

**Catalina Foothills Estates No. 7 Association**

**Architectural, Landscape, and Land Use Guidelines**

**Association Rules, Conditions And Mandates To Preserve  
The Architectural Character And Aesthetics Of  
Catalina Foothills Estates No. 7**

APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS  
OF THE CATALINA FOOTHILLS ASSOCIATION NO. 7  
ON THIS 1<sup>st</sup> DAY OF Nov, 2020.

BY: \_\_\_\_\_

President

# CFE#7 Architectural, Landscape, and Land Use Guidelines

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## Revision History

Date	Resolution	Section	Description
15Dec16	NA	All	Updated document complete
6Jan16	NA	Appendix D->G	Inserted updated Appendices
14Jan16	NA	Title Page Appendix G	Subheading added Word missing (“the”) from last sentence.
2May18	NA	6.9	Incorrect website URLs for mailbox drawings were replaced by a reference to the website Guidelines section.
2May18	NA	6.15	Clarifications regarding Solar Installations
31May18	NA	3.2.1	Homeowners are encouraged to discuss projects with neighbors
31May18	NA	3.2.3	Site inspection(s) by a PRC member may be necessary when reviewing a PRA
3Oct18	NA	5.1	Require rather than encourage homeowners to use native vegetation when replanting.
3Oct18	NA	6.4	Require rather than encourage homeowners to meet certain requirements for outside lighting.
3Oct18	NA	6.12	Forbid white, near white or off white on exterior walls.
25Nov18	NA	6.10	Clarify Board position on recreation and play equipment
2Jan19	NA	6.4	Correct web reference for lighting recommendations document.
5Jun19	NA	6.12	Deleted exterior color guidelines
5Jun19	NA	6.21	Added new paragraph for exterior color guidelines
1Apr20	NA	4.3	Added estate sale and garage/yard sale guidelines
1Apr20	NA	6.14.6	Added guidelines regarding estate and garage/yard sale signage

## 1 Purpose

The Declarations of Protective Covenants for Catalina Foothills Estates No. 7 (“Covenants”) have been put in place to help preserve the unique architectural character and aesthetics of Catalina Foothills Estates Number 7 (“CFE#7”).

The Covenants give the Board the authority to adopt and amend written Architectural, Landscape, and Land Use Guidelines (the “Guidelines”) concerning the construction, alteration, repair, modification, or addition of any exterior Improvement. The Guidelines are deemed incorporated into the Covenants and have the same force and effect as if they were set forth in and were part of the Covenants and shall be binding upon all persons having any interest in, or making any use of, any part of the Properties, whether or not copies of the Guidelines are actually received by such persons. It shall be the responsibility of each person subject to the Guidelines to review and keep abreast of any changes in the provisions thereof (C2.3).

Over time, Boards have had to expand on or provide additional guidance for some of the Covenants or Guidelines, and this has resulted in a set of Resolutions. This document pulls together the restated Covenants (2014), previous Guidelines (2005), and the Resolutions to provide homeowners a single reference when contemplating projects that would be covered by these documents.

Per the Covenants the Board of Directors determines the standards to be applied to CFE#7 projects. The Project Review Committee has the responsibility of applying these standards to all new construction and property improvements or modifications.

The following notation is used to denote source material:

*Cx.x* - Amended and Restated Declarations of Protective Covenants for Catalina Foothills Estates No. 7 (2014) effective January 1, 2016 where *x.x* is the section and paragraph number.

*Rn-x.x* – Board Resolutions 1 through 16 where *n* is the resolution number and *x.x* is the section and paragraph where applicable.

*An-x.x* – Architectural and Property Use Guidelines (June 1, 2005) where *n* is the clause and *x.x* is the section and paragraph.

## 2 Updating This Document

This document may be altered on an “as needed” basis as determined by the CFE#7 Board of Directors.

The CFE#7 Board of Directors will appoint and approve by majority vote an Association member who may or may not be a member of the Board to alter this document.

Changes to this document become effective when accepted by a majority vote of the CFE#7 Board of Directors.

## 3 The Project Review Application

### 3.1 When is an Application Required?

A homeowner must submit a Project Review Application (“PRA”) to the Project Review Committee (“PRC”) and receive written approval prior to the construction, installation, or modification of any improvement which will be visible from beyond the lot on which the improvements are to be made (C2.4).

Improvements or modifications requiring an approved PRA include buildings, structures, walls, fences, solar installations, swimming pools, landscape plantings (trees, shrubs, ground cover), hardscape features (driveways, roads, parking areas, walkways), fabricated landscape features and landscape art works, active and passive rainwater harvesting installations, and all other structures or landscaping improvements of every type and kind (C1.8).

Each alteration, addition, or new construction must be specifically approved by the PRC even though the intended alteration or improvement conforms to the Covenants and Architectural, Landscape, and Land Use Guidelines, and even when similar or substantially identical alterations or additions have been previously approved. On projects where new structures, additions, and walls are proposed, the Owner must stake on the site all corners, lines, and heights of any such improvements as well as the property and setback lines adjacent to those improvements for the PRC to review before approval may be granted (A2-2.1).

Removal of dead plant material and mistletoe is considered to be a maintenance function; therefore, approval for their removal is not required (C2.16.1).

## 3.2 Homeowner Instructions

Improvements shall be in accordance with the provisions of the Covenants and these Guidelines (C2.8.1).

### 3.2.1 Before Submitting a Project Review Application (PRA)

Contact a member of the Project Review Committee (“PRC”) to discuss the supporting documentation that must be submitted with your application. Required documentation will vary with the scope and type of project. For example, roof recoating usually requires only an application and house painting may require a color chip, but landscaping or a home addition may require detailed drawings.

Homeowners are encouraged to discuss their proposed project with neighbors. Discussion promotes an attitude of neighborliness and sense of community and could expose problems and opportunities that you may have missed when first considering the project.

### 3.2.2 The Application Process

At a minimum the homeowner shall submit two completed PRA forms and any required supporting documentation to the PRC. One copy is retained by the Association, and the other is returned to the owner with written approval or disapproval. Supporting documentation must include a description of the project and may also include, if required, drawings to scale showing the height, width, length, size, shape, color, materials, and location of the proposed improvement on the lot. If the alteration affects the existing drainage pattern, the proposed modification to the drainage pattern must be included (A2-2.1). The Application shall be in sufficient detail to permit the PRC to make its determination (C2.8.2).

Oral requests will not be considered, and oral approvals are not valid (A2-2.2).

The Association does not at this time maintain an electronic file system. Applications and supporting documentation therefore need to be submitted on paper.

See Appendix A for the Project Review Application Forms and instructions.

### 3.2.3 Application Review

The PRC will make a reasonable effort to inform the applicant of its decision within 14 business days of the PRC’s receipt of a complete Application. This time period will be extended during any period the PRC may be awaiting receipt of necessary additional information requested from the applicant. In no event, however, will the PRC’s inability to inform the applicant of its final decision within 14 business days be construed as approval of the application. Residents should be aware that, either due to the complexity of the project or to resident and PRC schedules, especially during



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the summer months, additional time could be required. Therefore, it would be prudent for Owners to arrange their personal affairs to secure approval of any Application prior to making any significant prepayment to contractors or others (C2.8.3).

The review process may necessitate one or more site visits by a PRC member to understand the scope and impact of the proposed project.

For new construction or substantial remodel of a single family dwelling on a Lot, the Board of Directors will review the PRA prior to final approval by the PRC (C2.4).

The PRC reviews the Application solely to verify conformance with these Restrictions and the Guidelines. The approval of an Application by the PRC shall not constitute a representation, warranty, or guarantee that such a submittal complies with proper engineering or design principles, with zoning or building ordinances, or with other governmental regulations or restrictions. By approving the Application, neither the Board nor the PRC nor any of its members assumes any liability or responsibility therefor, or for any defect in any Improvements resulting from such approval of an Application (C.2.10).

### 3.2.4 Application Costs

There is no cost for submitting a PRA for review.

If the Association incurs any costs for the review of a PRA due to the need for professional services, the Association may charge a reasonable fee to a petitioning Owner for the review of the PRA. This fee shall be paid in advance at the time the Application is submitted for approval and the Owner is notified of the fee (C2.9).

The Association has stored original plans and construction documents for many, but not all, homes in CFE#7. When there is new construction or substantial remodeling of a single-family dwelling, the construction documents are copied and stored in the Association files. The Owner is charged the cost of copying these documents plus allowable administrative costs. Administrative costs are currently set at \$20.

