.11 Design Review Committee. These Guidelines for Landscape Improvements (hereafter referred to as Landscape Guidelines) are in addition to the CC&R's and the Architectural Design Guidelines and are binding on all owners. The Design Review Committee may amend these Landscape Guidelines from time to time, as it deems appropriate. After the Declarant no longer owns any Lot or any portion of the Additional Property, the Board of Directors must approve any appeal or amendment of these Guidelines for Landscape Improvements. It is the responsibility of each owner to obtain and adhere to the requirements in the most recent Landscape Guidelines and/or Design Guidelines for Architectural Improvements.

ARCHITECTURAL REVIEW PROCESS

In accordance with the Declaration of Covenants, Conditions and Restrictions for Fulton Homes at Cooley Station (the "Declaration"), the Design Review Committee has adopted the following Architectural Guidelines, which shall apply to all Lots within Fulton Homes at Cooley Station.

Fulton Homes, through a contracted vendor, will be installing the initial front yard as a part of the Central Vermont product line original home purchase and as such, the contracted vendor will complete the design submittal application and approval process. None the less, each Lot owner should read, review and be acquainted with the CC&Rs recorded on the Lot within Maricopa County and with these Architectural Guidelines as may be amended from time to time by the Design Review Committee. These documents are intended to enhance property values and the high standards of development that exist within Fulton Homes at Cooley Station. The Design Guidelines are established to assist residents in preparing an application to the Design Review Committee for architectural and landscape improvements. **FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE DESIGN REVIEW COMMITTEE.** Even if your addition or alteration is identical to another, which has been approved, it must be submitted for approval. Since each situation may have different conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall control. All architectural approvals will be conditioned upon compliance with applicable city codes.

Please note that because the Association is responsible for maintaining the Central Vermont product line front yards, the following recommendations are encouraged to protect the integrity of building foundations, footings, walls and any hardscapes:

- Use of real turf/grass is discouraged in rear yards to limit the amount of water that could adversely affect the integrity of the soils below your lot.
- If your plan is to use real turf in the rear yard, it is recommended that turf be kept away from any structures, walls or hardscapes to reduce or eliminate any water from seeping into these areas.
- Drought tolerant or plants that require low amounts of water are recommended. Drip irrigation should be used, providing only the amount of water needed to sustain the life and health of the plants. (Recommended courtyard trees: Mastic Tree, Oleander Tree, Mexican Yellow Bird of Paradise and Purple Leaf Plum)

Additional Items to note:

- Although the Association will be maintaining all Central Vermont product line front yards in the community, the landscapers will not be responsible for blowing any entry or patio areas.
- Any damage caused to the Association maintained front yard area by the owner/resident, any vendors they employ to work on their lot, or their invitees will be the homeowner's responsibility to repair. Should the homeowner fail to repair

any such damage in a reasonable amount of time, the Association will seek self-help options and complete the repairs at the owner's expense.

- All rear/court yard landscape installation must have a separate irrigation system and cannot be tied into the Association system located within the front yard.
- Permanent Concrete Planter may be installed with the following provisions:
 - **Irrigation must be tied into the homeowner's rear/court yard irrigation system.**
- Pots: Non-plastic pots strategically places along the front of the house, adjacent to the garage/driveway or located on pedestals may be installed with the following provisions:
 - **Irrigation must be tied into the homeowner's rear/court yard irrigation system.**
 - Homeowner is responsible for maintaining all pots, pedestals and vegetation (including perineals) installed therein, including those installed in the Association maintained front yard area.
 - Color of the pots must be neutral/earth tones.
 - All building materials and colors to be used on pedestal must be submitted.
 - Pots can be purchased from Design Cast pots www.designcastusa.com, The following pot types by Design Cast are allowed: Classic Series Square Planters, Oblique Series Planters, Roma Series Planters, Urn Series Planters, Ribbed Series Planters.

