
PEAKVIEW RANCH HOMEOWNERS ASSOCIATION

DESIGN REVIEW GUIDELINES

Revised and Approved 1/9/2019

For convenience sake, defined terms from the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements are used herein.

ANTENNAS

Antennas one meter or less in diameter or diagonal measurement, together with their associated mounting hardware and mast, if applicable (an "Antenna System"), must comply with the following restrictions if they are to be placed, installed or kept on a Lot outside of a Dwelling Unit, unless compliance would impair the installation, maintenance or use of an Antenna System used to (i) receive direct broadcast satellite service or receive or transmit fixed wireless service via satellite; (ii) receive video programming services via multipoint distribution or receive or transmit fixed wireless signals other than via satellite; or (iii) receive television broadcast signals:

(a) An Antenna System must be placed on a Lot in such a manner so as not to be visible from Neighboring Property.

(b) If an Antenna System, cannot be placed on a Lot in such a manner as to not be visible from any other Lot, the Common Area or streets without impairing the Lot Owner's installation, maintenance or use of the Antenna System, the Antenna System must be screened by landscaping or by some other means so that it is not visible from any other Lot, the Common Area, or streets, unless the landscaping or screening would impair the installation, maintenance or use of the Antenna System, in which case the Antenna System must be screened to the greatest extent possible without impairing the installation, maintenance or use of the Antenna System.

(c) If no other location is available without impairing the installation, maintenance or use of an Antenna System and the Antenna System must be mounted on a residence or other structure in a manner that will be visible from other Lots, the Common Area or streets, the Antenna System must be painted a color that will blend into the background against which the Antenna System is mounted.

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION

DESIGN REVIEW GUIDELINES

ANTENNAS

Continued

(d) For purposes of these restrictions, the installation, maintenance and use of an Antenna System shall be deemed to be “impaired” only if the restriction causes one of the following to occur:

(i) the restriction unreasonably delays or prevents installation, maintenance or use of the Antenna System;

(ii) the restriction unreasonably increases the cost of installation, maintenance or use of the Antenna System; or

(iii) the restriction precludes reception or transmission of an acceptable quality signal.

No dish that exceeds one meter in diameter or diagonal measurement may be placed, installed, constructed or kept on any Lot without the prior written approval of the Design Review Committee (the “Committee”).

AWNINGS

Awnings are *allowed with Design Review Committee approval.*

BASKETBALL GOALS

Basketball goals are permitted in front yards adjacent to driveways only upon prior written approval from the Committee and if they are pole mounted and permanently installed. Pole and mounting fixtures are required to match the exterior house colors. **Basketball goals may not be attached directly to any home.**

- Backboards must be clear Plexiglas or match the color of the body of the exterior of the home, or as otherwise approved by the Committee.

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION DESIGN REVIEW GUIDELINES

- All equipment must be reasonably maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc., constitute grounds for fines and /or removal.
- Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
- Courts may not be painted or permanently outlined on the driveway or other concrete surfaces visible from neighboring properties.
- Lighting for night use of the equipment is prohibited.
- Portable basketball goals must be maintained in good condition and stored so as not to be visible from neighboring properties, when not in use. Overnight storage of such equipment in a location visible from neighboring properties is prohibited.
- Permanent basketball goals located in the rear yard must comply with all above applicable guidelines.

RESIDENTIAL BUILDINGS STRUCTURES

Primary Residential building heights are limited to structures with a maximum height of 20 feet with design approval. Building plans are required to be submitted to the Design Review Committee for approval. Residential buildings must be permanent. Finished building structure must be finished with materials of stucco, masonry and brick. Roof covering materials must be flat clay or concrete tile for pitched roof homes and rolled roofing for adobe-style buildings. No asphalt or composite shingle roofing, shake or metal will be allowed. All building structures must meet county standards and the homeowner is responsible for obtaining the necessary county permits prior to any building being constructed. The setback for the building must be a minimum of 10 feet or as directed by the county, whichever is greater. The primary residential building must be a single level home, at least 1900 square feet and no larger than 3500 square feet with a minimum 2 car garage.