### 3.2.5 Grounds for Application Denial

The PRC will have the right and privilege to disapprove any and all plans submitted for any one or more of the following reasons:

1. If said plans are not in exact accordance with each and every provision of the Covenants and these Guidelines.
2. If, in the opinion of the Committee, the architectural design of the proposed building or other structures as shown by said plans, plot plans, including exterior color scheme, or the location of any structure is not in harmony with the general surroundings, or with the

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building or structures, or proposed building or structures, adjacent to the location at which said proposed building or structure is intended to be erected.

3. If the plans submitted are not in sufficient detail or are incomplete.

Provided, however, that the Association shall not be liable for damages to anyone so submitting plans for approval, or to any Owner of land covered by this instrument by reason of mistake in judgment, negligence, or non-feasance of itself, its agents or employees, arising out of or in connection with the approval or disapproval, or failure to approve any such plans; likewise anyone so submitting plans to the Association for approval, by the submitting of such plans, and any Owner by so acquiring title to any of the covered property hereby, waives his/her claim for any such damages sustained (A-II,2.3).

### 3.2.6 Appeal

Any Owner whose proposal has been disapproved or who has received a decision that he or she considers adverse may appeal the decision to the Board of Directors within 30 calendar days of the Owner's receipt of the original decision. The appeal must be in writing and state the reasons for the request for reconsideration or appeal of the PRC's decision and the relief requested. The Board shall give the applicant and any interested party or parties notice of said hearing. The applicant and any other interested party or parties may testify and present evidence at the hearing. The date of the hearing shall not be sooner than 10 days or later than 30 days following the receipt by the Board of notice of the appeal. The Board shall issue a written decision within 7 days after the hearing has been completed. Decisions of the Board in this regard shall be binding and conclusive (C2.12).

### 3.2.7 Project Implementation

All construction shall be completed within a time frame that is consistent with the scope of work being undertaken. In all instances, work shall be completed, without undue stoppages, within one year from the start thereof. The Board may extend such time when, in its opinion, conditions warrant an extension (C2.14.1).

Any authorized officer, director, employee, or agent of the Association may at any reasonable time and without being deemed guilty of trespass enter on any Lot, after reasonable notice to the Owner of such Lot, in order to inspect the Improvements being constructed or recently completed on such Lot and to ascertain that such Improvements are in compliance with the approved Application (C2.13).

## 3.3 Project Review Committee Procedures

These procedures are an effort to enhance completeness and uniformity in the review of projects submitted to the PRC (R2).

### 3.3.1 The Application

Upon receipt of two copies of the Project Review Application (“PRA”), log in the date of receipt and your name as a member of the Project Review Committee (“PRC”). Review the form to be sure all information is provided.

The type of supporting documentation will depend on the complexity of the proposed project. Homeowners are encouraged to contact a PRC member to discuss the documentation required for a particular project.

At this time the Association is not set up to handle electronic documents. PRAs and associated documents must be on paper.

### 3.3.2 Drawings

Upon receipt of the drawings, stamp each sheet with the “CAT 7 Received” stamp and fill out the “signature” and “date” lines. Next, review each sheet to see that the following basic information is provided:

1. Owner’s name, address, lot number and telephone number.
2. Drawing title, e.g., Site Plan.
3. Date.
4. Scale, e.g., 1”=20’, 1/4”=1’0”.
5. Number each drawing sheet.
6. Check to see that the drawing set is complete (no missing sheets).
7. In the basic set of drawings, include a Site Plan, a Floor Plan, and Exterior Elevations.
8. Site Plan: In the Site Plan show all property lines, setback lines, existing improvements, and new improvements. Further, show native growth in the work area, and note any plant material to be set aside for replanting or removal.
9. Floor Plan: In the Floor Plan, usually drawn at a scale of 1/4”=1’, show a plan view of the improvements, such as walls and location of door and window openings. Clearly define what is existing construction and what is new.

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10. Exterior Elevations: For elevations, usually drawn at a scale of  $1/4"=1'$ , show the four sides (north, south, east and west) of the building(s). Indicate position of finish grade, location of doors and windows, building height, and exterior finishes.

### 3.3.3 Drawings Review

This section provides review guidance when drawings are required.

#### 3.3.3.1 Site Plan

1. Review of the Site Plan is very important as it is the one drawing which will show if the setbacks are in conformance with the Covenants. It is best to compare the property line dimensions shown on the Site Plan with the dimensions shown on the CAT#7 maps found in the back of the Board member's notebook. Also, using a scale, measure the setbacks shown on the Site Plan to verify that the dimensions are correct. In many instances, it will be necessary for the Owner to hire a surveyor to mark the property line(s) and setback line(s).
2. In some instances, the lay of the land is such that a grading plan is required. In most cases, however, grading is minimal and the limited amount of grading is shown on the Site Plan. This being the case, review the Site Plan to verify that cuts and fills are contained within the site boundaries and their effects are mitigated with retaining walls and erosion controls, e.g., planting, rock overlay (rip-rap).
3. Review the Site Plan to see that native growth is preserved and protected. Where practical, it is recommended that native plants within the work area be removed and stockpiled on site during construction and then replanted upon completion of the new work. Landscape material should be introduced at the perimeter of new construction to soften the visual impact and tie the work in with the existing plant material on the site.

#### 3.3.3.2 Floor Plan

1. The Floor Plan should be fully dimensioned, and those dimensions must be consistent with dimensions shown on the Site Plan.
2. Check the Floor Plan for mechanical equipment locations (no wall-mounted or rooftop equipment). Be sure equipment is screened from view of adjoining property owners.
3. Check the Floor Plan to see that there is an area screened from view for garbage and recycle cans.
4. Check to see that window and door openings shown are consistent with openings shown on the exterior elevations.

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## **3.3.3.3 Exterior Elevations**

1. Verify that the height of the proposed structures meets the required height limitation.
2. Check to see that the exterior materials and finishes are noted or shown. Make a notation to match existing texture and color where there is an addition to an existing structure.
3. Check to see that screen walls are shown and that they meet the height restrictions, i.e., 4' for a wall 20'-29' on side and rear yards and 6' wall for a wall 30'+ from the property line.
4. Make a notation on the drawing to paint out all surfaces of new work which are exposed to view, such as flashings, conduit, electric panels, skylights, etc. Color of these items shall match adjacent surfaces.

## **3.3.3.4 Other Drawings**

In some instances, homeowners will submit a set of plans, which include a foundation plan, building sections, mechanical and electrical plans, and landscape plans. For the most part, these drawings need not be a part of the review since complying with the Covenants involves only those items visible from the exterior. In all cases, however, it is prudent to look over these drawings to see that dimensions and placement are consistent with those drawings pertinent to the review. Ensure that the landscape plan is consistent with the Landscaping Guidelines in this document (see Section 5).

## **3.3.3.5 General Notes**

1. For projects involving new structures or walls, visit the site prior to approval to verify that the required staking is in place and the lines and dimensions are as shown on the plans.
2. Prior to approval of the drawings, stamp the first sheet with the “governmental approval” and “one year completion” stamps.
3. For projects which include a new roof, stamp the plan with the “no white....roof coating” stamp.
4. Check the submittal to verify that the required color samples (paint, stain, windows, roof coating) have been included. If samples are not included, make approval subject to receipt and approval of the samples prior to proceeding with that part of the work.
5. Stamp each drawing sheet with the “one year completion” stamp.

## **3.3.3.6 Approval**

1. Once the review has been completed, stamp each sheet of the drawings with the “approved” stamp, and sign and date on the lines indicated within the borders of the stamp. Note that

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both sets of drawings must be marked and stamped, one set to be retained in the Association file and the other set returned to the Owner.

2. Sign and date both copies of the application form. Again, keep one copy for the CFE#7 file and return the other to the Owner along with the approved plans.

### 3.3.4 Inspections

Any authorized officer, director, employee, or agent of the Association may at any reasonable time, and without being deemed guilty of trespass, enter on any Lot after reasonable notice to the Owner of such Lot in order to inspect the Improvements being constructed or recently completed on such Lot and to ascertain that such Improvements are in compliance with the approved Application (C2.13).

Projects, which include new construction, must be inspected early on so that the layout can be verified before any concrete footings are poured. Also the layout for swimming pools must be inspected prior to excavation.

