



# **JOHNSON RANCH COMMUNITY ASSOCIATION**

## **DESIGN & LANDSCAPE GUIDELINES**

**EFFECTIVE JUNE 25, 2019**

**JOHNSON RANCH COMMUNITY ASSOCIATION**  
**TABLE OF CONTENTS**

<b><u>OVERVIEW</u></b> .....	4
COMMUNITY ORGANIZATION.....	4
DESIGN REVIEW PROCESS.....	4
APPLICATION PROCEDURE.....	5
ASSOCIATION CONSENT.....	5
<b><u>DESIGN GUIDELINES</u></b> .....	6
GENERAL PRINCIPLES.....	6
DESIGN COMPATIBILITY.....	6
WORKMANSHIP.....	6
BUILDING ARCHITECTURE.....	6
BUILDING REPAIR.....	6
MAXIMUM LOT COVERAGE.....	6
AWNINGS.....	7
BASKETBALL GOALS.....	7
CLOTHESLINES.....	7
CURBING.....	7
DECORATIVE OBJECTS.....	7
DRIVEWAY EXTENSIONS.....	8
EXTERIOR PAINT.....	8
EXTERIOR PAINT-FRONT DOORS.....	9
FLAGPOLES.....	9
FREESTANDING RAMADAS AND GAZEBOS.....	9
GATES.....	10
GOLF NET SCREENING/PROTECTION.....	10
GUTTERS AND DOWNSPOUTS.....	10

HVAC.....	10
OUTDOOR FIREPLACES.....	10
OUTDOOR LIGHTING.....	10
PATIO COVERS.....	11
PATIO FURNITURE AND PATIO STORAGE.....	11
PLAY STRUCTURES.....	11
POOLS AND SPAS.....	11
POOL FENCING.....	11
ROOFS.....	12
SATELLITE DISHES/ANTENNAS.....	12
SCREEN/SECURITY DOORS.....	12
SECURITY CAMERAS.....	12
SHOPS/RV GARAGES (STERLING & EQUESTRIAN TRACTS ONLY) .....	12
SHUTTERS & OTHER TRIM ITEMS.....	12
SOLAR PANELS.....	13
STORAGE SHEDS.....	13
WALLS.....	13
WALKWAYS.....	13
WINDOW COVERINGS.....	14
WINDOW SUNSCREENS .....	14
<b><u>LANDSCAPE GUIDELINES</u></b> .....	14
FINE GRADING AND MOUNDING.....	15
FRONT YARD HARDSCAPE/COURTYARDS .....	15
HARDSCAPE.....	15
LANDSCAPE LIGHTING.....	15
ROCK /GRANITE GROUNDCOVER.....	16
WATER FEATURES, STATUARY, ETC.....	16

## OVERVIEW

### COMMUNITY ORGANIZATION

Every homeowner of Johnson Ranch is a member of The Johnson Ranch Community Association (the "Association"), the entity responsible for the management of all common areas as well as administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitude's, Liens, Reservations and Easements (the "CC&R's"). The CC&R's set forth procedures, rules and regulations, which govern the community. The Association Rules and Design Guidelines are an extension of the CC&R's and designed to be used in harmony.

The Board of Directors (the "Board") is charged with the responsibility for overseeing the business of the Association and has a wide range of powers. The Design Review Committee (the "Committee") is established by the Board to review all improvements within Johnson Ranch including new construction and modifications to existing properties. The Committee has adopted design guidelines and standards to evaluate proposed construction activities.

### DESIGN REVIEW PROCESS

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Committee. Homeowners with proposed changes should contact the Management Company, with whom the Association has contracted for full Association management, to obtain the necessary architectural guidelines and submittal documentation. All submitted applications will be reviewed on a case by case basis.