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION

DESIGN REVIEW GUIDELINES

DETACHED GARAGES AND RV GARAGES Detached garage and RV garage building heights are limited to structures with a maximum height of 23 feet with design approval. Building plans will need to be submitted to the Design Review Committee for approval. Garage buildings must be permanent. Finished building structures must be finished with materials of stucco, masonry and brick. Garages must be painted to match the color of the primary residential building. Roof covering materials must be flat clay or concrete tile for pitched roofs (tiles must match primary residential building) and rolled roofing for adobe-style buildings. No asphalt or composite shingle roofing, shake or metal will be allowed. All Building structures must meet county standards and the homeowner is responsible for obtaining the necessary county permits prior to any building being constructed. The setback for the Building must be a minimum of 10 feet or as directed by the county, whichever is greater.

COLORS/TONES Exterior colors of all buildings and structures will be earth tone and must be approved by the committee. Earth tone accent trim colors are permitted. Bright colors will not be permitted. Any change of exterior color, body or trim, must have prior written approval of the Committee.

CONSTRUCTION PERIOD Once approved, construction shall be within 100 days from the date the request was approved and shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the discretion of the Committee), such construction shall be completed within six (6) months from the date of commencement of construction.

DISCLAIMER FOR LIABILITY The Committee shall have no liability in connection with or related to approved or disapproved plans, specifications, or improvements. The approval of plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

DRIVEWAYS Concrete surfaces and pavers are allowed. Asphalt (blacktop) surfaces are prohibited. Concrete surface may be stained or stamped, but not painted. Driveways must be earth tone colors. Driveways must be kept clean of trash, debris, oil and rust stains, dumpsters are not permitted.

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION

DESIGN REVIEW GUIDELINES

EXTERIOR HOUSE MATERIALS

Finished building materials must be applied to all exterior sides of buildings and structures (final paint or stucco finish). Acceptable materials include stucco, masonry and brick (all materials to be approved by the Committee).

FENCING AND WALLS

Rear yard fencing is required on all lots and shall be a maximum height of 6' as measured from the highest adjacent lot, unless otherwise approved by the Committee. Fencing located between Dwelling Units and facing the street (commonly known as fence returns) shall be block painted, stained or integral colored (ICI 371 "Sanderling") so as to be consistent throughout the subdivision. All fencing between Dwelling Units, not facing or adjacent to public right-of-way or open space shall be painted cinder block. *Fencing not permitted:*

- Chain Link
- Wood Slat
- Wood Picket
- Free Standing on Property Line

Wood slats are permitted as part of a metal frame gate within a masonry block fence.

Garden walls are permitted to a maximum height of 48" and must match the architectural finish, texture, and style of the house, or be specifically approved otherwise as submitted to the Committee.

FINE GRADING AND MOUNDING

Fine grading is a critical aspect of landscaping. Each Lot shall be graded such that all storm water will drain away from the house. It is extremely important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. Because of the difficulty and importance of maintaining the individual lot drainage pattern and creating natural appearing mounding, it is recommended that a Registered Landscape Architect or design professional be consulted. Mounding and other proposed grade changes will be closely scrutinized.

FLAGPOLES

The Association will allow flagpoles subject to the Committees review and approval of its dimension and location. Flagpoles cannot exceed a maximum height of 25 feet and must have a set back of 7 feet from property line.

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION DESIGN REVIEW GUIDELINES

GARAGES (ATTACHED) & CARPORTS

All home construction must have an enclosed garage integrated with the house as a minimum 2 car garage. Carports are allowed with prior approval and must be attached to the home. Carports must match the architectural style of the home with exterior color to match. Garage conversions are not permitted except in the case of model homes whereby conversions are permitted until the end of the selling period when they must be restored to a full garage. Garage doors should remain closed when the garage facility is not in use.

GATES

Gates must have a metal frame and may have wood slats. Gates opening onto Common Areas are prohibited. Double gates may be installed to allow wider access ways to back yards. Double gates must also have metal frames and may have wood slats. All gates must be natural wood colored or painted to match the color of the adjacent block wall or painted black. The metal frames may be painted black. Slider gates are permitted with the above materials, metal frame and wood slats.

