

Design Guidelines

Anderson Hills
Homeowners' Association, Inc.

ANDERSON HILLS HOMEOWNERS' ASSOCIATION DESIGN GUIDELINES

Revised July 2013

GENERAL PROVISIONS

A. PURPOSE

Deed Restrictions and Design Guidelines protect neighbors and the value of homes in our neighborhood. All property owners and tenants are subject to the Deed Restrictions and to these Design Guidelines, and have agreed to comply with them. In turn, they rely on their neighbor's promises that they too will comply. Most problems can be resolved and unnecessary complications avoided by a thorough understanding of the Deed Restrictions and of these Design Guidelines. Compliance with the Deed Restrictions and these Design Guidelines by all neighbors will permit Anderson Hills homeowners to enjoy their homes in a pleasing environment and an attractive community with sustained property values.

B. BASIS

These guidelines are intended to augment the Anderson Hills Homeowners Association Deed Restrictions, officially titled "Declaration of Covenants, Conditions and Restrictions" (CC&Rs), and do not replace or override them. All are based on the specific rules established by the appropriate governing documents. These guidelines may be amended by addition, deletion or alteration at any time by the Architectural Control Committee (ACC), or as the Board of Directors deems appropriate.

C. NEED FOR APPROVAL

Any exterior addition, change or alteration which is visible from a street, common area or an adjacent property must have prior approval from the ACC. Shrubs and other live landscaping items are not subject to approval. The ACC has the legal authority to require any homeowner to remove or alter any modification, which has not received prior approval or is not built according to approved plans. An ACC application is not required for maintenance or repairs so long as no changes, such as color or material, that alters the original appearance of the item being repaired. Repairs and maintenance are subject to provisions set forth in section F, "*Quality of Repairs*".

D. APPROVAL PHILOSOPHY

The approval process is intended to minimize hardships or undue delays, while preventing additions or modifications to property that would be costly to correct if done improperly or in violation of the CC&R's or Architectural Guidelines. The ACC's goal in the review process is not to tell the owner that changes cannot be made to the property, but rather to assist in making changes in a way, which conforms to the character of the neighborhood.

E. PRECEDENTS

While the Committee will make every reasonable attempt to be fair and equitable, the Committee and the Board will not necessarily be bound by past decisions of developer, builder, prior ACC's, or prior Boards. The Committee reserves the right to disapprove applications for improvement that require a variance from the established Covenants if it believes that such changes are not in the best interest of the future of the community, even if a precedent was set by a decision of the developer, builder, prior ACC's, or prior Boards.

In spite of their best efforts, the Committee and/or the Board will from time to time make a decision that, in retrospect, is not in the best interests of the community. The ACC and the Board reserve the right to recognize such a situation document it in the minutes of a meeting and no longer permit its use as a precedent. The same right applies if the Committee and/or the Board make an inadvertent error in allowing a change or addition.

F. QUALITY OF REPAIRS

From time to time, homeowners will be required to make repairs to portions of their property that may be damaged or deteriorated. This includes such items as curbs, sidewalks, porches, fences, walls, balconies, roofs, etc. Repairs are required to be of equal or better quality than original construction and of the same type. While there is no specific requirement for the owner to apply to the ACC for such a one-for-one repair, the quality of such work may come under the scope of the Committee's responsibilities if the repair is done in such a way as, in the ACC's opinion, to detract from the appearance of the neighborhood.

G. EMERGENCY AND DISASTER REACTION

Disasters such as fire and weather may cause significant construction and repair activity to take place. Temporary repairs or structures (those that are present for no longer than six months during reconstruction) will be acceptable under such a condition. Reconstruction in the form that existed before the disaster will be acceptable without approval by the Committee.

Approval for changes to the former structure will be made with all haste possible so as to have no adverse impact on the owner. The Board and the Committee will take whatever action is reasonable to expedite its responsibilities. The intent will be to re-establish the neighborhood to its former quality as quickly as possible.