Simply stated, no improvements, alterations, repairs, additions, or other work, **including changes in exterior color (even if painting with same colors as color schemes may change year over year) is to occur on any lot or exterior of any home from its improved state existing on the date such property was first conveyed by Builder to a purchaser without prior approval of the Committee.** The responsibility of the Committee is to ensure the harmonious, high quality image of Johnson Ranch is implemented and maintained. Any owner requesting approval of the Committee shall follow the application procedure listed below. Submittals will be returned to you either approved, denied, or for more information within forty-five (45) days of receipt of your request. Upon receipt of approval from the Committee of any construction, installation, addition, alteration, repair, change or other work, the owner requesting such approval shall proceed to perform, construct or make the addition, alteration, repair, change or other work approved by the Committee as soon as practicable and shall diligently pursue such work so that it is completed within sixty (60) days of issuance of such approval or such time additional period of time as may be approved by the Committee at the time of issuance.

**The forgoing Design Guidelines may be modified from time to time as may be deemed necessary at the discretion of the Design Review Committee and approved by the Board of Directors.**

## **APPLICATION PROCEDURE**

The following information must be included: **(If Applicable)**

- **Application Form completed and signed by the owner of record. Forms submitted by Contractors will not be accepted.**
- **A Site/Plot Plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc.) and the improvement to be installed.**
- **Elevation Plans- Plans showing finished appearance of the improvements in relation to the existing dwelling and property lines.**
- **Specifications – Description detailing materials to be used with color samples attached: drawing or brochure of structure indicating dimensions and color.**
- Applications may be obtained from the Association office or downloaded from the website at [www.johnsonranch.com](http://www.johnsonranch.com).

Submit the application and plans to: **JOHNSON RANCH COMMUNITY ASSOCIATION**  
**1475 E BELLA VISTA ROAD**  
**SAN TAN VALLEY, AZ 85143**

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all counties, local, state and federal government agencies. The Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.

## **ASSOCIATION CONSENT**

With a proper application form completed, approval may be given by the Managing Agent for the following:

- Flag poles and house mounted flags
- Front door paint
- Front door replacement with same door
- Gutters
- Play Structures
- Pre-approved exterior paint
- Roof repairs/replacements
- Satellite dishes
- Security cameras
- Sunscreens
- Security doors
- Solar panels
- Trampolines
- Tree, plant rock (granite) replacements
- Turf/rock (granite) conversions
- Garage Coach Lights

Should the Managing Agent feel for any reason that the Design Review Committee should review the submittal, they will have the responsibility to forward the submittal to the Committee for review. Any future additions or deletions from the above list will be sent to the Board of Directors for approval.

## **DESIGN GUIDELINES**

### **GENERAL PRINCIPLES**

The Purpose of the Committee is to ensure consistent application of the Design Guidelines. The Johnson Ranch Board of Directors delegate the monitoring of any lot or parcel which is visible from other lots, parcels, streets, or common areas to the Managing Agent. This would include backyards which are visually open to other lots or common areas. The intent of the JRCA Design Guidelines, JRCA Design Review Committee, and JRCA Board of Directors is to abide by local ordinances and codes, protect property values and desirability of the community association, maintain uniformity and aesthetic appeal throughout the community, and honor the natural local desert theme. The Design Guidelines intend to promote those qualities in Johnson Ranch that enhances the attractiveness and functional unity of the community. Those qualities include a harmonious relationship amongst structures, vegetation, topography and overall design of the community.

### **DESIGN COMPATIBILITY**

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

### **WORKMANSHIP**

The quality of workmanship in construction must be equal to, or better than that of the surrounding properties. The Association and the Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship.

### **BUILDING ARCHITECTURE**

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

### **BUILDING REPAIR**

No building or structure shall be permitted to fall into a state of disrepair. The Owner of each Lot is responsible for keeping the structure(s) in good condition and painted or otherwise finished. In the event any structure(s) is damaged or destroyed, the Owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

### **MAXIMUM LOT COVERAGE**

In accordance with the Pinal County Community Office on rear yard structures; structures may not exceed a total of one third of the rear and side square footage.

## **AWNINGS**

Awnings are not permitted on front facing windows or side windows which are in front of the side wall connecting to the perimeter wall. Awnings shall be canvas and of one solid color that compliments the paint scheme of the home. Drainage off the awnings shall not project into neighboring properties.