Gates shall not be permitted in any perimeter theme wall without prior approval of the Committee.

HEADER MATERIAL

Headers shall be used to contain and separate rock ground cover from grass and Common Areas. Brick, steel, concrete and 1/4" to 1" pressure treated redwood are permitted. Headers may not exceed 12" in width and shall be flush where they abut other paved areas. Railroad ties, plastic, aluminum, or redwood header smaller than 1/8" x 4" is prohibited.

IRRIGATION SYSTEMS

All landscaped areas must be equipped with an underground irrigation system. A low-pressure drip irrigation system is encouraged for all shrubs and ground cover areas.

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION

DESIGN REVIEW GUIDELINES

LANDSCAPE REQUIREMENTS

In order to develop landscaping consistency throughout the neighborhood, a minimum of three (3) 15-gallon trees and twelve (12) 5-gallon plants are required in the front yard of each unit. A plant list is provided in Exhibit "A". Plants listed as "for rear yards only" should not be used in front yards. Covered open porches, courtyards, low walls, fountains or other features, may be used to supplement and create imaginative landscape designs, subject to approval of the Committee.

To the extent landscaping conforms to the requirements set forth herein no approvals shall be necessary. Non-conforming landscaping is subject to removal or conformance if not otherwise approved by the Committee.

Each individual home site will be required to complete front yard landscaping within one hundred and twenty (120) days for all portions Visible From Neighboring Property after the close of escrow for initial sale of a Dwelling Unit on a Lot. It is recommended that backyard landscaping be installed at this time too, since construction access to the backyard is often through the front yard.

LIGHTING

The use of outside lighting is allowed with the following restrictions:

- Coach lights, porch and patio lights shall be per builder installation. Any changes to Builders installed fixtures will require Committee approval.
- Exterior lighting must be soft and indirect with no light sources directly visible to neighboring properties or creating any nuisance.
- No outdoor flood lights where light spills over onto a neighbor's property, except in the case of model home(s).
- Low-pressure sodium bulbs are discouraged.
- All outside lights shall be screened wherever possible with walls, plant materials or internal shielding.
- Malibu type lights are permitted.
- Low voltage lighting is acceptable.

ORNAMENTS

Functional and/or decorative items must be *no taller than 3 feet* with no more than 10 installed (any ornaments totaling more than 10 must receive approval from the Design Committee).

Holiday décor is permitted without approval and must be removed within five (5) days of the Holiday.

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION

DESIGN REVIEW GUIDELINES

PATIO COVERS

Patio covers must be painted to match the color of the body or trim of the existing home. Homeowner is responsible for any and all permits required by the county. Replacement roofing materials shall match that which was installed by the builder on the original roof of the home or those which were offered as an option by the builder for a patio cover. Asphalt shingles (including rolled shingles) are expressly prohibited. All patio covers not installed by the builder will need to be reviewed by the Committee on an individual basis prior to installation. All patio covers are the homeowner's responsibility to maintain.

RAMADAS AND GAZEBOS

Ramadas and gazebos may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:

- Maximum square footage (under roof area) is 500 square feet.
- Maximum roof height is 12 feet at the highest point.
- The structure must be painted to match house color and maintained in good condition.
- Lighting of the structure must be approved by the Committee prior to installation.

RECREATION VEHICLES

Subject to the prior written approval of the Design Review committee, trailers, recreation vehicles, campers, boats, trucks, equipment or other vehicles may be parked in the back of a Lot provided they are attractively screened from view. In its discretion, the Design Review Committee shall determine (1) the suitability, design, location and attractiveness of the screening and (2) the effectiveness of the screening in reducing or mitigating the visual impact from neighboring properties. In making these determinations, the Committee may consider the uniqueness of the Lot, the impact of the RV and screening on other Association members, the visibility from neighboring properties, the color scheme of the screening the type of *natural* screening material or structure, and any other relevant factors. Once approved, the Lot Owner shall maintain the screening in good condition.

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION

DESIGN REVIEW GUIDELINES

ROCK GROUND COVER

Rock ground cover may be decomposed granite or other natural rock material approved by the Committee. All bare earth must be covered.