It is recognized that an owner has the right to take temporary protective action in the event of certain weather conditions, such as flood or tornado warnings. No prior approval for such temporary action is required. However, all such temporary installations must be completely removed and the property restored to its original condition within seven (7) days of the passing of the emergency. This rule specifically applies to, but is not limited to, the boarding of windows and doors during a weather-related threat.

H. EASEMENT ENCROACHMENTS

It is not the responsibility of either the Committee or the Board to police encroachment into utility easement areas. If possible, the Committee will advise the owner of a possible encroachment and recommend that the owner seek approval or waiver from the appropriate utility. However, the Committee will not be liable for any expense incurred by an owner as a result of action by a utility if such encroachment occurs, even if the Committee approved the change or addition without comment.

I. CONSTRUCTION MATERIALS

All materials used during the initial construction of homes within the subdivision are approvable by the ACC. Any alternate materials must be specifically approved by the ACC prior to use in any exterior construction.

J. PERIMETER WALLS

Perimeter walls and internal side yard walls that are adjacent to a street at the end of a block which have been constructed by the Developer to the Master Planned Property design standard, may not be raised, lowered or otherwise modified in any way. If any of these walls are damaged, the owner shall be required to reconstruct them within thirty (30) business days to the same original height and using the

same colors, patterns, textures and materials as the original.

K. MAINTENENCE

All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but are not limited to, the following:

1. All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew.
2. All rotted and damaged wood must be replaced and any damaged stucco repaired.
3. Gutters must be kept in good repair and are not allowed to have missing pieces, large dents, sags, rust, or hanging parts.
4. Roofs must be maintained in good repair with no missing or curling shingles.
5. All glass surfaces must be whole.
6. Fences, walls and gates must be kept in good repair. This includes, but is not limited to, rotten wood, broken boards, broken blocks, obvious lean of the fence or wall structure, or peeling paint and/or sealant if a wood preserving sealant has been applied.
7. Garage doors must be undamaged and in good repair.
8. Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds.
9. Lawns must be kept mowed, edged, and weed free; graveled areas and flower beds must be kept free of weeds; and shrubs and trees must be kept trimmed.
10. There must be no storage of toys, equipment, clutter and/or debris in public view.
11. Perimeter walls maintained by the Association must not be exposed to damage by adjacent plantings or land use.
12. Raised beds for composting or planting, composting boxes and flower boxes must not be in contact with the perimeter wall.
13. No structure of any kind may be attached to the perimeter wall.
14. House numbers must be easily readable from the street.

L. YARD MAINTENENCE

All lots shall be kept in a healthful and attractive condition, all weeds removed and grass regularly mowed and edged. Dead plants, trees, grass, and bushes shall be promptly removed and replaced from the property without ACC approval. There must be no storage of toys, equipment, clutter and/or debris in public view.

NOTE: The CC&Rs give the Association the right and responsibility to have an unkempt property maintained and to place a lien against the home for expenses.

M. PAINTING

The intent of these guidelines is for a homeowner to be able to select and apply paint colors that replicate the original homebuilder/ developer paint application. If a homeowner wants to select and apply a different color to the exterior of the home, ACC approval must be sought and all paint guidelines shall apply. Paint applications must include a complete description of all colors used on the exterior of the residence. Additionally, the application must be accompanied by paint color samples for the new paint

colors proposed on the application. Paint applications will not be approved until paint color samples are provided. Colors selected from the original color schemes of the neighborhood do not require approval. Any other colors used on the exterior of residence or any accessory structures must be specifically approved by the ACC.

N. ROOFING

Re-roofing with the same material and color does not require approval from the ACC. Any change in material or color requires specific approval of the ACC.

O. YARD WALLS/FENCES/ GATES

Chain link fences, wooden plank gate covers or split cedar wooden material gate covers or fences are not permitted, nor are walls exceeding six feet in height. In order to preserve the overall architectural continuity, replacement, repair and alterations of walls should be of the same design as the original wall in that area. Regardless of design, ACC approval is required for all alterations of existing walls or new walls. Special situations with non-standard walls should be noted on the ACC application. Applications must include a plot plan that clearly defines the project.