## **BASKETBALL GOALS**

Permanent pole mounted basketball goals must be approved by the Design Review Committee. Backboards shall not be attached to the house, garage, or roof. Basketball poles must be black, white, or painted to compliment the color of the exterior of the home. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitute grounds for fines and/or removal. Backboards must be of a predominantly neutral color (gray, black or white) or compliment the color of the exterior of the home. Clear plexi-glass backboards are acceptable. Only nylon or similar cord nets are acceptable. Metal or chain nets are prohibited.

Portable basketball hoops shall always be weighted down per the manufacture's guidelines, standing upright, and positioned on the interior of the driveway so that if it fell over it would not impede on any neighboring property. Courts may not be painted or permanently outlined on the driveway. Lighting for night use of the equipment is prohibited.

## **CLOTHESLINES**

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a private (block wall) yard and not visible above the top of any perimeter wall otherwise concealed.

## **CURBING**

Curbing is allowed for the purpose of separating side property lines. Curbing may also be used around trees and shrubs in landscape design. Property line curbing shall be placed within the Owner's Lot without encroaching on the neighboring properties unless there is a written agreement between neighbors to have the curbing centered on the lot line. A copy of this agreement must accompany the Design Review Application. Curbing may not be constructed in any easement where the natural flow of water could be obstructed. Nothing may be mounted and/or set atop the curbing such as lights, planters, etc. The curbing must conform to the following specifications:

- Curbing must be poured or extruded concrete, rectangle paving stones, or bricks. Pre-cast curbs, rocks, scalloped edging, etc. are not permitted.
- Curbing must be natural; earth toned or colored the same as the home. Color sample to be provided with the application.
- Curbing shall not exceed six inches in height and eight inches in width.

## **DECORATIVE OBJECTS**

Décor may not be graphic in nature or include nudity, profanity, or hate speech. The JRCA Board of Directors, Design Review Committee, and Management reserve the right to make the final determination regarding appropriateness.

DECORATIVE ART ON HOME – limited in quantity to three (3) items, none of which are larger than three (3) feet in any direction (length, width, or diameter). Additional items or items that exceed the measurement restriction must be approved by the Design Review Committee prior to installation.

DECORATIVE ITEMS IN YARD – limited in quantity to five (5) items, none of which are larger than three (3) feet in any direction (length, width, or diameter). Additional items or items that exceed the measurement restriction must be approved by the Design Review Committee prior to installation.

### **DRIVEWAY EXTENSIONS**

Driveway extensions and additional driveways may be permitted within the following guidelines. The extensions may be an addition of two (2) feet on either side of the driveway but cannot exceed the exterior walls of the garage. Driveway extensions shall be poured concrete or interlocking paver bricks with the outside edge secured with concrete. Stepping stones are not approved materials for driveway extensions. Driveway extensions and second driveways must be maintained as new and in level condition.

Second driveways may be installed using ½ inch screened granite, ¼ minus, concrete or interlocking paver bricks and may only be installed facing double gates and must be curbed on both sides. ¼ minus shall be replenished as necessary to maintain a complete and uniform coverage. A minimum of one (1) foot of open space (no concrete or pavers) must be maintained between the driveway slab and the neighboring lot line to facilitate drainage from the back yard.

If the size of the side yard permits, a driveway addition may be added from an existing double gate straight to the street with a minimum of two (2) feet of granite with plantings between the existing driveway and the addition. The total width of the driveway shall not exceed the width of the pilaster in which the gate is attached. A one (1) foot open space (no concrete) must also be maintained between the neighboring property line and the edge of the driveway to facilitate run off. Other driveway configurations may be considered on an individual basis taking into consideration lot size, proximity to the neighboring property, drainage and aesthetics.

### **EXTERIOR PAINT**

**All painting projects must be submitted and approved prior to commencing, even if painting the exterior of home using the same colors.** The Association retains pre-approved paint color schemes for the entire community. Color pallets are interchangeable for body and pop-outs only unless otherwise noted. Garage doors shall be painted the body or pop-out color of the home. Trim colors are designated for trim only. View lot properties may paint interior rear yard walls to match the body color of the home. Front return walls may be painted the body color of the home or the approved Johnson Ranch wall color (Behr Baked Potato) only. Paint schemes are available online at [www.johnsonranch.com](http://www.johnsonranch.com) or at the Community Office. Original builder colors may be used to re-paint home's exterior. Homeowner must supply Builder's original color palette. Paint shall not be "color matched" but rather mixed from the color name/color code as existing paint will have faded or been altered due to exposure to weather conditions. The Community Office does not retain the original builder colors.