Decomposed Granite

Decomposed granite in the front yard or areas visible from the street must be earth-toned in color. Acceptable colors include:

- Gold
- Beige
- Blonde
- Coral
- Mauve

Artificially colored rocks (blue, green, white or other non-earth tones) are not permitted. All decomposed granite shall be treated with pre-emergent weed control at regular intervals to retard weed growth.

Boulders

Only granite boulders of a color similar to the indigenous rock of the area are allowed.

River run rock shall be **2” to 10”** in diameter. Not more than **20-30%** of the front yard landscape area may be river run rock.

River Run Rock

ROOFING

All vent pipes extending through a roof must be painted to match the roof tile. All flashing must also be painted to match the roof tile.

Overhead screens, shade covers and other similar structures must be integrated into the design of the home and constructed of materials and color to match or complement the structure. All such roofs must be submitted to the Committee for approval prior to installation.

SECURITY DOORS AND SCREEN DOORS

Security doors, security gates and screen doors must be metal and painted to match the exterior color or trim of the house. Any security doors, security gates and screen doors that do not meet the above criteria must be submitted to the Committee for approval prior to installation.

SECURITY SIGNS

Security signs must be located a maximum distance of two (2) feet from the front of the home. Security signs must not exceed twelve (12) inches by twelve (12) inches and must be maintained in good condition at all times.

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION

DESIGN REVIEW GUIDELINES

SOLAR PANELS

Any solar panels and/or equipment that are ground mounted exceeding a surface area of eight (8) feet by six (6) feet must be approved by the Design Committee.

STORAGE SHEDS

Storage sheds will need to be submitted to the Design Review Committee for prior approval. Storage sheds are defined as a temporary or portable outdoor storage unit made of plastic, vinyl, metal or wood, **10 feet** or less at its tallest point; matches the architectural design of the resident (pitched roof or adobe for custom sheds); and totals 200 square feet or less. Storage sheds must be earth tone in color; similar to the base or trim color of the house, and screened from view from the nearest lot. A minimum setback of 10 feet must be utilized from all party or perimeter walls/fences. The storage shed and screening must be maintained by the homeowner. ***Conex boxes are not permitted.***

SWING SETS, PLAY STRUCTURES

The location of swing sets, play structure and the like are subject to approval of the Committee if they are visible from neighboring property. The Committee will consider a request for locating swing sets, play structures and the like if the properly filled out form (Exhibit "B") is attached to the request together with a detailed drawing or photograph. A swing set, play structure request must meet the following requirements:

- Maximum height cannot exceed 10 feet at ANY point
- Minimum setback from property line must be 10 feet
- Maximum height of any platform cannot exceed 4 feet
- Canopies must be solid in color

TURF (GRASS AREAS)

Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls, or topographical features such as mounding or boulders.

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION

DESIGN REVIEW GUIDELINES

VARIANCES

In the event a variance is requested, the following items must be submitted to the Committee.

- A typed letter referencing the address of the home involved the name of the subdivision, a request that a variance be granted, a description of the variance requested, and the reason for needing the variance.
- Any plans, photographs or other visual aids that will help to explain the variance(s) request should be included.
- If a landscape variance is requested, a landscape plan must be prepared and submitted which shows the footprint of the house and indicates plant varieties and locations.

The Committee will respond in writing to a request for variance(s) within thirty (30) calendar days of receipt or if no response is given the request is deemed denied. *All must follow the CC&R's.*

WATER FEATURES

Water features are permitted within rear yard areas. Any items installed in the rear yard must not exceed the fence line height. Water features will be permitted in the front yard only if the feature is located near the entry to the house.

WINDOW COVERINGS

Permanent draperies or suitable window treatments must be installed on all windows within sixty (60) days of occupancy. All first floor windows visible from the street must have customary window treatments. Newspaper, sheets or reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall not be installed or placed upon the outside or inside of any windows. Bright colors are not permitted.

Bronze or charcoal sunscreen material may be installed. The frame or window/sun screens must match the screen material or the existing window frames.