APPLICATION PROCEDURE

Submittal

Application and plans (which will be kept on file with the Association) should be mailed or hand-delivered to:

Fulton Homes at Cooley Station Community Association
CCMC
8360 E Via de Ventura Blvd, Suite L-100
Scottsdale, AZ 85258
480-921-7500

The following information should be included:

1. **Application Form** -- A completed Association application form (copies of which can be obtained from the management office).
2. **Plot Plan** -- A site plan showing dimensions of the Lot, the dimensions of the existing dwelling in relation to the Lot, and the dimensions of the proposed improvement in relation to the existing dwelling and property lines (setbacks). Measurements must be written on the plans. An accompanying photograph of the proposed location would be helpful as well.
3. **Elevation Plan(s)** -- Plans showing finished appearance of the proposed improvement in relation to the existing dwelling. An accompanying photograph of the proposed addition (if available) may be helpful.
4. **Specifications** -- Detailed description of materials to be used and color samples must be submitted.

All buildings and structures erected within Fulton Homes at Cooley Station and the use and appearance of all land within Fulton Homes at Cooley Station, shall comply with all applicable zoning and code requirements as well as the CC&Rs and these Guidelines.

To assist with design concepts that are harmonious with the intent of these guidelines, samples of front yard designs that include artificial turf, hardscape, fence and fountain/water feature designs are included in the attached exhibits. Please know submittal for these options is still required in advance.

Review -- Approval and/or Disapproval - The Design Review Committee shall have forty-five (45) days after submittal of plans to approve or disapprove plans. Review and approval or disapproval will include, but not be limited to, consideration of architectural design, material, colors, harmony with the external design and color of existing structures on the Lot and on neighboring Lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Design Review Committee, nor the Board, nor the Declarant, nor the managing agent shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The homeowner shall be responsible for obtaining any and all permits required by the Town of Gilbert, (if applicable). The review of plans by the Design Review Committee, Board of Directors and/or the Declarant is for aesthetic purposes only.

Approval Expiration/Construction Period – Upon receipt of approval from the Design Review Committee for any Construction or Modification, the Owner who had requested such approval shall commence the Construction or Modification approved by the Design Review Committee within ninety (90) days of the date the request was approved by the Design Review Committee and shall diligently pursue such Construction or Modification so that it is completed as soon as reasonably practicable within such time as may be prescribed by the Design Review Committee. If the Construction or Modification is not commenced within the time period prescribed by this Section, the Design Review Committee may revoke approval of the Construction or Modification.

NOTE: Any existing structures installed by the Developer must be included on Owner submittal or it will automatically be disapproved.

Prohibited Structures – So long as the Declarant retains Class B membership, certain improvements/structures including but not limited to the following will not be approved: patio enclosures (other than those installed by the builder during the original construction of the home), room additions, free-standing garages

APPROVED PLANT LIST- CENTRAL VERMONT

Botanical Name

Common Name

Trees:

Each house will have a tree strategically placed within the tree lined area located between back of curb and the sidewalk. Due to the tree canopy size at maturity, trees located within the residential property is prohibited.

Shrubs & Vines:

Bougainvilleas	Asst. Bougainvillea
Callistemon viminalis 'little john'	"Little John" Bottle Brush
Carissa	Natal Plum varieties
Eremophila	Assorted Emu varieties
Eremophila maculata valentine	Valentine Bush
Hibiscus	Hibiscus Varieties (Red)
Ilex Stokes	Yaupon Holly
Leucophyllum	Texas Sage varieties
Leucophyllum Laevigatum	Chihauahuan Sage
Leucophyllum Langmaniae	Rio Bravo Sage
Leucophyllum Frutescens	Green Cloud Sage
Nerium oleander 'Petite Pink'	Petite Pink Oleander
Rosa bank slae 'Lutea'	Lady Banks Rose
Ruellia	Ruellia varieties
Tecoma Stans	Arizona Yellow Bells
Tecoma Stans	Orange Jubilee
Tecomaria Capensis	Cape Honeysuckle