## **EXTERIOR PAINT – FRONT DOORS**

Front doors are to be natural wood color or be painted the trim or pop-out color of the home or a color from the Johnson Ranch approved front door color book. Colors are to coordinate with and compliment your home's existing color scheme and must be one (1) solid color. Colors that resemble "Electric" or "Neon" colors are not allowed.

## **FLAGPOLES**

Flags that meet Arizona State law may be displayed on flagpoles or by using wall brackets mounted on the house or garage. Only one freestanding flagpole per property is permitted. Flagpoles mounted in the ground may not exceed twenty feet (20') from the ground level to the top of the pole and must be set back ten feet (10') from any property line. The size of the flag (American, Army, Navy, Air Force, Marine Corps, Coast Guard, POW/MIA, Arizona, An Arizona Indian Nations, or Gadsden) shall not exceed four feet (4') by six feet (6') in dimension. Flags must be flown in accordance with the US Federal Flag Code and Arizona State Law to include but not limited to care & maintenance, night lighting etc. All flagpoles must be submitted for approval prior to installation. Flags displayed on brackets mounted on the house shall be no larger than three feet (3') by five feet (5') in dimension. Any lighting for night time illumination must be directional, low voltage, and not create glare to neighboring properties. Flags may not be graphic in nature or include nudity, profanity, or hate speech, etc. The JRCA Board of Directors, Design Review Committee, and Management reserve the right to make the final determination regarding appropriateness.

## **FREE STANDING RAMADAS AND GAZEBOS**

- A)** Ramadas and gazebos may be constructed in rear yards only subject to prior approval by the Committee. The following guidelines apply:
- Maximum square footage under the roof area is 144 sq. ft.
  - Maximum roof height is 10 ft. for flat roofs and 12 ft. for pitched roofs at the highest point.
  - The structure must be set back a minimum of 5ft. from any perimeter wall.
  - The structure must be painted or stained a natural cedar wood color or be a dark (wrought iron) metal color (excluding silver or steel) or must be painted to match the body color of the home.
  - Any roof tile must match the tile of the house.
  - Fabric covers must be earth toned and maintained in good condition. Those structures whose fabric tops are removed due to disrepair must be replaced or the structure must be disassembled.
  - The design of the ramada or gazebo must be in harmony with the design characteristics of the community.
  - Any lighting on the structure must also receive approval from the committee.
- B)** Owners of lots in excess of 16,000 square feet can be approved for a ramada measuring a maximum square footage under the roof area of 256 square feet (16'X16'). Maximum roof height is 10 ft for flat roofs and 12 ft for pitched roofs at the highest point.

## **GATES**

Double gates may be considered based upon Lot size. All gates (double or single) should be of the same material, design and color as the originally installed gate. Color of wrought iron may be re-painted black, and slats must be complementary to the paint scheme of the home. Trex composite material is acceptable for slat replacement. Any decorative gates must be submitted for approval and will be reviewed on an individual basis. No gates that access the common areas shall be permitted. Gates shall be maintained in good working order and may not be in disrepair.

## **GOLF NET SCREENING/PROTECTION**

Specific screening/protection devices designed to help protect against damage due to golf balls are permitted. Due to the Arizona elements such as strong winds and extreme temperatures a framed, sturdy net may be installed. The frame shall extend across the top, bottom, and both sides of the net. In no cases shall conduit be allowed. The frame height shall not exceed 20 feet for single story homes and 25 feet for two story homes. An upright support may be required every 8 to 10 feet depending upon the length of the screen. No frames are to be mounted on a wall that separates property unless there is a written agreement between neighbors to have the protection installed. (A copy of this agreement must accompany the application). Net material must be either polyester or nylon and black in color. The golf netting shall be affixed with lacing on all four sides. Framing shall be black or galvanized steel.