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION

DESIGN REVIEW GUIDELINES

EXHIBIT A

PLANT LIST

The following is the approved plant list for the selection of plants for home and landscape tract landscaping. 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 neighboring properties. Property owners should be mindful of the water and irrigation requirements for specific plants and groups of plants, the maintenance requirements, and 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, or grass turf, or a combination of both, in front yard areas.

SOUTHWEST DESERT LANDSCAPE PLANT LIST

	<u>Common Name</u>	<u>Botanical Name</u>
Trees	Abyssinian Acacia	Acacia abyssinica
	Argentine Mesquite	Prosopis alba
	Blue Palo Verde	Ceridium floridum
	Chilean Mesquite	Prosopis chilensis
	Creosote Bush	Larrea divaricata
	Desert Fern	Lysiloma microphyllum
	Desert Ironwood	Olneya tesota
	Desert Spoon	Dasyilirion wheeleri
	Desert Sweet Acacia	Acacia smalli
	Desert Willow	Chilopsis linearis
	Foothill Palo Verde	Cercidium microphyllum
	Golden Ball Lead Tree	Lucaena retusa
	Honey Mesquite	Prosopis glandulosa
	Mescal Bean	Sophora secundiflora
	Mexican Ebony	Pithecellobium mexicana
	Palo Blanco	Lysiloma candida
	Palo Brea (Palo Verde)	Cercidium praecox
	Palo Blanco Acacia	Acacia willardiana
	Blue Palo Verde	Cercidium floridum
	Screwbean Mesquite	Prosopis pubescens
	Shoestring Acacia	Acacia stenophylla
	Sweet Acacia	Acacia farnisiana
	Texas Ebony	Pithecellobium flexicaule
	Velvet Mesquite	Prosopis velutina
	Western Honey Mesquite	Prosopis glandulosa

**PEAKVIEW RANCH HOMEOWNERS ASSOCIATION
DESIGN REVIEW GUIDELINES**

	White Bark Acacia Willow Acacia	Lysoma candida Acacia Salicina
Agave	Cowshorn Marginata Mescal Ceniza Murphy's Octopus Parry's Royal Smooth-edged Twin Flower Agave	Agave bovicornuta Agave americana Agave colorata Agave murpheyi Agave vilmoriniana Agave parryi Agave victorae-reginae Agave weberi Agave gemniflora
Aloe	African Aloe Coral Aloe Medicinal Aloe Tree Aloe Tree Aloe	Aloe saponaria Aloe striata Aloe barbadensis Aloe ferox Aloe mariothii
Cacti	Beavertail Prickly Pear Blind Prickly Pear Buckhorn Cholla Compass Barrel Cactus Englemann's Prickly Pear Fishhook Barrel Golden Barrel Cactus Hedgehog Cactus Hildmann's Cereus Mexican Organ Pipe Purple Prickly Pear Robust Prickly Pear Saguaro Santa Rita Prickly Pear Teddy Bear Cholla Trichocereus	Opuntia basilaris Opuntia rufida Opuntia acanthocarpa Fercactus acanthodes Opuntia phaecantha Ferocactus wislizenii Echinocactus grusonii Echinocereus engelmannii Cereus hildmannianus Pachycereus marginatus Opuntia macrocentra Opuntia robusta Carnegia gigantea Opuntia sanat-rita Opuntia bigelovii Trichocereus candicans
Ocotillo	Ocotillo Ocotillo Macho, Chunari	Fouquieria splendens Fouquieria macdougali
Yucca	Banana Beaked, Beard Blue Joshua Tree Soaptree Spanish Dagger/Palm Lily	Yucca baccata Yucca rostrata Yucca rigida Yucca brevifolia Yucca elata Yucca gloriosa