Periodic site inspections during construction are advised for larger projects to verify that the work is in conformity to the approved plans.

### 3.3.5 Final Site Review

Upon completion of the project, make an appointment with the Owner to visit the site. The purpose of this visit is to verify that the work has been completed in accordance with the approved plans and meets the provisions of the Protective Covenants and these Architectural, Landscape, and Land Use Guidelines.

For minor projects such as window replacement, roof recoating, and exterior painting, there is no need for more than one Committee member to inspect the completed job. For more complex projects, however, it is best to have two Committee members make the final site review.

The final site review is made with the approved plans in hand so that all elements of the plans can be verified with the completed work at the site. Items to look for include (but are not limited to) meeting setback requirements and height limitations, screening of mechanical equipment and service areas, colors matching approved samples, surfaces of all new work painted, and native plants preserved.

If, upon completion of the review, the project is determined to be in accordance with the approved plans, sign and date both copies of the Application on the “Final Site Review” line. In many instances the Owner may have lost his/her copy of the Application, and it will be necessary to make a copy of the original CFE#7 application form and send it to the Owner after the final site review.

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If the final site review indicates that there is work that is not in accordance with the approved plans, notify the Owner in writing of each deficiency and set a reasonable time limit to correct these items. Once the deficiencies are corrected, schedule another inspection and proceed in accordance with the previous paragraph.

## 3.4 Governmental Permits and Project Approval

Approval of any project by the PRC **does not** waive the requirement of obtaining any required governmental permits. In turn, obtaining governmental permits **does not** waive the need for approval by the PRC or Board prior to construction.

## 3.5 Nonconforming Improvements

If improvements or modifications are done without an approved PRA or do not conform to the approved PRA, the Association has the right to avail itself of all available legal and equitable remedies, which may include modification or removal of unauthorized work at the Owner's expense and/or payment of the Association's attorney fees if legal action is instituted to seek Owner compliance.

## 3.6 Requesting a Variance

The Board may grant a Variance to any of these Guidelines when in its sole judgment such a variance is not detrimental to any other Lot. Any such variance or waiver may apply at the option of the Board to fewer than all of the Lots without waiver of such restriction as to any other Lot(s) (C2.17, R4).

### 3.6.1 Owner Instructions

Before applying for a Variance, contact a Project Review Committee member to discuss your reason(s) for considering a Variance and the type of supporting documentation that may be required.

At a minimum the following items will be required:

1. A letter to the Board explaining the specific Variance and what conditions exist to validate a departure from the Covenants and/or the Architectural, Landscape, and Land Use Guidelines.
2. A Site Plan and possibly an exterior drawing.
3. Owners of properties that would be affected by the Variance must be given a "Request for Variance" form, a copy of the letter to the Board requesting a Variance, and other relevant supporting documentation. The determination of which properties would be impacted is at the discretion of the Board.

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The Owner may be required to attend a meeting of the CFE#7 Board to present his/her case for granting the Variance and answer questions from Board members.

See Appendix B for detailed instructions on requesting a Variance and the “Request for Variance Form”.

## 3.6.2 Board Standards for Variances

The following standards should be applied when the Board considers granting a Variance request:

1. The strict application of the provision would work an unnecessary hardship.
2. The unnecessary hardship arises from a physical condition that is unusual or peculiar to the property and is not generally caused to other properties in CFE#7.
3. The unnecessary hardship does not arise from a condition created by an action of the Owner of the property.
4. The Variance is the minimum to afford relief.
5. The Variance does not allow a use which is not permitted in CFE#7.
6. The Variance is not granted solely to increase economic return.
7. The Variance will not cause injury to or adversely affect the rights of the surrounding property owners and residents.
8. The Variance is in harmony with the general intent and purposes of the Covenants and Architectural, Landscape, and Land Use Guidelines.
9. The Variance does not violate State law or the provisions of Pima County ordinances.
10. The hardship must relate to some characteristic of the land for which the variance is requested and must not be solely based on the needs of the Owner.
11. If the Variance is from a height limitation or setback limitation and no reasonable use of the property can be made unless the Variance is granted.



## 4 Land Use Guidelines

### 4.1 Residential Use

No Lot shall be used for any purpose other than for one detached single-family dwelling for single-family private use, a private garage, patio walls, swimming pool, guest house, servants' quarters, and other outbuildings and improvements incidental to residential use of the Properties, including public utility facilities (C2.1).

### 4.2 Rentals

Rental of any guest house is prohibited, the occupancy thereof being limited to members of the Owner's family, guests, or servants. This shall not be construed as preventing the leasing or renting of an entire Lot, together with the Improvements thereon. Owners who rent or lease to others shall ensure that tenants are provided with a copy of the Covenants and the Guidelines and follow the provisions thereof. Further, all rental/lease agreements shall include a statement that the rental is subject in all respects to the provisions of the Covenants, the Architectural, Landscaping and Land Use Guidelines, and any rules and regulations adopted by the Board (C38).

Short-term rentals within CFE#7 are prohibited, and one year shall be considered to be a minimum tenancy irrespective of any lease or rental agreement in place, whether written or verbal. In the event that a lease or rental agreement is canceled before the minimum tenancy has elapsed, there shall be no more than four (4) leases/rentals in any calendar year.

Further, the use of third parties to provide representation and/or advertising for short-term rentals prohibited.

### 4.3 Business Uses

The Properties shall be used for single-family dwelling purposes only. No business of any kind shall be established, maintained, operated, permitted, or conducted on a Lot, except such home occupations as may be permitted by applicable Pima County ordinances. Owners shall obtain written approval from the Board before applying to the County for a home occupation permit. At the Board's sole discretion the Board may place additional restrictions on an Owner's home occupation activities, including, but not limited to the following: no employees shall work at the Lot, and client/customer visits to the Lot shall not be allowed. The Owner must provide the Board with a copy of the permit for home occupancy issued by Pima County (C3.4).

Estate Sales and Garage/Yard Sales require prior Board approval. Such sales are restricted to the sale of personal items owned and used solely by the owner of the property where the sale is

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conducted. No items from outside the property may be brought in and included in the sale. Such sales may be up to two days in duration between the hours of 8:AM and 4: PM.

### 4.4 Temporary Housing

No vehicle, trailer, camper, tent, shack, garage, carport, or outbuilding or any structure of a temporary character shall be used on any portion of the Properties at any time as a residence either temporarily or permanently (C3.13).

### 4.5 Temporary Structures

No temporary house, outbuilding, or other similar structure shall be placed or erected upon any part of the Properties. No residence placed or erected on any Lot shall be occupied in any manner while in the course of construction or at any time prior to its being fully completed. No residence completed to any degree shall be occupied in any manner until made to comply with the approved Application and all other conditions and restrictions herein set forth (C2.14.5).

## 5 Landscaping Guidelines

Homeowners who are contemplating landscape alterations are encouraged to use the approved “Plant Species Native to Catalina Foothills No. 7”. See [cfe7.org](http://cfe7.org) or Appendix E for “Plant Species Native to Catalina Foothills No. 7” and Appendix F for “Community Plant References”, including other resources.

All changes in plant material shall be subject to approval of the PRC and shall conform to the provisions of the Guidelines. Removal of dead plant material and mistletoe is considered to be a maintenance function; therefore, approval for their removal is not required. Existing landscape plants on a Lot which are on the “Prohibited Plant List” (see Appendix D or the CFE#7 website, [cfe7.org](http://cfe7.org)) may remain in place; however, should any such plant material die, the homeowner shall not replace them with any plant other than those on the approved “Plant Species Native to Catalina Foothills No. 7” (C2.16.1).

No variety of grass shall be grown on any Lot outside a walled-in patio. Bermuda grass, or a variety recognized to be pollen-free and approved in writing by the PRC, may be grown within a walled-in patio (C2.16.2).

All trees and other vegetation planted on any of the Properties shall be kept trimmed to a height which will not materially interfere with the principal views from neighboring Lots (C2.16.3).

See Appendix F, “Community Plant References”, for a list of resources that can provide useful information when planning landscape modifications.

## 5.1 Preserving Natural Vegetation and Terrain

Preservation of our native landscape and terrain is one of the primary goals of the Association. In general, it is desirable to enhance the presence of native plants and remove invasive and non-native species. It is for these reasons that homeowners are restricted when making landscape and hardscape alterations to their property.