Ground Cover and Accents:

Agave	Agave Species
Chamearops Humilis	Mediterranean Fan Palm
Dasyliirion	Desert Spoon varieties
Hesperaloe Parviflora	Red Yucca
Lantana	Lantana SPREADING varieties
Natal Plum	Natal Plum LOW GROWING varieties
Phoenix roebelenii	Pygmy Date Palm
Pyracantha coccinea 'Lowboy'	Dwarf Pyracantha
Rosmarinus officianalis 'Huntington Blue'	Rosemary
Rosmarinus officianalis "Prostratus"	Dwarf Rosemary
Ruellia brittoniana "Katie"	Dwarf Ruellia Katie

SAMPLE FRONT YARD IMPROVEMENTS

The following exhibits showcase sample hardscape options, landscape options and alleyway designs for owners to consider when designing their front yard landscape installation. The information contained within these samples align with these Design Guidelines for Landscape Improvements, as well as, the Design Guidelines for Architectural Improvements.

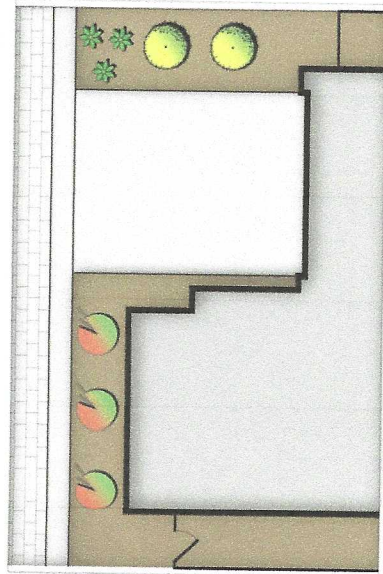


PHONE NUMBER: 480-893-3948

**COOLEY STATION
CENTRAL VERMONT
LANDSCAPE OPTIONS AND
ALLEYWAY DESIGNS**

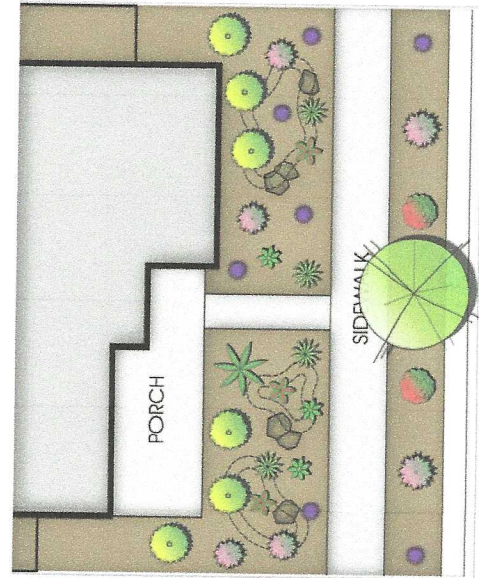
ALLEYWAY PLANTS ARE FOR ILLUSTRATION ONLY
ACTUAL PLANTING LAYOUTS ARE PREDETERMINED
BY YOUR LOT NUMBERS

ALLEYWAY 1

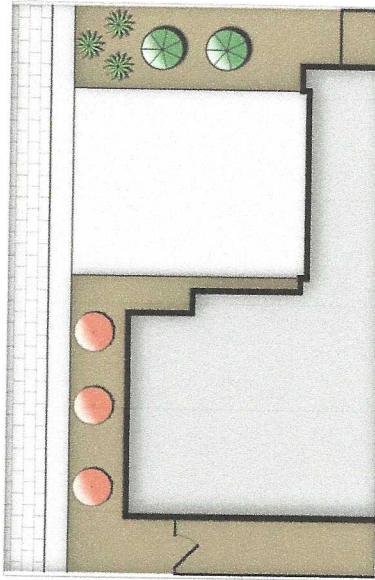


**XERISCAPE FRONT YARD
PACKAGE**

- PACKAGE INCLUDES
- (1) 15 GALLON ACCENT PLANT
 - (2) 5 GALLON SHRUBS
 - (3) 1 GALLON SHRUBS
 - (4) 2'X2' BOULDERS
 - (5) 3' MOUNDS
- APACHE BROWN 1" SCN GRANITE
AUTOMATIC IRRIGATION SYSTEM