**PEAKVIEW RANCH HOMEOWNERS ASSOCIATION
DESIGN REVIEW GUIDELINES**

	Curveleaf/Pendulous Yucca	Yucca recurvifolia
	Spanish Bayonet/Dagger Plant	Yucca aloifolia
Shrubs and Ground Covers	Senna	Cassia purpussii
	Arizona Rosewood	Vauquelinia californica
	Arizona Sophor	Sophora arizonica
	Bambo Grass	Muhlenbergia dumosa
	Beard Tongue	Penstemon species
	Bird of Paradise	Caesalpinia platyloba
	Blue Sage	Salvia chamyoriodes
	Bull Grass	Muhlenbergia emersleyi
	Bull Grass	Muhlenbergia emersleyi
	Bush Morning Glory	Convolvulus cneorum
	Candle Bush	Cassia circinnata
	Catclaw Acacia	Acacia greggii
	Coahuilan	Hesperaloe funifera
	Copper Bird of Paradise	Caesalpinia pumila
	Coral Yucca	Hesperaloe narviflora
	Cresote Bush	Larrea tridentata
	Crucifixion Thorn	Canotia holacantha
	Deer Grass	Deer Grass
	Desert Bird of Paradise	Caesalpinia gilliesii
	Desert Holly	Atriplex hymenelytra
	Desert Lavender	Hyptis emoryi
	Desert Milkweed	Asclepias subulata
	Desert Ruellia	Ruellia penninsularis
	Desert Salt Bush	Atriplex polycarpa
	Desert Spoon	Dasyliron wheeleri
	Fairy Duster	Calliandra californica
	Fairy Duster	Calliandra penninsularis
	Feather Dalea	Dalea pulchra
	Feathery Cassia	Cassia artemesiodes
	Fern Acacia	Acacia angustissima
	Firecracker Bush	justica candicans
	Four Wing Salt Bush	Atriplex canescens
	Golden Wonder Cassia	Cassia goldmannii
	Green Feathery Cassia	Cassia nemophylla
	Hop Bush	Dodonea viscosa
	Hummingbird Flower	Zauschneria latifolia
	Indigo Bush	Dalea bicolor
	Indigo Bush	Dalea wislizeni
	Jojoba	Simmondsia chinensis
	Leather Leaf Acacia	Acacia craspedocarpa
	Little Leaf Cordia	Cardia parviflora
	Mealy Cup Sage	Salvia farinacea

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION

DESIGN REVIEW GUIDELINES

Mescal Bean, TX Mtn. Laurel	Sophora secundifolio
Mexican Bird of Paradise	Caesalpinia mexicana
New Zealand Cassia	Casia candoleana
Old Man Salt Bush	Atriplex nummularia
Quail Bush	Atriplex lentiforms
Red Bird of Paradise	Caesalpinia pulcherrima
Ruellia	Ruellia californica
Sage Species	Leucophyllum sp.
Salt Bush	Atriplex mulleri
Scrub Oak	Quercus turbinella
Shrubby Cassia	Cassia wislezenii
Silver Cassia	Cassia philodinea
Sturts Cassia	Cassia sturtii
Sturts Desert Peas	Clanthus formosus
Texas Cassia	Cassia biflora
Velvet Pod Mimosa	Mimosa dysocarpa
Blackfoot Daisy	Melampodium leucanthum
Bursage	Ambrosia deltoidea
California Fuchsia	Zauschneria californica
Desert Mallow	Sphaeralcea amibila
Desert Marigold	Boileya multradiata
Gold Mount, Purple, Confetti	Lantana species
Mexican Blue Sage	Salvia chamaebryoides
Mexican Primrose	Oenothera berlandieri
Myoporum	Myoporum pavifolium
Rock Verbena	Verbena pulchella "gracilior"
Scarlet Sage	Salvia greggii
Trailing Indigo Bush	Dalea greggi
Prairie Zinnia	Zinnia grandiflora
Desert Marigold	Baileya multradiata
Golden Fleece Dahlberg Daisy	Dyssodia pentachaeta
Gold Crucifier	Rallistroemia grandiflora
Goldfield	Baeria chrysostoma
Mexican Gold Poppy	Eschscholzia mexicana
Prickly Poppy	Argemone plicantha
Pink Verbena	Verbena Peruviana
Yellow Bell	Tacoma Stans