Homeowners are required to collaborate with their neighbors when planning any wall projects. The purpose of the six-foot height rule is to encourage all wall elevations to be consistent and uniform throughout the entire subdivision. Any yard wall that separates two properties is jointly owned by both parties. Both parties must consent to any modification of the wall.

All fences and walls shall be subject to the prior written approval of the Architectural Control Committee, and shall comply with all laws and applicable Supplemental Declaration. All fences and walls located anywhere on a Lot must comply with site distance requirements established by Subdivision or City of Albuquerque ordinances or other applicable laws. No fence or wall shall be erected, placed, or altered on any Lot nearer to the street than the minimum building setback line unless the same be a retaining wall of masonry construction which does not rise above the finished elevation of the earth embankment retained, reinforced, or stabilized, except that this restriction shall not apply to fences or walls which have been approved by the Architectural Control Committee.

Homeowners are permitted to attach privacy screening materials to their gates, provided the material is metal and painted to match the color of the gate. Metal materials such as chain link, hardware cloth, security screen, metal mesh and custom decorative gates and covers do not require submission of an ACC request. Any other material must be preapproved with an ACC request.

P. YARD ORNAMENTS, FIXTURES, AND FURNITURE

All lawn ornaments, installed outside of the fenced portion of the property, whether temporary or permanent, will conform to the general restrictions of the CC&Rs. This includes the prohibition of certain materials and the limits to reasonably subdued earth-tone colors compatible with the neighborhood. All such items must be kept in the same quality of repair as is required of the home and land. Any and all items kept for prolonged periods anywhere outside of the house are covered by the CC&Rs. It does not matter whether they are permanently installed by being cemented or otherwise fixed, into the ground or just maintained on top of the ground or on porches.

Ornaments include, but are not limited to, such items as planters, decorations, statues, birdbaths, lawn ornaments and other decorative items. Furniture includes chairs, benches, lounges, tables, swings etc. Fixtures are mounted lighting fixtures, carriage lights, pathway lighting not described elsewhere in this document. Barbecues, cookers, smokers, etc. may not be stored in any area in the front of the property.

Such items are encouraged to promote individuality. However, the following guidelines apply:

1. Items on Front Porches

Items kept on porches such as furniture and planters must meet the general restrictions (CC&Rs) but will not require written permission unless a specific complaint is received. For purposes of Architectural Control, an owner may keep for prolonged periods items of furniture, ornaments or planters on the front porch of his/her home without the written permission or consent of the ACC. The review committee or Board will only make a judgment if a specific complaint is received.

2. Items in Enclosed Yards

The intent of the committee is to permit the greatest possible flexibility for use of improvements in enclosed yards. In general, items lower than the height of the wall or fence, of a temporary (48 hours or less) or mobile nature and kept within the confines of the fenced yard area will not require written approval. It will not matter whether the item(s) is visible from the street or an adjoining property as in the case of items behind wrought iron fences.

3. Trash and Recycle Bins

All bins are to be stored behind the front edge of the structure either in the side yard or back yard behind the fence or in the garage. All bins must be kept clean, free from odors, and in good repair including working lids.

4. Front Yard Items

Those items kept permanently, or for prolonged periods, outside of the fenced area of the property will receive the greatest attention, the greatest visibility and will require written approval. For purposes of consistency, the term "prolonged periods" will mean more than 48 hours. All of the following paragraphs, unless otherwise specified, refer to items outside the fenced area and not to those on porches or within the fenced areas.

a. **Material Composition** - The same general guidelines apply to these items as apply to other structures. Certain materials are generally unacceptable. Such materials include plastic, fiberglass, unpainted aluminum or steel, etc. Acceptable materials are wood (either unpainted or painted to blend into the natural background), brick, stone or cement/concrete, pottery, clay, tile and wrought iron. Exceptions can be made at the discretion of the ACC or the Board.

b. **Appearance** - In order for an improvement or change to qualify for acceptance it must blend with the composition and tone of the surrounding area. The ACC and the Board will exercise their best judgment to determine this compatibility.

