

Section 5a
Landscape Guidelines

May 2016

TABLE OF CONTENTS

**CIVANO 1: NEIGHBORHOOD 1
LANDSCAPE DESIGN GUIDELINES**

<i>Section</i>	<i>Heading</i>	<i>Page</i>
1	Civano Landscape Design Philosophy	1
2	Purpose	2
3	Scope of Restrictions	3
4	Additional Important Information	3-5
5	Submittal of Application	5
6	Guidelines:	6-9
	6.1 Back-Flow Covers	6
	6.2 Hardscape	6-7
	6.3 Plants	7
	6.4 Plant Signs	7-8
	6.5 Trellises	8
	6.6 Water Features	8-9

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4 **CIVANO 1:**
5 **NEIGHBORHOOD 1**
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10 **LANDSCAPE**
11 **DESIGN**
12 **GUIDELINES**
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1 **3** **SCOPE OF RESTRICTIONS:**
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- 3 3.1 These restrictions apply to all common, public areas, and individual lots.
4 These restrictions do not apply to already designed and installed
5 landscapes.
6
7 3.2 Public areas and common areas shall be landscaped using native and
8 near-native plants (as defined in the Recommended Native Plant List and
9 Recommended Near-Native Plant List). Community gardens may use
10 appropriate non-native plants. Parks and recreation areas shall use native
11 and near-native trees and shrubs from the above-mentioned lists as well
12 as appropriate turf grasses for playing fields.
13

14 **4** **ADDITIONAL IMPORTANT INFORMATION:**
15

- 16 4.1 All plants incorporated into any landscape project must comply with the
17 Civano Approved Plant List or as otherwise approved by the Design
18 Review Committee (hereinafter 'DRC'). Plants on the Prohibited Plant List
19 shall not be permitted. (See, attached Civano Approved Plant List.)
20
21 4.2 Civano Homeowners are encouraged to use native or compatible drought-
22 tolerant species for all yard landscaping. (See, attached Civano Approved
23 Plant List.)
24
25 4.3 High-water consuming plants, when used, should only be used in small
26 areas close to residences or in rear yards.
27
28 4.4 In accordance with the Civano 1: Neighborhood 1 Covenants, Codes &
29 Restrictions, paragraph 4.2.2, all portions of the lot or parcel, excluding
30 driveways and parking areas, and in the case of a lot, excluding that
31 portion of the Lot which is enclosed by a perimeter wall, shall be
32 landscaped with a combination of inert and living materials approved by the
33 DRC unless otherwise pre-approved in these Landscape Design
34 Guidelines. Inert materials shall include crushed native rock, boulders and
35 river rock, unless otherwise approved by the DRC.
36
37 4.5 This section deleted and intentionally left blank.
38
39
40 4.6 Vegetation is encouraged to help shield utility boxes, etc.
41
42 4.7 Turf is not an approved ground cover in areas outside of parcel perimeter
43 walls. Turf may be allowed in common areas.
44
45 4.8 Common Bermuda grass, Fountain grass and all other grass prohibited in
46 the Prohibited Plant list of this document, together with all Pima county

1 restricted grasses, shall be prohibited on any area of any lot. Installation
2 of grasses shall not interfere with lot drainage or cause seepage problems
3 through property walls, etc.
4

5 4.9 When installing landscaping and/or irrigation, care should be given to
6 maintaining proper grading on the lot to eliminate any undue drainage
7 onto neighboring lots.
8

9 4.10 Landscape design shall include passive water harvesting which shall
10 include, but not be limited to, ground swales and berms.
11

12 4.11 The DRC shall reserve the right to require a written certification from the
13 Owner's licensed Engineer stating that the overall characteristics of
14 drainage run-off from the Lot have not been affected by volume, rate, or
15 flow as a result of the improvement's design and execution.
16