The adverse effects of the removal of the original plant community from the soil surface cannot be overstated. This removal results in wind and water erosion and promotes the establishment of non-native species. For this reason, Owners of Lots who have been subject to the clearing of native vegetation are required to revegetate using nursery stock of those plants best suited for this purpose. See Appendix E or the Association website ([cfe7.org](http://cfe7.org)) for “Plant Species Native to Catalina Foothills No. 7”.

In order to preserve the natural character and native landscape and terrain of the desert environment, no native growth shall be destroyed or removed from any of the Lots except such native growth that must be removed for the construction of structures, driveways, patio walls, and other like improvements upon written approval of the PRC. As much as practical, cacti and similar plant material removed shall be transplanted and stockpiled on the site for replanting upon completion of construction.

In the event natural growth is removed without the approval of the PRC, the PRC may require the replanting or replacement of same, the cost thereof to be borne by the Owner responsible for such removal (C2.15) and/or payment of the Association's attorney fees if legal action is instituted to seek Owner compliance.

## 5.2 Zones

For the purpose of maintaining the natural character and aesthetics of our Catalina Foothills environment, the PRC segments each Lot into three distinct zones: Private, Transition and Native Desert.

### 5.2.1 *The Private Zone*

The Private Zone is defined as enclosed patios, courtyards, and pool areas which are not visible from adjoining Lots or from public rights-of-way within CFE#7. These areas may be landscaped with few restrictions. No invasive or noxious plants may be planted (see Appendix D or the Association website, [cfe7.org](http://cfe7.org), for the “Prohibited Plant List”).

# CFE#7 Architectural, Landscape, and Land Use Guidelines

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## 5.2.2 *The Transition Zone*

The Transition Zone is defined as no more than a fifteen (15) foot wide perimeter around any structure or walled area. This fifteen foot perimeter shall not encroach upon any required setback. Any new plantings in this area shall be consistent with the approved “Plant Species Native to Catalina Foothills No. 7” (see Appendix E or the Association website, [cfe7.org](http://cfe7.org)) and may have desert-colored decorative rock on the bare areas.

## 5.2.3 *The Native Desert Zone*

The Native Desert Zone is defined as the balance of the Lot area. Native vegetation shall not be removed from these areas, and the soil surface shall neither be disturbed nor shall the ground surface be covered with decorative rock or other similar material.

The soil surface may however be disturbed in order to control erosion (riprap) and for the implementation of an approved plan for xeriscaping the site.

## 5.3 **Appearance of Lots**

All clotheslines, equipment, mechanical equipment, wood piles, or piles of dirt or rocks, or stored materials, articles, or objects of any kind shall be walled-in and/or concealed so that they may not be viewed from any point beyond the Lot on which they are located. Any furniture or other objects of any kind shall be removed from a roof or placed so as not to be visible from adjoining Lots whenever not being used.

### 5.3.1 **Rubbish, Garbage, and Storage**

No Lot or portion thereof shall be used in whole or in part for the storage or dumping of rubbish of any character whatsoever or for the storage of any property or thing that will cause such Lot to appear in an unclean or untidy condition or that will be obnoxious to the eye. Debris boxes and temporary storage containers placed on a Lot for more than a week’s duration require approval from the PRC. Debris boxes and temporary toilet facilities at an approved construction site shall as much as possible be screened from view and shall be removed from the construction site as soon as job progress allows their removal (C3.10).

### 5.3.2 **Trash and Recycling**

Containers used for recycling and trash shall remain concealed at all times from view of other Lots and roads and shall not at any time be placed along street rights-of-way. The Board may engage a single company for trash removal and recycling services. Each household shall contract with and use only the single company selected. Before such action is taken, the Board shall get the approval of the Owners. Approval shall be deemed given if a vote is taken at an Association meeting, and a

## CFE#7 Architectural, Landscape, and Land Use Guidelines

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majority of votes present in person or by absentee ballot are in favor of a single company for trash removal and recycling services (C3.14).

### 5.3.3 Parking Vehicles

Operative passenger vehicles may be parked unrestricted on any Lot. All other vehicles, including but not limited to boats, trailers, commercial, and construction vehicles, shall not be parked or placed on a Lot for any period in excess of four 2-day periods in any one calendar month, unless parked or placed within an enclosed structure approved by the PRC. Such 2-day periods shall not run consecutively. As used in this Section, the term “day” shall mean a full 24-hour day or any part thereof. Out-of-area visitors with above-described vehicles may be accommodated for periods not to exceed seven days in a six-month period by providing the Association with information stating the time and duration of the visit. (C3.16)

## 6 Architectural Review Guidelines

### 6.1 Antennas

Any exterior antennas, transmission or reception devices on the exterior of a single-family dwelling (including the roof) that are not expressly permitted by applicable law require the prior written authorization of the PRC (C3.3).

### 6.2 Cooling and Heating Equipment

No evaporative cooler, air-conditioning equipment, heating equipment, or cooling or heating ducts shall be placed, installed, or maintained on the roof or wall of any building or structure. All cooling and heating equipment shall be ground-mounted and concealed in an enclosure approved by the PRC (C2.14.12).

### 6.3 Driveways and Roads

No private road or driveway shall be constructed until the Person(s) desiring to construct such private road or driveway has received the approval of the PRC (C2.14.6).

All driveways and roads shall be treated with a minimum of a two-shot bituminous surface treatment (“chip seal”) to prevent dust and so maintained. Alternatively, a blacktop, brick paver, or concrete driveway shall meet this requirement (C2.14.7).

## 6.4 Exterior Lighting

All exterior lights must be so located as not to be directed toward surrounding Lots or public rights-of-way (C2.14.8).

Outdoor lighting is necessary, but poor lighting practices have resulted in light pollution (see [darksky.org](http://darksky.org)). In order to minimize the harmful effects of light pollution, exterior lighting must meet the following requirements:

- a) Lights are on only when needed,
- b) Only areas that need light receive it (see [cfe7.org/guidelines/lighting.pdf](http://cfe7.org/guidelines/lighting.pdf)),
- c) Lights shall be no brighter than necessary,
- d) Blue-light emissions are minimized, and
- e) Lights must be fully shielded (point downward and not outward or towards the sky).

Efficient lighting practices help with the following:

- a) Curtail light pollution, reduce skyglow, and improve the nighttime environment for astronomy;
- b) Help protect the natural environment from the adverse effects of night lighting, and;
- c) Conserve energy and resources.

## 6.5 Fencing, Walls, and Gates

No wire fencing (e.g., chain-link, woven-wire fabric, “chicken” wire) shall be erected, placed, or permitted upon any part of the subdivision. Metal and wood fencing conforming to the setback and height restrictions of the Covenants is permissible but shall be subject to design review by the PRC. Exceptions: A temporary cage made of wire fencing not exceeding three feet in height may be placed around individual plants to protect them from being consumed by wildlife (R3-3.24).

No wall or fence erected upon any Lot may be over 6 feet in height. (C2.14.3)

A wall not exceeding 4 feet in height may be erected to within 20 feet of a property line provided said property line does not adjoin a dedicated right-of-way (public street) (C2.14.2B).

The construction of a driveway gate and supporting posts not more than 3 feet, 6 inches in height above grade shall be permitted within 15 feet of the front property line, provided the applicant first obtains approval from the PRC (C2.14.2C).

## 6.6 Flag Poles

Flag poles may be up to twenty (20) feet tall, but shall be no closer than twenty (20) feet to any rear or side setback line and no closer than thirty (30) feet to a side abutting a public road. The PRC may determine if the proposed flag pole height and flag size(s) are reasonable for the proposed setting.

All flag displays must comply with the Federal Flag Code (P.L. 94-344:90 Stat. 810; 4 United States Code Section 4 through 10) (A3-3.22).

## 6.7 Gas Meters

All gas meters shall be located at the main building on a Lot so as to be obscured from view from any public right-of-way or adjoining property (C2.14.10).

## 6.8 Height Restrictions

No single-family dwelling or improvement erected upon any Lot shall exceed the following height restrictions: No part of the roof ridgeline shall exceed 15 feet, and the top of any wall (parapet) shall not exceed 13 feet measured from the finish floor of the structure. In addition, the differential between the finish floor and the mean finish grade shall not exceed 12 inches unless a greater differential is approved by the PRC.

No wall or fence erected upon any Lot may be over 6 feet in height (C2.14.3).