## **GUTTERS AND DOWNSPOUTS**

Gutters and downspouts will be considered for approval if the finish matches the color of the portion of the home in which it is attached. The Association strongly recommends use of high-quality materials that offer long life, as the gutters must be maintained in good condition. Drainage must be directed so as to not encroach on neighboring property.

## **HVAC**

Except as initially installed by the Builder, no heating, air conditioning or evaporative cooling unit shall be installed upon any lot without the prior approval of the Committee. If external HVAC components are being replaced in the original location, approval is not required. Prior approval must be obtained if location of equipment is moved or modified.

## **OUTDOOR FIREPLACES**

Installation of outdoor fireplaces that exceed any perimeter wall height requires advance approval from the Committee. Wood burning fireplaces must have spark arresters.

## **OUTDOOR LIGHTING**

Any outdoor lighting installed on a Lot or dwelling, subsequent to initial lighting installed by the Builder, must receive advance approval by the Committee. Lighting sources shall not be directed toward streets, common areas or neighboring property. Colored bulbs (except yellow bug bulbs) may not be used in outdoor carriage lights (lights on the sides of the garage door) except during holidays per holiday lighting guidelines. Single colored bulbs are allowed in the light fixture over the front door year-round.

### **PATIO COVERS**

Cabanas or any structure with thatched, woven or lattice roofing material is prohibited. Roofing material should compliment roof of the home. Color of supports and material should compliment the color of the body or trim of the home. No patio covers on 2<sup>nd</sup> story balconies are permitted.

### **PATIO FURNITURE AND PATIO STORAGE**

All patio furniture on front porches, courtyards, and rear patios with a view fence are classified as outdoor patio furniture. Items such as but not limited too, couches, recliners, indoor tables, etc. are prohibited. All patio furniture must be well maintained and neatly placed on the patio/porch.

### **PLAY STRUCTURES**

Play structures may be constructed in rear yards only and are subject to prior approval by the Committee. The following guidelines shall apply:

- Play structures must be set back a minimum of 7 feet from any perimeter wall.
- Maximum height allowed to top support bar or highest point of structure is 10 feet.
- Maximum height of any deck/platform is to be 4 feet above ground.
- The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
- The Committee will take the appearance, height, and proximity to neighboring property into consideration.
- Any shade canopy must be a solid earth tone color and maintained in good working order without signs of wear and tear or disrepair.

### **POOLS AND SPAS**

Pools and spas, including above ground, do not require approval of the Committee unless the Lot has a view fence. Perimeter walls on lots bordering common areas and shared Homeowner Association walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front return wall on the side of the home. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. Any pool equipment which may be visible above the fence lines (such as slides, etc.) may be considered. It is the homeowner's responsibility to ensure that all Pinal County Codes are met and that the proper permits are obtained. Removal of any portion of a common area wall for access is strictly prohibited and subject to a two-thousand (\$2,000) dollar fine.

### **POOL FENCING**

The specifications for rear yard pool fencing on a lot with view fencing shall be of a solid neutral color.

## **ROOFS**

Roofs that are repaired or replaced are to maintain the same type of shingles/tiles as original to the home. Color of the shingles/tiles shall match the accepted roofing colors maintained throughout the community.

## **SATELLITE DISHES - ANTENNAS**

While the Association does not prohibit the use of satellite dishes, the Association does regulate the size and location of the “dish” on the following basis:

- Any satellite dish/antenna larger than one meter (39 inches) that is visible from the street, neighboring property or the common areas is prohibited.
- Homes should locate the satellite dish/antenna in the most unobtrusive location possible while still receiving a quality signal. It is preferred that satellite dishes/antennas not be located above the roof line of the home.
- Satellite dishes must not be installed on common or shared walls.

## **SCREEN/SECURITY DOORS**

All screen / security doors must be submitted for approval. Doors must be painted to match body color or trim color of the home, or may be beige, black, bronze, white or a color from the Johnson Ranch approved front door color book. Colors are to coordinate with and compliment your home’s existing color scheme and must be one (1) solid color. Colors that resemble “Electric” or Neon colors are not allowed. Silver-colored aluminum screen doors/and storm doors are prohibited. Screen/security doors in disrepair, including peeling paint and irregularities in paint and paint coverage, are in violation of community guidelines.