c. **Specific Acceptable Items** - The following items are generally acceptable for being maintained in the unfenced portion of a lot:

- 1) Most lighting fixtures that do not exceed eight feet in height.
- 2)"Park" benches and gliders made of any combination of natural wood, wrought iron, brick, stone or concrete.
- 3) Planters made of any combination of natural wood, wrought iron, brick, stone, clay, pottery or concrete
- 4) Ornaments, such as statues, sculptures, bird baths, fountains, etc. that are of a size proportional to the surrounding landscape and are composed of natural wood, wrought iron, brick, stone, clay, pottery or concrete. The test for permissibility for this class of items will be

the extent to which it blends into the overall landscape of the surrounding properties. As a general rule, the number of front yard ornaments should not exceed six, no more than one of which is over one foot tall.

5) Holiday decorations (see Section R, "Holiday Decorations" below).

d. **Specific Unacceptable Items** - The following items will not be considered acceptable for unfenced areas:

- 1) Any item that can be considered playground equipment or children's toys, such as swings, slides, see-saws, etc.
- 2) Brightly painted items, the color of which makes them sufficiently conspicuous so as not to be compatible with the surrounding properties.
- 3) Any item greater than eight feet tall.

Q. EXTERIOR LIGHTING

In general, the addition of exterior lighting is both acceptable and desirable. This includes ground level lighting, stand-alone lamp posts and lighting mounted on a house or approved structure. Such lighting fixtures must be compatible with the general tone and design of the neighborhood. High intensity lighting is inappropriate for residential neighborhoods. In all cases, stand-alone lighting fixtures must adhere to the eight-foot maximum height rule. Flood and area lighting shall be positioned or shielded so as to not affect neighboring properties. An exception to this may be made when owners of neighboring properties deem the lighting to be beneficial to their property and agree in writing to its installation. Generally, only white or yellow lighting shall be approved.

R. HOLIDAY DECORATIONS

Holiday decorations are both permitted and encouraged and will not require approval by the ACC. However, such decorations may be installed no sooner than 30 days prior to the holiday and must be removed within 30 days after the holiday for which they are intended. Furthermore, the ACC does reserve the right to require the removal of decorations that either generates complaints or are deemed offensive. This right will be used sparingly.

S. BASKETBALL GOALS AND HOOPS

Any planned permanent basketball goals must be placed in backyard or on the side of the driveway in the yard and must not block obstruct access to the sidewalk. All permanent basketball goals must be reviewed and approved by the ACC to assure compliance with these guidelines prior to location on the property.

Basketball hoops may only be stored on the side of the driveway and may not obstruct access to the sidewalks or the streets.

T. BACK YARD STRUCTURES

1. Shade Structures

Shade structures are permissible with the prior approval of the ACC and in compliance with local building codes. Roofing material will be of the same color, texture and weight as that utilized on the residence. Wood surfaces may be left natural, stained or painted to match the residence. Shade structures in excess of 120 square feet require a building permit from the City of Albuquerque.

a. **Free Standing Temporary Structures** - Free-standing, temporary structures without a permanent foundation do not need ACC approval. Structures such as sun shelters, play structures, cabanas or arbors may not exceed twelve feet in height limitation measured from ground-level. Structures having a pitched roof may not exceed fourteen feet in height limitation measured from ground-level.

b. **Attached Structures and Permanent Free Standing Structures** - A patio cover or shade cover which is (a) firmly and substantially affixed to the main existing residence and (b) is adjacent to and abutting the main residential dwelling, may be considered a part of the existing structure. As such, it may exceed the height of eight feet. Any cover NOT abutting and firmly and substantially affixed to the main residential dwelling is considered to be a permanent free standing.