A wall not exceeding 4 feet in height may be erected to within 20 feet of a property line provided said property line does not adjoin a dedicated right-of-way (public street) (C2.14.2B).

The construction of a driveway gate and supporting posts not more than 3 feet, 6 inches in height above grade shall be permitted within 15 feet of the front property line, provided the applicant first obtains approval from the PRC (C2.14.2C).

The height of a chimney or other similar element may be no higher than the minimum height required to meet existing building code requirements.

In cases where an existing structure is remodeled, added onto, or demolished to build a new structure, the existing finish grade shall be considered to be the natural grade and the above height limitation shall apply (A3-3.16).

## 6.9 Mailboxes

All mailboxes and supporting structures, together with the light, shall be of a uniform shape, size, color, and design and be constructed in accordance with the standard drawing(s) supplied by the Association in order that the area be strictly uniform in appearance with respect thereto (C2.14.9).

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The following are the two mailbox styles approved by the Board:

1. The original USPS #2 mailbox remains as the approved style mailbox for CFE#7.
2. The only alternate approved mailbox style for CFE#7 is a black, metal, lockable mailbox with smooth, untextured flat sides and top, of the following dimensions:

18-24 inches deep X 15-20 inches tall X 11-14 inches wide. These will be mounted on the side of the current lamp post (in place of the current mailbox). The postal carrier deposits mail and small packages in the unlocked upper “hopper”, closes the door, and the mail falls to the lower, locked bin for retrieval by the homeowner. (See web site for approved alternate-style lockable mailbox.)

Drawings of the two approved mailboxes can be found in the Guidelines section of the Association website (<http://www.cfe7.org/guidelines.html>)

## 6.10 Play or Sport Equipment and Patio Umbrellas

Play or sport equipment and patio umbrellas (Equipment) may be placed and used in the walled-in rear yard. Only pre-manufactured Equipment is permitted. PRC approval is required if Equipment is to be attached to structures, vegetation, or the ground.

Use of portable Equipment is permitted anywhere on a lot but it must be stored out of sight of neighboring properties and common areas when not in use.

Even if the PRC has approved an attached Equipment installation, the use of the Equipment, portable or attached, will be forbidden if the associated activity unreasonably disturbs the peace, quiet, comfort or serenity of other residents.

## 6.11 Rainwater Harvesting

In an effort to conserve our limited source of water here in the northern Sonoran Desert, xeriscaping and water harvesting projects are encouraged by the PRC and the Board. Application for such projects requires supporting drawings which clearly show the full scope of the proposed installation. Water storage tanks must meet the requirements of the Covenants in that they shall be concealed so that they may not be viewed from any point beyond the Lot on which they are located (C3.12).

Piping and rain gutters will be painted to match adjacent surfaces.

## 6.12 Roof Coatings

Roof coatings shall be a tan color. No white, near white or off white or reflective roofs shall be permitted (C2.14.11).



## 6.13 Setback Requirements

Any single-family dwelling or other structure, including a swimming pool, erected upon any Lot shall be located a minimum of 30 feet from each property line of said Lot (C2.14.2).

A wall not exceeding 4 feet in height may be erected to within 20 feet of a property line, provided said property line does not adjoin a dedicated right-of-way (public street).

The construction of a driveway gate and supporting posts not more than 3 feet, 6 inches in height above grade shall be permitted within 15 feet of the front property line, provided the Owner first obtains approval from the PRC.

In order for the PRC to verify that setbacks will be met, the Owner shall, prior to being granted approval, stake the corners of the proposed structures as well as the property and setback lines adjacent to those structures.

## 6.14 Signs

Except for the following, no sign of any kind shall be erected, placed, permitted, or maintained on a Lot or Common Area, unless the sign has been approved by the Board (C3.11).

### 6.14.1 Name Plates

A name plate of the occupant of any residence upon which his/her professional title may also be added, provided no such sign or name plate shall exceed a size of one square foot. Such signs must be of a uniform shape as designated by the PRC (C3.11.1).

### 6.14.2 For Sale, For Rent, and Open House

“For Sale”, “For Rent”, and signs or other postings which may be required by legal proceedings; or “Open House” signs which are in place not more than 2 hours before and after the time of the event. No sign may exceed more than 3 square feet in size. The placement of any sign shall not obstruct sidewalks or any other area of public access. If the Owner(s) of any Lot wishes to sell or rent, the Owner or his/her Realtor, with the Owner’s permission, may erect one commercially-produced “For Sale” or “For Rent” sign of industry standard size (18” x 24”) on the Lot. Said sign shall be removed within one week after close of escrow. The sign shall be the standard type used by real estate professionals without additional advertising or adornment, except one sign rider that does not exceed 6” x 24” (C3.11.2).

### 6.14.3 Political Signs

Political signs are only allowed in accordance with ARS §33-1808 (see [www.azleg.gov/ArizonaRevisedStatutes.asp](http://www.azleg.gov/ArizonaRevisedStatutes.asp)) or any commensurate superseding statute (C3.11.3).

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### 6.14.4 Security Signs

Home security system signs, not exceeding one square foot each in area, are permitted to be displayed (C3.11.4).

Residents should limit usage of such signs only to the number necessary to ensure visibility near entrances to the residence (R16-E).

### 6.14.5 House Number “Monuments”

Small structures installed at the front of a lot used to display address number or other identification (“monuments”) are permitted subject to the following restrictions:

1. The design of any monument is subject to review by the PRC.
2. The height of a monument shall not exceed two feet, six inches, and the footprint shall not exceed three square feet in area.
3. The monument shall be erected at existing natural grade.
4. The setback(s) of the monument shall be determined by the PRC on a case-by-case basis.
5. Only one monument is permitted per lot.

### 6.14.6 Estate Sale and Garage/Yard Sale Signs

Estate Sale and Garage/Yard Sale signs may be in place no more than 2 hours before and after the time of the event. Only professionally manufactured signs may be placed, and no more than four signs may be placed inside the perimeter of CFE7. No sign may exceed more than 3 square feet in size. The placement of any sign shall not obstruct roadways or any other area of public access.

## 6.15 Solar Installations

The Board appreciates an individual Association member's wish to benefit from a solar installation, and it has a duty to all members collectively to ensure that our Covenants are interpreted, applied, and enforced in the best interests of the entire Association. The Board's desire is to avoid solar panels or collectors that may result in excessive glare and reflection or may present an industrial appearance that can negatively affect the views from (and potentially property values of) nearby residences (C2.14.16, R13) and detract from the neighborhood's unique character .

To avoid delays and unanticipated expenses and facilitate the application process, Homeowners are strongly encouraged to take advantage of the PRC's experience with solar projects and contact the PRC as soon as they start to consider a solar installation.

Public policy encourages the use of solar power, and for many residents, investment in solar technology may be a wise decision. In 2007 the Arizona Legislature amended the Arizona Revised

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Statutes (A.R.S. §33-1816 ) to promote public policy supporting installation of solar energy devices.

The solar collectors are the most visible and potentially most unappealing part of the installation. Collector placement and orientation directly affect system efficiency, and as such, Board influence regarding project approval is most limited by A.R.S. §33-1816. Although the Board cannot reject a project because of collector placement, the PRC will require that the installation minimize the adverse visual impact on neighbors in order to preserve the property values and rural characteristics of the neighborhood.

In view of the foregoing, the Board has adopted the following policy for installations of solar equipment in CFE#7:

1. Solar equipment is permitted, per Arizona law.
2. A solar installation is considered to be an improvement (C1-1.8), and as such, residents must submit and receive approval of a complete Project Review Application prior to starting the project.
3. Solar Collector Placement - Per A.R.S. §33-1816 an application cannot be rejected due to placement of solar panels. The following requirements are intended to minimize visual impact, protect the character of the neighborhood, and gauge the effect of the installation on surrounding property owners.
  - a) A mock-up of a solar panel representing the actual size, angle, and height of at least one panel shall be placed on the proposed area(s) so that the PRC can consider the possible impacts on neighbors and determine the need for screening or other mitigations.
  - b) If solar panels cannot be effectively integrated into a structure to reduce their visibility, the PRC may require appropriate screening to reduce their visibility from beyond the applicant's property line.
  - c) Parapets may be raised to the maximum 13 feet measured from the finish floor of the home to hide the solar collectors.
  - d) The Association's height limitation (C2-2.14.2) applies to rooftop solar equipment. Such equipment must be installed so that the peak of the rooftop solar equipment is not higher than 15 feet above the finish floor of the home.
  - e) Whenever possible, individual solar panels should be placed in "landscape mode" to lessen their visibility above the parapets or screening material ("landscape mode" is interpreted to mean that a rectangular panel will be installed with its long axis in the horizontal position).