## **SECURITY CAMERAS**

Security cameras are permitted on homeowner’s property. Placement of cameras must be submitted and approved prior to mounting. Security cameras are not to be pointed at neighboring lots and must be unobtrusive when mounted to the home.

## **SHOPS/RV GARAGES: (Sterling and Equestrian Tracts Only)**

Applications will be considered for Shop buildings and RV Garages on a case by case basis taking lot size and lot coverage into consideration. Maximum size of structure shall not exceed 20’ X 40’; 18’ in height. All exterior materials including stucco and roofing to match the existing home. Structure is to be painted to match the home. Structure must be set back a Minimum of 5’ from all side perimeter walls and 15’ from the rear wall. In addition to obtaining HOA approval by the Design Review Committee, it is the homeowner’s responsibility to secure all necessary permits and approvals. NO METAL STRUCTURES PERMITTED.

## **SHUTTERS & OTHER TRIM ITEMS**

Shutters are to be painted with the pop-out or trim color of the home or with the original accent color painted by the builder. Homeowner must provide builders original color palette. The same rule applies to other trim items such as corbels, etc.

## **SOLAR PANELS**

Except as may be initially installed by the Builder, no solar energy collecting unit or panels shall be placed, installed, constructed or maintained upon any Lot without the prior written approval of the Committee.

## **STORAGE SHEDS**

Permanent Storage sheds (sheds with concrete or block flooring) are subject to the following guidelines and must be approved by the Committee unless shed height is below the fence line height on a fully enclosed backyard. Lots with view fencing must obtain prior approval for all storage sheds.

Storage sheds are to be located in the rear yard which can include the rear side yard with a minimum setback of five (5) feet from perimeter walls and a maximum of eight (8) feet in height

- Shed must compliment exterior of the residence including siding, color and roof material.
- Portable or moveable, not “permanent” storage sheds are allowed and must meet same guidelines with the exception of the setback requirement unless the height exceeds the height of the perimeter walls.

## **WALLS**

**Attaching items to or altering the interior common area shared walls is prohibited.** Plans to raise the height of a party wall or extend a side wall must be submitted for approval with written permission from the adjacent property owner(s). New walls must match that of the existing wall in color, texture, height, material, block, etc. Side walls connecting to the home must be set back at least 5 feet from the front of the home.

Plantings must be a minimum of 1’ from all common area walls. Common area walls may not be used as retaining walls for planter boxes. Homeowners will be responsible for all costs associated with repairs to the common area walls from damages caused by homeowner plantings or subsequent watering.

**VIEW LOTS-** Rear yards with view fencing must be maintained in a similar manner as front yards. Permanent privacy attachments, plantings, chicken wire or any fencing attached to the view fence is prohibited. All plantings must be kept at least one foot from view fence.

## **WALKWAYS**

Walkways extending through the front yard to the street/sidewalk will be reviewed on an individual basis and will not exceed 36” in width. Consideration will be given to the amount of existing hardscape in the front yard, design compatibility with the neighborhood, and integration into the front yard landscape. Walkways are to be poured concrete or interlocking paver bricks with outer edges secured with concrete. Stepping stones are not approved materials for walkways. Walkways must be maintained as new and in level condition. Walkway painting must be submitted for prior approval. All painted walkways must have all sections painted and be of one uniform color. Walkway paint must be grey tone and matched as closely as possible to existing concrete color.

**WINDOW COVERINGS**

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty (30) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type materials including after-market window tinting shall be installed or placed upon the outside or inside of any windows.

**WINDOW SUNSCREENS**

Bronze, gray, charcoal, brown or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames.