2. Detached Structures/ Outbuildings (Sheds)

a. **Free Standing Temporary Structures** - Free-standing, temporary structures without a permanent foundation such as shed or storage units may not exceed eight feet in height limitation measured from ground-level and do not require an ACC approval.

b. **Permanent Free Standing Structures** - No detached accessory buildings, including, but not limited to, detached garages (other than provided herein) and storage buildings over eight (8) feet in height will be erected, placed or constructed upon any Lot without the prior consent of the ACC. Every outbuilding, inclusive of such structures as a storage building or greenhouse, will be compatible with the dwelling to which it is appurtenant in terms of its design, matching or complimentary color, and material composition. A detached structure may not be placed in the platted easement area from the common wall. Any deviation from this standard must have ACC approval.

3. Play Structures/Recreational Equipment

Outdoor athletic and recreational facilities such as sport courts of a permanent nature will not be placed on any Lot within the Property or the subdivision between the street right-of-way and the front of a Unit unless approved by the ACC pursuant to Article XI of the CC&R's.

U. WINDOWS AND TREATMENTS

No aluminum foil, newspapers, sheets, blankets or similar treatment will be placed on windows or glass doors. Temporary window treatments must be removed within thirty (30) days from close of escrow.

1. Security/Storm Shutters:

Security Bars and Storm shutters are generally allowed on the exterior of the house with specific approval. All bars/shutters shall be required to be painted so as to blend with the coloring of the home and the design of the community. No ACC approval is required.

2. Storm Doors:

Security and/or storm doors will be allowed on the exterior of a home provided they meet one of the following options:

- a. Metal frame with glass or screen insert. Color and style must match or compliment the architecture and color of the residence.
- B) Security/storm door combination utilizing wrought iron. Color and style must match or compliment the architecture and color of the residence. No ACC approval is required.

3. Garage Doors:

Garage doors and trim must match the existing trim of the structure as originally built. Any change in color must be approved by the ACC.

V. ANTENNA AND SATELLITE DISHES

Except as may otherwise be permitted by the ACC, subject to any provisions of any guidelines or standards adopted by the ACC, no exterior radio antenna, television antennae, or other antennae, satellite dish, or audio or visual reception device of any type shall be placed, erected, or maintained on any Lot except inside a Dwelling unit or placed in a location where it will not be visible to a person driving on the public streets; provided, however, that any such devices may be erected or installed by the Declarant during its sales or construction upon the Lots; and provided further, however, that the requirements of this Section shall not apply to those “antennae” (including certain satellite dishes) which are specifically covered by the Telecommunications Act of 1996 and/or applicable regulations, as amended from time to time.

As to “antennae” (including certain satellite dishes) which are specifically covered by the Telecommunications Act of 1996 and/or applicable regulations, as amended, the Association shall be empowered to adopt rules and regulations governing the types of “antennae” (including certain satellite dishes) that are permissible hereunder and, to the extent permitted by the Telecommunications Act of 1996 and/or applicable regulations, as amended, establishing reasonable, nondiscriminatory restrictions or requirements relating to appearance, safety, location and maintenance. Notwithstanding the above, a satellite dish antennae eighteen inches (18”) in diameter or smaller may be installed (a) on the rear of the Dwelling of a Lot or on the enclosed garage located on a Lot, and (b) at an elevation no higher than thirty-six inches (36”) above the eaves of the roof. The satellite dish antennae should be in the least conspicuous location on the roof when viewed from the street in front of the Dwelling from where an acceptable quality signal can be received, or in the rear yard of the Lot with landscape screening and with approval of the Architectural Control Committee.

W. WOODPILES AND WOODEN BOARDS

Stacked/stored firewood and wooden boards must be stored behind the fence and not visible from any street.

X. Storage of Vehicles

Boats, mobile homes, motor homes, recreational vehicles, ATV, trailers, campers, camper shells, or other commercial vehicles or equipment may not be permanently stored unless appropriately screened in the side or back yards and not exceed six (6) feet in height. Street and driveway storage for 72 hours while loading and unloading is permitted.

Temporary storage or moving containers may be stored in the driveway for no longer than two weeks.