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- f) Solar panels must be made from non-glare, non-reflective materials or coated with a material to reduce glare.
4. Non-Collector Equipment - Positioning and/or concealing non-collector equipment do not impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device, and as a result, an application can be rejected if the installation does not conform to the following standards:
- a) Any visible metal flashing, trim, equipment underside, support structures, etc. are to be painted to match the adjacent surface.
  - b) With the exception of equipment that is not to be painted for safety reasons (as determined by the equipment manufacturer), equipment mounted on the side of the home is to be painted to match the home and existing equipment colors, or where deemed necessary, ground-mounted equipment will be shielded by a wall of similar construction and color as the home or landscaping.
  - c) Non-collector equipment installed without PRC approval will be treated as nonconforming improvements.

While the Owner may choose to use the provisions of §A.R.S. 33-1816 to avoid meeting his/her obligations under the requirements of community documents regarding the installation of solar equipment, the Board appeals to the community spirit of the Owner to give consideration to his/her neighbors and to take all measures necessary to minimize the visual impact of the proposed installation.

### 6.16 Storage Tanks

No tanks may be erected, placed, or buried in or on the Lots for the storage of any flammable product (such as gas, oil, etc.), except small tanks, such as those containing flammable substances for use in outdoor grills, recreational vehicles, or medical purposes, which shall be allowed. Any tanks that are used on any Lot, including (but not limited to) water harvesting cisterns and small tanks for the storage of gas and fuel oil, gasoline, or oil, shall be concealed so that they may not be viewed from any point beyond the Lot on which they are located (C3.12).

### 6.17 Subjective Design Elements

Fabricated landscape features and landscape art which may contain elements that do not lend themselves to a strict interpretation of the Covenants or these Guidelines, such as color selection and features of architectural design, are included in the provisions of these Guidelines and therefore require written approval from the PRC prior to installation or placement on any Lot. Those landscape features and art which are installed or are in place on any Lot as of the effective date of

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these Guidelines may remain in place; however, any additional or replacement features or art proposed for installation after the effective date shall require approval of the PRC.

The Board will follow the following procedures when reviewing projects of this type (R6):

1. When the chair of the PRC receives an application for a project which he/she considers might not be in harmony with the aesthetic character of the neighborhood, the applicant shall be informed that the project is subject to further review.
2. The applicant shall then give his/her neighbors an opportunity to review the proposed changes so that they may make their comments regarding the proposal to the Board. The Board shall make a determination as to which neighbors will be most impacted by the project under consideration and send them a "Project Review Comments" form (see Appendix C). The neighbors will then make their comments and send the completed form directly to the Board.
3. Once the comments have been received from the selected neighbors, the project shall be placed on the agenda for the next scheduled meeting of the Board. The applicant may make a presentation to the Board prior to a discussion of the item during the closed session of the meeting. Following this discussion a vote shall be taken to either approve or disapprove the elements of the application which have been under consideration.
4. Based upon the Board's vote, the chair of the PRC shall process the application and send it to the Owner indicating the action of the Board.

### 6.18 Utility Lines

All utility lines shall be placed underground, and no outside electrical and telephone lines shall be placed overhead. New or replacement service to a Lot of such lines shall be taken from the point assigned by the PRC (C2.14.14).

### 6.19 Water and Sewage

Where sewer, water, or other public utility facilities have been installed to or near the property line of a particular Lot, for the purpose of providing service to that Lot, the service connection to service an improvement on that Lot shall be made only at and from the installed facility or point assigned by the PRC (C2.14.13).

### 6.20 Window Treatment

Since exterior mounted rolling shutters and screens are clearly visible from the exterior of a structure, they clearly come under the purview of the PRC. Any Owner wishing to install them must make application to and receive approval from the PRC before installation begins. The PRC

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will review such applications using the same standards of conformance to the general surroundings that it uses in all of its reviews. Therefore, issues of visibility from public areas and neighboring properties, color, and material will all be relevant. (R11)

### **6.21 Exterior Color**

All color selections must be in harmony with the architectural character, aesthetics, and the natural landscape of CFE7. Exterior colors should be muted and compatible with the desert palette with a light reflectance value (LRV) no greater than 80.

# Appendix A – Project Review Application Forms and Instructions

## Instructions to Homeowner

Complete both the “Homeowner Copy” and “File Copy” of the Project Review Application (“PRA”) form (see below). Send the completed forms with two copies of any required supporting documentation, as well as one self-addressed, stamped envelope, to:

Catalina Foothills Estates No. 7  
Project Review Committee  
P. O. Box 64173  
Tucson, AZ 85728-4173

This PRA will be presented to the Project Review Committee (“PRC”), and you will be notified of the action of the PRC. Upon approval, one set of the plans/drawings will be returned to you, along with one copy of the completed form via the stamped, self-addressed envelope you provided (above). If, however, the request is denied, both sets of plans will be returned with an explanation.

If you have any questions, please call the Board Secretary. See the Association's website ([cfe7.org](http://cfe7.org)) for the current phone number.

Approval of any project by the Project Review Committee DOES NOT WAIVE THE REQUIREMENT OF OBTAINING ANY REQUIRED GOVERNMENTAL PERMITS. In turn, obtaining governmental permits DOES NOT WAIVE THE NEED FOR APPROVAL BY THE PROJECT REVIEW COMMITTEE OR BOARD PRIOR TO CONSTRUCTION.

FAILURE TO OBTAIN THE NECESSARY APPROVALS PRIOR TO CONSTRUCTION: (1) CONSTITUTES A VIOLATION OF THE DECLARATIONS; (2) MAY REQUIRE MODIFICATION OR REMOVAL OF UNAUTHORIZED WORK AT THE EXPENSE OF THE HOMEOWNER(S); AND (3) MAY INCLUDE PAYMENT OF THE ASSOCIATION’S ATTORNEY FEES IF LEGAL ACTION IS INSTITUTED TO SEEK COMPLIANCE.

# Homeowner's Check List

## Project Conformance to Covenants

Make sure your project conforms to the Covenants and the Architectural, Landscape, and Land Use Guidelines in this document. Problems are commonly found with setback, height, and native vegetation protection.

## The Application

1. Make sure the application is legible and completely filled out, i.e., lot number, owner's name and contact information, date of application, description of planned changes, color samples, etc.
2. Include two copies (one Homeowner copy and one File copy) of the application and supporting documentation, if required.
3. Include one self-addressed, stamped envelope in which the Homeowner copy of application and supporting documentation can be returned.

## Supporting Documentation

For applications that require drawings and plans:

1. ALL DRAWINGS MUST BE DRAWN TO SCALE, e.g., 1"=20', 1/4"=1'0".
2. Site Plan showing all property lines, lot dimensions, setback lines, existing and proposed improvements, date, north arrow, etc.
3. Floor Plan clearly delineating existing improvements and proposed new work.
4. Floor Plan is fully-dimensioned.
5. Include a note on drawings directing that exposed metal surfaces (e.g., flashing, vents, flues, conduit) will be painted to match adjacent surfaces.
6. For projects where new structures, additions, and walls are proposed, the homeowner must stake on the site all corners, lines, and heights of any such improvements as well as the property and setback lines adjacent to those improvements.