LUSH LANDSCAPE PLANT LIST

Common Name

Botanical Name

**PEAKVIEW RANCH HOMEOWNERS ASSOCIATION
DESIGN REVIEW GUIDELINES**

Palm Trees	Date Palm (rear yard only) Mediterranean Fan Palm Mexican Blue Palm Mexican Fan Palm Queen Palm Sago Palm Windmill Palm	Phoenix dactylifera Chamaerops humilis Brahea armata Washingtonia robusta Arecastrum romanzoffianum Cycas revoluta Chamaerops fortunei
Other trees	Evergreen Elm Benjamina Ficus Cork Oak Indian Laurel Fig Mondel Pine (rear yard only) Ash Trees Blue Leaf Wattle Brazilian Pepper Tree California Pepper Tree Chaste Tree Citrus (rear yard only) Evergreen Pear Fruit Trees (rear yard only) Jacaranda Holly Oak Orchid Tree Purple Leaf Plum Privet Tree Sissoo Tree Southern Live Oak	Ulmus parvifolia Ficus benjamina Quercus suber Ficus microcarpa nitida Pinus brutia eldarica Fraxinus species Acacia saligna Schinus terebinthifolius Schinus molle Vitex agnus-sactus Citrus Pyrus kawakamii Citrus species Jacaranda mimosifolia Quercus ilex Bauhinia species Prunus cerasifera 'atropurpurea' Ligustrum species Dalbergia sissoo Quercus virginiana
Shrubs and Ground Covers	Arcadia Juniper Australian Salt-Bush Blue Hibiscus Bougainvillea Cape Honeysuckle Creeping Juniper Dwarf Oleander Euryops Daisy Hearts and Flowers Heavenly Bamboo Hibiscus Hummingbird Trumpet Indian Hawthorn Katie Ruella Lavender Cotton Mexican Heather	Juniperus "arcadia" Xylosma species Hibiscus species Bourganvillea brasiliensis Tecomaria capensis Juniperus horizontalis Nerium oleander Euryops species Apetenia cordifolia Nandina domestica Hibiscus species Zauschneria latifolia Rhapiolepis indica Ruella species Santolina chamaecyparissus Calluna vulgaris species

PEAKVIEW RANCH HOMEOWNERS ASSOCIATION

DESIGN REVIEW GUIDELINES

	Mexican Honeysuckle	<i>Justicia spicigera</i>
	Mint Julep Juniper	<i>Juniperus chinensis</i>
	Mock Orange	<i>Pittosporum tobira</i>
	Myrtle	<i>Myrtus communis</i>
	Natal Plum	<i>Carrisa grandiflora</i>
	Oleanders (other than dwarfs)	<i>Nerium Oleander</i>
	Pendulus Yucca	<i>Yucca recurvifolia</i>
	Pyracantha	<i>Pyracantha species</i>
	Regal Mist	<i>Muhlenbergia species</i>
	Rocky Point Ice Plant	<i>Malephora Lutea</i>
	Rosemary	<i>Rosmarinus officinalis</i>
	Sprenger Asparagus	<i>Asparagus Sprengeri</i>
	Spanish Bayonet	<i>Yucca aloifolia</i>
	Spanish Dagger	<i>Yucca gloriosa</i>
	Star Jasmine	<i>Trachelopermum jasminoides</i>
	Prostrate myoporum	<i>Myoporaceae parvifolium</i>
	Xylosma	<i>Xylosma species</i>
	Yaupon Holly	<i>Ilex vomitoria</i>
	Yew Pine	<i>Podocarpus species</i>
Vines	Carolina Jasmine	<i>Gelsemium sempervirens</i>
	Creeping Fig	<i>Ficus pumila</i>
	Lady Banks Rose	<i>Rosa banksiae</i>

**PEAKVIEW RANCH HOMEOWNERS ASSOCIATION
DESIGN REVIEW GUIDELINES**

PROHIBITED FOR FRONT & REAR YARDS

Common Name

Botanical Name

Cypress
False cypress
Olive (fruiting)
Mexican Palo Verde
Thevetia - Yellow Oleander

Cupressus
Chamaecyparissus
Olea europaea
Parkinsonia aculeata
Thevetia peruviana

Fountain Grass

Pennisetum setaceum