Y. SIGNS, FLAGS, FLAGPOLES AND STATUES

No sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Unit, fence or other improvement upon such Lot so as to be visible from public view or mounted on any vehicle or trailer parked or driven in the Property or the subdivision or carried by any person or by any other means displayed within the Property or the subdivision except the following:

- (a) For Sale or For Rent Signs. An Owner may erect one sign not exceeding 4 feet by 4 feet in total area, fastened only to a stake in the ground and extending not more than 4 feet above the surface of the ground advertising the property for sale.

(b) Declarant's Signs. Signs or billboards may be erected by the Declarant.

(c) Political Signs. Political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal provided that such signs will not be erected more than 45 days in advance of the election to which they pertain and are removed within 2 days after the election.

(d) School and Business Logos. Emblems or bumper stickers advertising a resident's school or business mounted upon vehicles parked or driven in the subdivision.

(e) Such signs as may be required by legal proceedings, or prohibition of which is precluded by law. maximum of one per window.

(f) American Flags and Flagpoles. Within the front yard area, but set back at least 15 feet from the front property line, homeowners may display a standard sized American Flag from a wall mounted standard or from a residentially scaled flag pole, not to exceed 18 feet in height. Proper flag etiquette must be observed (flag not torn or faded, right side up, lighted at night etc.).

(g) Except as stated in this Section regarding American flags and Builder signs, as used by the Declarant, no advertising flagpoles, standards, flags, banners, balloons, billboards, flashing lights or lighted panel signs are allowed to be placed anywhere within the Subdivision or in the public right-of-ways or landscape areas immediately adjacent to the Subdivision.

(h) Statues. Statues, lawn ornaments and yard decorations of any size or type must be placed in a location that is not visible from Neighboring Property, unless a waiver is granted by the ACC.

Z. SWIMMING POOLS

Backyard, in ground, pools require approval. As with all property improvements, the homeowner is solely responsible for easements, property encroachments, spoils disposal, and drainage issues. At a minimum, applications should show property and easement lines along with an outline of the new pool. Above ground pools do not require approval from the ACC. Pools must be maintained and drained property as to not encroach onto others property at the end of the season.

AA. OTHER DEED RESTRICTION PROVISIONS

These guidelines are not intended to expand upon all provisions of the deed restrictions, officially titled "Declaration of Covenants, Conditions and Restrictions" (CC&R's). Owners should ensure they are familiar with both the deed restrictions and with these Guidelines to ensure continued worry-free enjoyment of the community by all concerned.

BB. EXCEPTIONS

Exceptions to these guidelines and/or the Deed Restrictions will be made in exceptional and unusual cases to accommodate Federal, State and Local laws. An example would be to permit a structure that does not conform to be built for the special needs of a handicapped resident.

In all such cases, the owner will be granted the variance on a temporary basis for only that period during which the exceptional or unusual case exists. A formal document will be drafted and signed by the Board and the resident as to the specifics of the variance. The document will make it clear that when the exceptional or unusual case no longer exists, the temporary variance will no longer be in effect. Exceptions will not be made for reasons of economic convenience or hardship, to accommodate recreation activities or for reasons of individual taste, appearance or beautification.

CC. LANDSCAPING

Immediately upon completion of construction of the home thereon, all front yards and side yards on corner lots shall be landscaped to comply with the following minimum standards:

1. The landscape area includes the entirety of the area located in front of the side yard wall returns that is not covered by concrete lead walks and drive pads. It also includes that portion of the public street right-of-way that lies between the back of the curb and the front edge of the sidewalk, which the homeowner is required to maintain.
2. Not more than 75% of the landscape area of each of the front, side (If a corner lot), and back yards may be covered with gravel or crushed rock.
3. When gravel ground cover is used adjacent to drive pads, sidewalks or the curb, the ground must be lowered at least 5" below the top surface of the concrete for a distance of at least 30" back from the edge of the pavement so that the top surface of the gravel ground cover will be at least 2" below the top surface of the adjacent pavement.
4. Light weight volcanic rock or colored scoria that can be easily blown, washed or kicked out of place may not be placed within 48" from the edge of any drive pads, sidewalks or the curb. Only minimum ¾" diameter aggregate may be used in these areas.
5. The use of larger cobbles and aggregates of contrasting subdued earthtone colors is encouraged.
6. The use of red colored aggregate should be limited to accents only; white, green, blue or other bright colored aggregates are not permitted.
7. Tree bark or wood chips are not permitted for use as ground cover, except they may be used in limited amounts as a mulching material in planting beds or tree rings.
8. At least 25% of the landscape area must be covered with a living ground cover and/or committed to planting beds, xeric gardens or ornamental landscape features. Landscape boulders, mounding and vertical elements less than 3 feet high are encouraged. Species selected from the approved plant list are recommended.
9. A minimum of one deciduous or evergreen tree of a species selected from the approved plant list is required for each 1,000 square feet of landscape area or any remaining portion thereof.