17 4.12 Rear yards shall be maintained to avoid excessive dust.
18

19 4.13 All landscape projects must be maintained within property lines.
20

21 4.14 Temporary fencing, staking, and plant protection shade cloths must be
22 properly maintained when visible from neighboring property. (CINI
23 CC&R's, paragraph 1.58: "Visible from Neighboring Property" refers to,
24 with respect to any given object, that such object is or would be visible to a
25 person six (6) feet tall, standing at ground level on neighboring property.)
26

27 4.15 No tree, shrub or planting of any kind shall be allowed to overhang or
28 encroach upon any public right-of-way, bicycle path or any other
29 pedestrian way from ground level to a height of seven (7) feet without prior
30 written approval of the DRC, unless such landscaping was intended to
31 have that effect as part of the overall landscaping plan for the Covered
32 Property, as approved by the DRC. (See, CINI CC&R's, paragraph
33 5.2.16.)
34

35 4.16 No landscape or other improvement (other than decomposed granite) will
36 be permitted between sidewalks and street curbs without specific written
37 approval from the DRC or City of Tucson (as applicable).
38

39 4.17 Unless the Board of Directors determines, in its' sole discretion, that the
40 Association shall provide and maintain the landscaping on the Lot or
41 Parcel, each Owner is responsible for the proper maintenance of
42 landscaping in the following locations. (See, CINI CC&R's, paragraph
43 5.2.4):
44

45 4.17.1 on the Owner's Lot or Parcel (including set-back areas);
46

1 4.17.2 on those portions of the Common Areas adjacent to an owner's
2 Lot or Parcel and which are on the Lot's or parcel's side of any
3 wall erected on such Common Area; and
4

5 4.17.3 public right-of-way areas between sidewalks (or bicycle paths)
6 and the street curb on the Owner's Lot or Parcel, or other public or
7 easement areas adjacent to the Owner's Lot or Parcel.
8

9 **5 SUBMITTAL OF APPLICATION:**

10
11 5.1 All applications will be submitted on the applicable attached Civano 1:
12 Neighborhood 1 Design Review Submittal Form.
13

14 5.2 Documentation that is to be submitted with Design Review Submittal
15 Form:
16

17 5.2.1 Provide layout of proposed landscape projects:
18

19 5.2.1.1 A conceptual landscape layout plan identifies location of
20 vegetation, botanical and common name of vegetation,
21 materials of ground cover, irrigation installation, any gravel
22 and/or pictorial samples.
23

24 5.2.2 Provide material specifications, irrigation methods, samples and
25 brochures as required to explain concept.
26

27 5.3 Applicants are required to adhere to all the guidelines and procedures
28 contained in the Civano Design Guidelines, Civano Landscape Design
29 Guidelines and the Submittal Form. If form is not completed in
30 accordance to the guidelines and procedures, it will be returned and the
31 process will be delayed.
32

33 5.4 All applications must be submitted no later than the last day of the month
34 in order to be on the DRC's next month's agenda.
35

36 **6 GUIDELINES:**

37
38 **6.1 BACK-FLOW COVERS:**

39
40 Towels, blankets, tape, and other miscellaneous items used to cover
41 back-flow pipes are prohibited.
42

43 **6.1.1 ITEMS THAT DO NOT NEED DRC REVIEW:**

44
45 6.1.1.1 Back-flow covers by "Polar Parka", or equal.
46

1 6.1.2 ITEMS THAT DO NEED DRC REVIEW:

2
3 6.1.2.1 All other covers that do not meet the specifications of the
4 "Polar Parka" cover will require DRC approval.
5

6 **6.2 HARDSCAPE (INCLUDING, BUT NOT LIMITED TO, PAVING, BOULDERS AND**
7 **ROCKS, RIPRAP, INERT GOUNDCOVER):**

8
9 6.2.1 ITEMS THAT DO NOT NEED DRC REVIEW:

10
11 6.2.1.1 FRONT YARDS & SIDE YARDS VISIBLE TO ALL
12 PUBLIC STREETS.