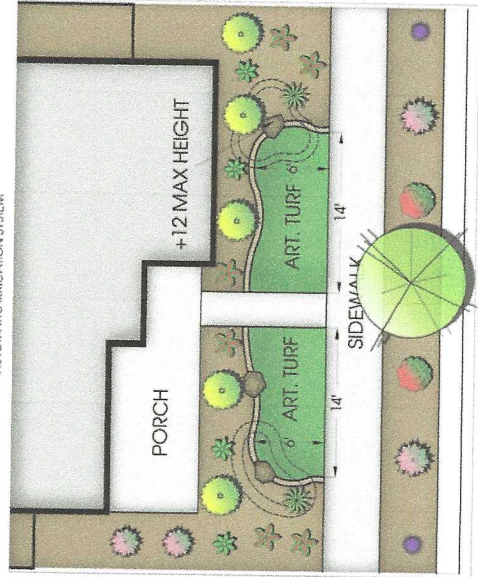


ALLEYWAY 2

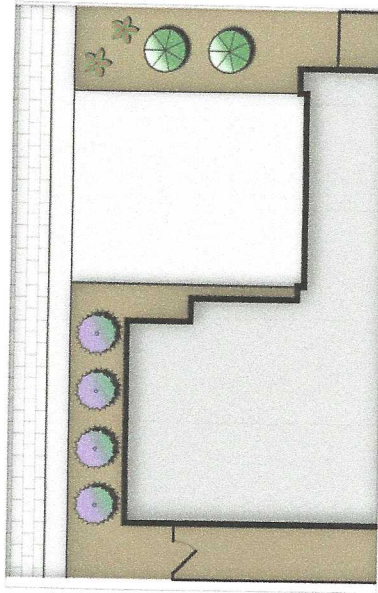


**CURVED FRONT YARD
PACKAGE**

- PACKAGE INCLUDES
- (15) 5 GALLON SHRUBS
 - (4) 1 GALLON SHRUBS
 - (3) 2'X2' BOULDERS
 - (2) MOUNDS
- ARTIFICIAL TURF DIAMOND LIGHT-60 WEIGHT
BROWN TURF BORDER END TO END
APACHE BROWN 1" SCN GRANITE
AUTOMATIC IRRIGATION SYSTEM