10. A minimum of one five-gallon plant or shrub is required for each 150 square feet of landscape area or any remaining portion thereof, with a minimum of 5 required on every lot. Species selected from the approved plant list are recommended.
11. A minimum of one one-gallon plant is required for each 75 square feet of landscape area or any remaining portion thereof, with a minimum of 10 required on every lot. Species selected from the approved plant list are recommended.
12. The required plant minimums listed herein must be maintained by all lot owners; required plants that die must be replaced as soon as weather conditions and growing seasons allow.
13. The use of non- living objects such as driftwood, petrified wood, animal skulls, wagon wheels and other similar items, for landscape accent materials is generally discouraged and will only be allowed with specific approval of the ACC.

RECOMMENDED LANDSCAPE SPECIES:

The goal of the landscape requirements for individual lots contained herein is to help enhance and maintain property values within The Anderson Hills Homeowners’ Association by creating a plant density and pallet throughout the neighborhood that will be complimentary to the common area and streetscape landscaping maintained by Association.

The following approved plant species contained in the following list have been selected by the Landscape Architect for their colors, form, drought tolerance, availability and hardiness.

DECIDUOUS TREES

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|------------------------|----------------------|
| Desert Willow | (Chilopsis linearis) |
| Smoketree | (Cotinus coggygria) |
| Prarie Flameleaf Sumac | (Rhus lanceolata) |
| Chaste Tree | (Vitex agnus-castus) |

DECIDUOUS SHRUBS

- | | |
|-----------------------|-------------------------------|
| Hummingbird Trumpet | (Anisacanthus thurbert) |
| Bird of Paradise | (Caesalpinia gilliesii) |
| Fernbush | (Charmaebatiaria millefolium) |
| Chamisa | (Chrysothamnus nauseosus) |
| Summer Broom | (Genista tinctoria) |
| Dunebroom | (Parryella filifolia) |
| Mariola | Parthenium incanum) |
| Broom Dalea | Psorothamnus scparia) |
| Threeleaf Sumac | (Rhus trilobata) |
| “Austria Copper” Rose | (Rosa foetida) |
| Cherry Sage | (Salvia greggii) |

VINES

- | | |
|----------------------|---------------------------|
| Trumpet Vine | (Campsis radicans) |
| Clematis | (Clematis hybrids) |
| Western Virginsbower | (Clematis ligusticifolia) |
| Golden Lanterns | (Clematis tangutica) |

EVERGREEN TREES

- | | |
|---------------------------|--------------------------|
| Curleaf Mountain Mahogany | (Cereocarpus ledifolius) |
| One-seed Juniper Shrub | (Juniperus monosperma) |
| Shrub Live Oak | Quercus turbinella) |

EVERGREEN TREES

Soaptree, Yucca
Desert Hackberry
Emory Oak

Yucca elata)
(Celtispallida)
(Quercus emoryii)

GROUND COVERS

Fringed Sage
Dwarf Coyote bush 'Twin Peaks'
Creeping Broom
Verbena
Rocky Mountain Zinnia

(Artemisia frigida)
(Baccaris pilularis)
(Cytisus decumbens)
(Verbena peruviana)
(Zinnia grandiflora)