**PROJECT REVIEW APPLICATION**  
**CATALINA FOOTHILLS ESTATES ASSOCIATION NO. 7**

**HOMEOWNER COPY**

LOT NUMBER: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Contact Email: \_\_\_\_\_

Project Dates:

Expected Start: \_\_\_\_\_ Expected Finish: \_\_\_\_\_

Builder/Contractor Name and Address:

Description Of Work:

Construction shall be in compliance with the Declarations of Protective Covenants and Architectural, Landscape, and Land Use Guidelines. Plans/drawings must be stamped and signed by the Chairman of the Project Review Committee (PRC) prior to the commencement of any construction. Homeowner will contact the PRC for final site review upon completion of work.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Received by Catalina Foothills Estates No. 7 Association

Date: \_\_\_\_\_ By: \_\_\_\_\_ Project Review Committee

( ) Approved As Noted By: \_\_\_\_\_ Date: \_\_\_\_\_

( ) Denied By: \_\_\_\_\_ Date: \_\_\_\_\_

Reason:

Final Review By: \_\_\_\_\_ Date: \_\_\_\_\_

**PROJECT REVIEW APPLICATION**  
**CATALINA FOOTHILLS ESTATES ASSOCIATION NO. 7**

**FILE COPY**

LOT NUMBER: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Contact Email: \_\_\_\_\_

Project Dates:

Expected Start: \_\_\_\_\_ Expected Finish: \_\_\_\_\_

Builder/Contractor Name and Address:

Description Of Work:

Construction shall be in compliance with the Declarations of Protective Covenants and Architectural, Landscape, and Land Use Guidelines. Plans/drawings must be stamped and signed by the Chairman of the Project Review Committee (PRC) prior to the commencement of any construction. Homeowner will contact the PRC for final site review upon completion of work.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Received by Catalina Foothills Estates No. 7 Association

Date: \_\_\_\_\_ By: \_\_\_\_\_ Project Review Committee

( ) Approved As Noted By: \_\_\_\_\_ Date: \_\_\_\_\_

( ) Denied By: \_\_\_\_\_ Date: \_\_\_\_\_

Reason:

Final Review By: \_\_\_\_\_ Date: \_\_\_\_\_

## Appendix B - Request for Variance Form and Instructions

Before applying for a Variance, contact a Project Review Committee member to discuss your reason(s) for considering a Variance and the type of supporting documentation that may be required. At a minimum, the following items should be submitted when requesting a Variance:

1. A letter to the Board describing the specific Variance and what conditions exist to validate a departure from the Protective Covenants and/or the Architectural, Landscape, and Land Use Guidelines (NOTE: A variance may not be detrimental to any other lot within CFE#7). This letter must include the name of the property owner, address, lot number, and applicant's telephone number.
2. Supporting documentation as required, which may include the following:
  - a) Site Plan - Must show all property lines, existing and proposed improvements, lot dimensions, and setback lines
  - b) Exterior drawing – Must show the exterior elevations of the existing and proposed structures, including the finish grade and dimensioned heights
3. Owners of properties that would be affected by the Variance must be given a “Request for Variance” form, the letter to the Board requesting a Variance, and other relevant supporting documentation. The determination of which properties would be impacted is at the discretion of the Board. Completed “Request for Variance” forms shall be submitted directly to the Board.

The applicant may be required to attend a meeting of the CFE#7 Board and present his/her case for granting the Variance and answer questions from Board members. The homeowner shall contact the Secretary of the Board at least two weeks prior to the next scheduled meeting and request to be placed on the agenda. Once the item is on the agenda, the homeowner shall provide copies of the letter of request (see #1 above) and supporting drawings so that all Board members can review these documents prior to the scheduled meeting.

# REQUEST FOR VARIANCE

## CATALINA FOOTHILLS ESTATES ASSOCIATION NO. 7

**RETURN TO THE CFE#7 SECRETARY**

LOT NUMBER: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Contact Email: \_\_\_\_\_

The Board of the Catalina Foothills Estates No. 7 Association has received a request for Variance from the Protective Covenants and/or the Architectural, Landscape, and Land Use Guidelines. As a neighbor of the applicant who will be impacted by the requested exemption, the Board is requesting your comments. The applicant has been instructed to provide you with written material and supporting drawings which clearly delineate the request.

Following your review of this material, please indicate your response to the proposal as follows:

\_\_\_\_\_ I/we endorse the request for a variance as submitted.

\_\_\_\_\_ I/we object to granting a variance for the following reasons:

Additional Comments:

Thank you for your input regarding this matter. If you have any questions, please call the Board Secretary. See the Association's website ([cfe7.org](http://cfe7.org)) for the current phone number, and she/he will have the Chair of the Project Review Committee contact you. Please send your comments to Catalina Foothills Estates No 7, P. O. Box 64173, Tucson AZ 85728-4173. Thank you.

Printed Name: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **Appendix C - Project Review Comments Form**

The Board uses this form to solicit comments from homeowners who might be affected by a project involving Subjective Design Elements.

The Board determines which neighbors are to receive this form, and it is sent with a self-addressed, stamped envelope to be returned to the Board Secretary.

**PROJECT REVIEW COMMENTS**  
**CATALINA FOOTHILLS ESTATES ASSOCIATION NO. 7**

**RETURN TO THE CFE#7 SECRETARY**

LOT NUMBER: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Contact Email: \_\_\_\_\_

The Board of the Catalina Foothills Estates No. 7 Association has received a request for a project from one of your neighbors. As a neighbor who may be impacted by the requested project, the Board is requesting your comments. The applicant has been instructed to provide you with written material and supporting drawings which clearly delineate the request.

Following your review of this material, please indicate your response to the proposal as follows:

\_\_\_\_\_ I/we endorse the request for project as submitted.

\_\_\_\_\_ I/we object to granting a project for the following reasons:

Additional Comments:

Thank you for your input regarding this matter. If you have any questions, please call the Board Secretary. See the Association's website ([cfe7.org](http://cfe7.org)) for the current phone number, and she/he will have the Chair of the Project Review Committee contact you. Please send your comments to the Board in the enclosed envelope. Thank you.

Printed Name: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Appendix D - Prohibited Plant List

Existing landscape plants on a lot which are on this list may remain in place; however, should any such plant material die, the homeowner shall not replace them with any plant other than those on the approved “Plant Species Native to CFE#7” (C2.16.1).

<b>Trees</b>	African Sumac <i>Rhus lancea</i>	A widely-promoted, low-water-use landscape tree that threatens riparian areas by diverting channel flow, thus enhancing the potential for streambank erosion, and it can displace mesquites. Besides producing abundant seeds, it also spreads by suckers and competes with native plants for water.
<b>Grass</b>	Fountain Grass <i>Pennisetum alopecuroides</i>	An African grass that spreads aggressively by seed and forms dense clumps, choking out native plants and altering wildlife habitat. Fountain grass is an extreme fire hazard to homes, native plants, and animals. Fountain grass comes in many varieties. All should be considered invasive until tested and verified. No variety is recommended for planting. Buffelgrass, a close relative to fountain grass, is also a dangerous fire threat.
	Buffelgrass <i>Pennisetum ciliare</i>	
	Bermuda Grass <i>Cynodon dactylon</i>	Aggressively invades yards, gardens, and riparian areas; inhibits the natural meandering of streams; competes with native plants for space, light, and nutrients; and forms dense mats that inhibit the growth of other species. Removal is difficult because of an extensive system of underground stems, up to 1 foot deep in soil. Bermuda grass can also be a hay contaminate.
<b>Flowers</b>	Periwinkle <i>Vinca major</i> <i>Vinca minor</i>	As with many invasive plants, its beauty is deceiving. Vinca is an aggressive groundcover with trailing stems that root wherever they touch the soil. It also resprouts from stem fragments, enabling it to spread rapidly along creeks and moist drainages, where it competes for resources and smothers native vegetation.
<b>For a complete list of invasive plants, visit: <a href="http://www.aznps.com/invasives.php">http://www.aznps.com/invasives.php</a></b>		

## Appendix E - Plant Species Native to CFE#7

### Plant Species Native to Catalina Foothills Estates #7

*Plants are organized by trees, cacti, bushes, and flowers.  
This document is available with pictures on the CFE7.org website.*

Preservation of our native landscape and terrain is one of the primary goals of the Association. In general, it is desirable to enhance the presence of native plants and remove invasive and non-native species. The following is a list of vegetation found in Catalina Foothills Estates #7 as a reference for our homeowners.