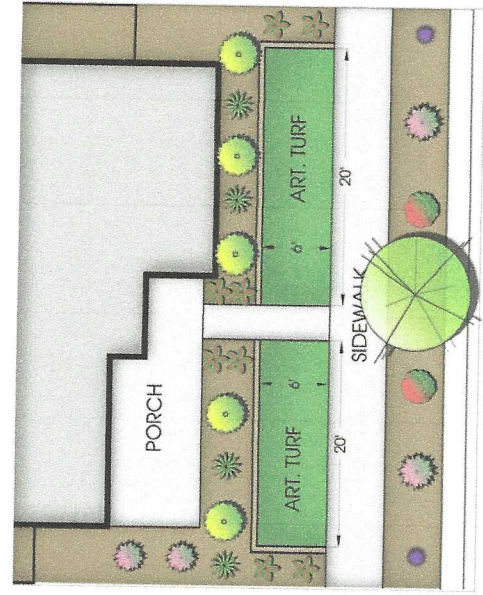


ALLEYWAY 3



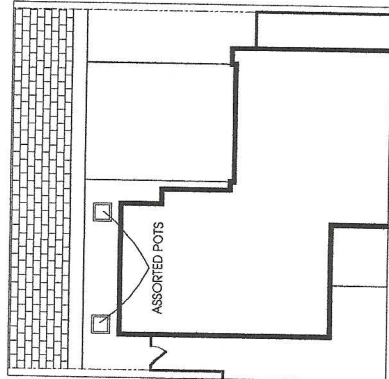
**LINEAR TURF FRONT YARD
PACKAGE**

- PACKAGE INCLUDES
- (15) 5 GALLON SHRUBS
 - (3) 1 GALLON SHRUBS
- ARTIFICIAL TURF DIAMOND LIGHT-60 WEIGHT
APACHE BROWN 1" SCN GRANITE
AUTOMATIC IRRIGATION SYSTEM

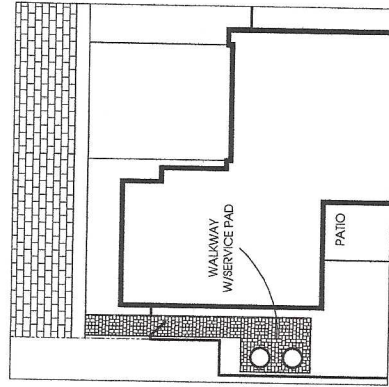


COOLEY STATION CENTRAL VERMONT LANDSCAPE OPTIONS

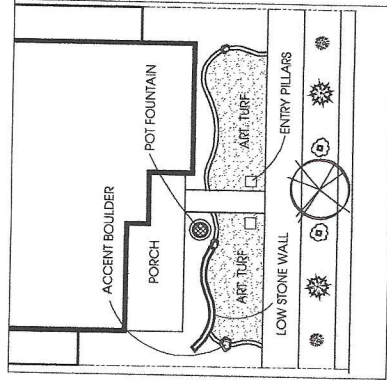
ASSORTED POTS



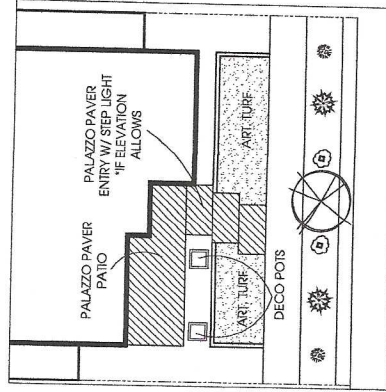
SIDEWALK AND SERVICE PAD



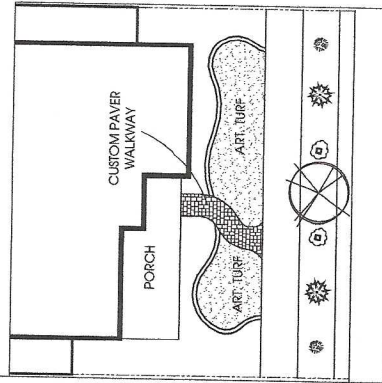
CURVED WALL, POT WATER FEATURE AND ADDITIONAL TURF



STAGGERED WALKWAY



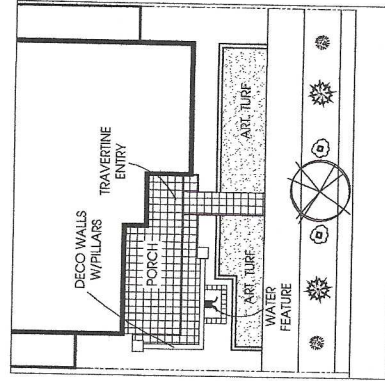
CURVED FRONT WALKWAY W/ CURVED TURF



RAISED PLANTER W/TRAVERTINE CAP



TRAVERTINE ENTRY & CUSTOM PATIO



PILLARS & WROUGHT IRON DECO WALL W/ ADDITIONAL TURF