GRASSES

Western Wheatgrass
Sideoats Grama
Blue Grama
Buffalograss
Sand Lovegrass
Blue Avena
Galleta
Indian Ricegrass
(Sand Dropseed
Little Bluestem
Giant Sacation

(Agropyron smithii)
(Bouteloua curtipendula)
(Bouteloua gracilis)
(Buchloe dactyloides)
(Eragroshs tricides)
(Helictotrichon sempervirens)
(Hiliria jamesii)
(Oryzopsis hymenoides)
(Sporobolus cryptandrus)
Schizachyrium)
(Sporobolus wrightii)

EVERGREEN SHRUBS

Century Plant
Pointleaf Manzanita
Threadleaf or Sand Sage
Big Sage
Fourwing Saltbrush
Desert Bloom
Algerita
Mountain Mahogany
Cliffrose
Scotch Broom
Sotol
Mormon Tea
Turpentine Bush
Spanish Bloom
Red Yucca
Creeping Oregon Grape
Beargrass
Cholla
Dagger Spine
Prickly Pear
Antelope Bitterbush
Desert Sage
Lavender Cotton
Spanish Broom
Arizona Rosewood
Datil
Soapweed

(Agave parryi)
(Arctostaphylos pungens)
(Artemisia filifolia)
(Artemisia tridentata)
(Atriplex canescens)
(Baccharis salicina)
(Berberis haematocarpa)
(Cercocarpus montanus)
(Cowania mexicana)
(Cytisus scoparius)
(Dasyilirion wheeleri)
(Ephedra viridis)
(Ericameria laricifolia)
(Genista hispanica)
(Hesperaloe parviflora)
(Mahonia repens)
(Nolina microcarpa)
(Opuntia clavata)
(Nolina texana)
(Opuntia phaecantha)
(Purshia tridentata)
(Salvia dorrii)
(Santolina chamaecyparissus)
(Spartium junceum)
(Vauquelinia californica)
(Yucca baccata)
(Yucca glauca)

HERBACEOUS PERENNIALS & ANNUALS

Sand Verbena	(Abronía sp)
Giant Hyssop	(Agastache cana)
Hollyhock	(Alcea rose)
Mat Daisy	(Anacyclus depressus)
Prairie Sage	(Artemisia ludoviciana)
Wormwood	(Artemisia x 'Powis Castle')
Desert Marigold	(Baileya multiradiata)
Chocolate Flower	(Berlandiera lyrata)
Golden Aster	(Chrysopsis villosa)
California Poppy	(Eschscholzia californica)
Guara	(Gaura lindheimeri)
Perky Sue	(Hymenoxys argentea)
Bush Morningglory	(Ipomoea leptophylla)
Gayfeather	(Liatris punctata)
Tall Gayfeather	(Liatris scariosa)
Scarlet Flax	(Linum graniflorum "Rubrum")
Blue Flax	(Linum perenne)
Blackfoot Daisy	(Melampodium leucanthum)
Four O'clock	(Mirabilis jalapa)
Giant Four O'clock	(Mirabilis multiflora)
Mexican Primrose	(Oenothera berlandiera)
White Evening Primrose	(Oenothera caespitosa)
Evening Primrose	(Oenothera hookeri)
Yellow Evening Primrose	Oenothera missouriensis)
Pale Evening Primrose	(Oenothera pallida)
Mexican Evening Primrose	(Oenothera speciosa)
Bush Penstemon	(Penstemon ambiguous)
Scarlet Penstemon	(Penstemon barbatus)
Palmer Penstemon	(Penstemon palmeri)
Prairieclover	(Petalostemon purpureum)
Russian Sage	(Perovskia atriplicifolia)
Paperflower	(Psilostrophe tagetina)
Autumn or Cherry Sage	(Salvia greggii)
Silver Groundsel	(Senecio longiflora)
Scarlet Globemallow	(Sphaeralcea coccinea)
Fern Verbena	(Verbena bipinnatifida)
Purple Verbena	(Verbena rigida)
Western Vervain	(Verbena wrightii)
Hummingbird Plant	(Zauschneria californica)
Desert Zinnia	(Zinnia grandiflora)