13
14 6.2.1.1.1 Inert ground cover shall be one-half inch (1/2")
15 decomposed granite or one-half inch (1/2")
16 screened decorative rock; Color shall be
17 Desert Gold by Kalamazoo or approval equal.
18 In areas of predetermined erosion, three-
19 quarter inch (3/4") screened decorative rock of
20 the approved color may be used. (8/5/10)
21

22 6.2.1.2 Native rock, river rock, and riprap may be used in drainage
23 swales and areas of erosion.
24

25 6.2.1.3 Stone and boulders may be used on the site.
26

27 6.2.1.4 Boulders shall be buried into the grade a minimum of one-
28 fifth the height of the boulder to enhance a more
29 natural appearance.
30

31 6.2.2 ITEMS THAT DO NEED DRC REVIEW:

32
33 Any other hardscape that is not specifically listed above
34 requires DRC approval.
35

36 **6.3 PLANTS:**

37
38 6.3.1 ITEMS THAT DO NOT NEED DRC REVIEW:

39
40 6.3.1.1 New and replacement of approved plants, irrigation and
41 other landscape items in compliance with the Civano
42 Landscape Design Guidelines and the attached Civano
43 Approved Plant List.
44

45 6.3.2 ITEMS THAT DO NEED DRC REVIEW:

46 6.3.2.1 Unless specifically listed above (§6.3.1.1) all landscape
47

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6.6.1 ITEMSTHATDO **NOT** NEED DRC REVIEW:

6.6.1.1 Water features that are in the front area must be fully enclosed by a courtyard wall and no higher than four feet (4') in height.

6.6.2 ITEMS THAT **DO** NEED DRC REVIEW:

6.6.2.1 All other water features not specifically listed above shall require prior approval by the DRC, including those that protrude above wall height.

A

APPROVED this 10th day of MAY, 2016

By: Adriano P. Delgado
Its: PRESIDENT

ATTEST:

By: [Signature]
Its: ~~Secretary~~ VP

1 projects require prior review and approval by the DRC.
2
3

4 **6.4 PLANT SIGNS:** To include all signs on residential lots indicating the type
5 of plants (See, www.tucsonbotanical.org, www.plantsigns.com/Plantsigns
6 for ideas).
7

8 **6.4.1 ITEMS THAT DO NOT NEED DRC REVIEW:**
9

10 6.4.1.1 Plant signs that are no more than nine inches (9")
11 high and constructed from metal, copper, stone or
12 handmade markings on small boulders/stones.
13

14 6.4.1.2 Sign itself shall be no more than 3"x5".
15

16 6.4.1.3 Plant signs should be made to enhance the experience of
17 the garden and/or plant and not distract from the beauty
18 and tranquility of the environment.
19

20 6.4.1.4 Signs are to be maintained and immediately removed
21 when showing evidence of wear and tear.
22

23 **6.4.2 ITEMS THAT DO NEED DRC REVIEW:**
24

25 6.4.2.1 Unless specifically listed above (§6.4.1.1 – 6.4.1.4) all
26 other plant signs require review by the DRC.
27

28
29 **6.5 TRELLISES:**
30

31 **6.5.1 ITEMS THAT DO NOT NEED DRC REVIEW:**
32

33 6.5.1.1 Plant trellises, pergolas, arbors and mesh no higher than
34 eight feet (8') that are wrought iron, natural wood or a
35 material painted to match one of the house colors.
36

37 **6.5.2 ITEMS THAT DO NEED DRC REVIEW:**
38

39 6.5.2.1 All other trellises, pergolas, arbors and mesh no higher
40 than eight feet (8') not specifically listed above shall
41 require prior approval by the DRC, including those that
42 protrude above wall height.
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44
45 **6.6 WATER FEATURES:** (also, See, "§36. Water Features" in Civano
46 Design Review Guidelines)