**LANDSCAPE GUIDELINES**

Within six (6) months of the date of closing, the owner of a Lot shall complete installation and irrigation improvements in compliance with the Johnson Ranch Community Association CC&R's and the following guidelines as adopted and amended from time to time, in that portion of the lot which is between the street(s) adjacent to the lot and the front yard of the lot. Back yards which are visible from common areas shall also adhere to this installation time frame and are subject to the same minimum plant requirements as the front yards. **Prior to installation of the landscaping, owner shall maintain the lot in a weed-free and neat condition.**

**MINIMUM PLANT REQUIREMENTS (Variance may be considered based upon Lot size and will be reviewed on a case by case scenario)**

<b>PLANT TYPE:</b>	<b>SIZE:</b>	<b>QUANTITY:</b>
Trees	15 GAL	1
Plants	1 GAL	5

1. The amount of plants may be reduced if sod is installed. Sod shall be maintained in a healthy condition and mowed and edged in a timely manner so as not to spread past bordering edges.
2. Homeowner to select low shrub/groundcover along driveway and street frontages to maintain site visibility. Plants exceeding 2'0" in mature height shall be located at least 8'0" back from public sidewalks or curb.
3. Surface select boulders may be grouped in clusters, with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3' in height and shall have a natural oval character that is compatible with specific decomposed granite. Colored and lava rock is strictly prohibited.
4. Homeowners may use low voltage lighting to highlight entry walk or accentuate trees. Colored bulbs and lenses are prohibited. Light source shall be adjusted to minimize glare onto adjacent properties, common areas or streets.
5. Special design features such as low walls, trellis, water features or other structures must be approved in advance by the Committee.
6. Back yards must be maintained in a neat and weed free condition at all times.

7. Artificial turf may be installed on a case by case basis. 12" x12" samples of turf must be submitted with application.
8. It is recommended that fruit trees be placed in rear yards.
9. Plants may be a combination of shrubs and ground cover. Cacti may be substituted.
10. Existing trees removed due to excessive size, root damage, disease, etc. must be replaced with a new fifteen (15) gallon tree or a cactus of at least five feet (5') in height.

### **FINE GRADING AND MOUNDING**

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the county grading and drainage plan. Every effort should be made to make mounding appear natural.

### **FRONT YARD HARDSCAPE/COURTYARDS**

No concrete, pavers, flagstone, tile, etc. may be added to the front of the home for a courtyard beyond the front of the home without a pony wall. In addition, courtyards that do not extend beyond the front of the home but exceed 50 square feet must also be shielded with a pony wall. Pony walls may be no lower than 24" and no higher than 36" and must be block, stucco, and painted to match the home. Decorative caps, columns, boulders, etc. integrated into the wall will be considered on an individual basis. Pony walls may not extend out more than 5' beyond the front of the home. If layout of home doesn't allow for courtyards/pony walls to be kept within 5' from the front of the home, alternate designs shall be reviewed on a case by case basis. Courtyards should be designed as an integral part of the architecture of the home. Surfaces shall be maintained in "as new" and level condition.

### **HARDSCAPE**

Any hardscape items proposed for front yard installation must be approved by the Committee. Hardscape items that will be visible from neighboring property in the rear yard will also require approval. Materials included in Hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters/curbing for trees/plants, walkways, retaining walls, decorative walls, fountains and curbing.

### **LANDSCAPE LIGHTING**

All landscape lights, other than low voltage, must be approved by the Committee. The following outlines the minimum standards for lighting:

1. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Lights which create glare visible from other lots are prohibited.
2. Light fixtures shall not exceed an illumination intensity of more than one (1) foot-candle power as measured from the closest lot line. (This information can be obtained from the light manufacturer, factoring in the height of the light and the distance to the lot line.)
3. Ground lights should be screened whenever possible with walls, plant materials or internal shielding.

### **ROCK/GRANITE GROUND COVER**

Granite replenishments of the same color and size do not need to be submitted for approval.

Non-turf areas in the front yard and rear yard view lots must be covered with be ½” or ¾” rock or screened granite. Granite must be an approved “earth toned” color. White, green, blue, artificially colored, lava rock and one quarter inch (1/4”) minus rock/granite is prohibited.

River rock or rip rap shall be three (3) to six (6) inches in diameter. Not more than ten percent (10%) of the front yard may be river rock or rip rap. **A Sampling of rock/granite must be submitted to the Design Review Committee before installation.**

### **WATER FEATURES, STATUARY, ETC.**

Items such as fountains, statuary, etc. are permissible within the rear yard and do not require submittal to the Committee, except on lots with view fencing. Such items must be approved by the Committee for installation in the front yard. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as rear yards with view fencing.