TREES	
Common Plant Name Scientific Plant Name	Description
<b>Catclaw Acacia</b> <i>Acacia greggi</i> -Gray <i>Senegalia greggii</i>	Catclaw is a low-water-use deciduous tree. Densely-clustered, cylindrical-shaped flowers appear spring through fall. Flowers are followed by 6-inch-long, flat, curled, green seedpods. Branches have sharp, curved cat-claw-like thorns that scratch skin and snag clothing.
<b>Whitethorn Acacia</b> <i>Acacia constricta</i>	This variety of acacia is deciduous with green oval leaflets. Grown as a tree or shrub, it reaches 10 feet tall or more. Branches have straight white 2-inch-long thorns. Flowers are clustered in fuzzy 1/2 inch diameter balls that are sweet and intensely fragrant. The flowers are followed by long, narrow, green- to red-tinged seedpods that dry to a dark-brown color.
<b>Desert Ironwood</b> <i>Olneya tesota</i> -Gray	Ironwood is one of the largest and longest-lived trees in the Sonoran Desert. A slow-growing, semi-deciduous tree, ironwood grows 15 to 30 feet in height, spreading 20 to 30 feet in diameter. Thick oval leaflets are gray-green. During a short bloom period in early spring, lavender flowers 1/2 inch wide cover the tree. Dark seed pods 2 inches long follow the flowers. Gray trunks can grow to 24 inches in diameter with thorny stems. Wood is extremely hard. Only natural rainfall is required.
<b>Honey Mesquite</b> <i>Prosopis glandulosa</i> <i>Torreyana</i>	A graceful tree with shiny green leaves, the honey mesquite grows 15 to 40 feet in height with equal spread. Creamy-white flowers bloom in spring. Seed pods are 3 to 9 inches long. Tree is drought-tolerant.
<b>Screwbean Mesquite</b> <i>Prosopis pubescens</i>	Screwbean mesquite grows 25 to 40 feet with equal spread and is deciduous. The dark bark on the trunk and older stems sheds in long, stringy pieces. Stems have sharp spines. In May and June, 1 to 2 pendulous yellow spikes appear. Corkscrew-curved bean pods develop during the summer.
<b>Velvet Mesquite</b> <i>Prosopis velutina</i>	Velvet mesquite has low, broad, spreading branches that are gnarled and twisted with dark green leaves. This deciduous tree grows to be 30 feet tall with equal spread. White or pale yellow catkin flowers 2 to 3 inches long hang downward in early summer. Slender brown pods 3 to 9 inches long and 1/2 to 1/4 inches wide are edible.



<b>TREES</b>	
<b>Common Plant Name</b> <i>Scientific Plant Name</i>	<b>Description</b>
<b>Ocotillo</b> <i>Fouquieria splendens</i>	<p>Ocotillo is thought by many to be a cactus but is actually a tree. This plant has an open vase shape with long slender gray to greenish stems rising from a common base. Stems are covered with 1-inch grayish thorns. Ocotillos grow slowly to 5 to 25 feet tall and spread to 15 feet. Giant varieties grow greater than 30 feet. Plant is generally leafless most of the year. With good rainfall, plant produces bright green leaves that turn yellow and red in the fall. On branch terminals, showy clumps of tubular red to orange flowers appear. Clusters can be up to 1 foot long. Ocotillo is drought- and cold-tolerant.</p>
<b>Blue Palo Verde</b> <i>Parkinsonia (Cercidium) floridum</i>	<p>Blue palo verde is named for the bluish-green bark and foliage. A deciduous rounded tree, the blue palo verde grows faster than the foothills palo verde but requires more water to support its speedy growth. It grows 15 to 30 feet with equal spread. Bright yellow flowers are pea-like and cover the entire tree in early spring. Leaves are 1/2 inch long comprised of 1/8 to 1/4 inch leaflets, but the tree is leafless most of the year. Flat brown pods 1-1/2 to 3 inches turn white with age.</p>
<b>Foothills Palo Verde</b> <i>Parkinsonia microphylla</i>	<p>The slow-growing deciduous foothills palo verde grows 10 to 20 feet with equal spread. It has an irregular shape with low branches. In late spring, solitary pale yellow flowers cover the tree. Tan pods cling to the branches and split open when they ripen in July. The green photosynthetic trunk is covered with smooth bark with dense, twiggy, and spiny stems.</p>
<b>Desert Willow</b> <i>Chilopsis linearis</i>	<p>Desert willow is a graceful deciduous tree growing 6 to 30 feet with equal spread. Linear leaves 1/2 inch to 3 inches long and 1/4 to 1/2 inch wide hang willow-like. Terminal clusters of attractive bell-shaped flowers bloom May to June. Flowers are white, burgundy, or pink in color with distinctive yellow throat. The smooth trunk develops rough fissures with age.</p>
<b>CACTI</b>	
<b>Common Plant Name</b> <i>Scientific Plant Name</i>	<b>Description</b>
<b>Fishhook Barrel Cactus</b> <i>Ferocactus wislizeni</i>	<p>The fishhook barrel cactus is a cylindrical-shaped cactus that grows 2 to 5 feet tall and 8 to 24 inches in diameter. Along the vertical ribbed portion of the cylinder are reddish spines just over 2 inches in length. The flat spine curves inward resembling a fishhook. Fiery orange flowers about 2 to 3 inches long circle around the crown of the cactus. Yellow pineapple-shaped fleshy fruit 2 inches long follows the flower.</p>
<b>Desert Christmas Cactus</b> <i>Cylindropuntia leptocaulis</i>	<p>The desert Christmas cactus, also known as Christmas cholla, has the most slender stems of all southwestern chollas. Thin spiny branches have many tangled 1/4-inch stems forming a bush 3 to 6 feet high. One long gray or tan spine up to 2 inches long grows from each small cluster of reddish bristles. Greenish-yellow to bronze flowers up to 1 inch wide bloom along the stems in May and June. Fleshy, bright red, 1/2-inch long globular fruits remain on the stems throughout the winter.</p>

<b>CACTI</b>	
<b>Common Plant Name</b> <i>Scientific Plant Name</i>	<b>Description</b>
<b>Cane Cholla</b> <i>Cylindropuntia spinosior</i>	Cane cholla grows to 8 feet tall in the form of a bush. Bumpy green stems are branched and spiny. Showy flowers are 3 inches wide and are bright pink, red, orange, or yellow. Blooms appear late spring to summer followed by tubular bright yellow fruit.
<b>Jumping Cholla</b> <i>Cylindropuntia fulgida</i>	This variety of cholla can grow to 10 to 12 feet in height. The stems are bumpy and spiny with many straw-colored spines. The spiny-stem segments easily detach from the plant, almost seeming to "jump" on you if you accidentally brush against them. The spines are covered in micro-barbs and can be very difficult to pull out of your skin. The flowers are up to 1 inch wide. The flowers emerge at the tips of the old fruit. The fruit is smooth and green. New fruit grows out of old fruit, forming long, widening fruit chains.
<b>Fishhook Cactus</b> <i>Mammillaria grahamii</i>	This cactus, also known as pincushion cactus or Arizona fishhook, has a low, cylindrical shape with one or many thick-clustered stems and grows to 6 inches high. Many hooked spines 1/2 inch long surround numerous straight, tan-to-pink ones. Bright pink 1-inch flowers composed of many petals bloom April to May. The fishhook cactus has smooth, red fruit 1/2 to 1 inch long. This cactus is not to be confused with the fishhook barrel cactus.
<b>Hedgehog Cactus</b> <i>Echinocereus triglochidiatus sp.</i>	This cactus has many species, but all form a bulbous pile or mound of spherical to cylindrical stems. It is densely spiny and somewhat woolly. The funnel-shaped flower is bright scarlet red to orange and flowers April to May. Fruit develops May to June.
<b>Beavertail Cactus</b> <i>Opuntia basilaris</i>	This low, spreading cactus with short bristle spines grows 6 to 12 inches high and up to 6 feet wide. The green, jointed stems are wide and flat, resembling the tail of a beaver. Oval in shape, the stems are 1 inch to 6 inches wide and 2 to 13 inches long. The stems grow in clumps with flowers from the top edge of the joints. Flowers are followed by a brownish-gray, oval fruit more than an inch long with many seeds.
<b>Prickly Pear</b> <i>Opuntia sp.</i>	Prickly pear cactus represents about a dozen species of the <i>Opuntia</i> genus in the North American deserts. All have flat, fleshy pads that look like large leaves. The pads are actually modified branches or stems. This cactus has two kinds of spines. One set is large, smooth, fixed spines, and another set is smaller clusters of fine, tiny, barbed spines that detach easily. Most prickly pear have yellow, red, or purple flowers, even among the same species. They vary in height from less than a foot to 6 feet. Pads can vary in width, length, shape, and color. The fruits of most prickly pears are edible.
<b>Purple Prickly Pear</b> <i>Opuntia violaceae santa rita</i>	A member of the prickly pear family, it is most notable for its purple pigmentation in the stem. Purple prickly pear is an upright-spreading shrub consisting of several joined segments called pads. This cactus produces large colorful yellow and red blooms and dark red edible fruits.

<b>CACTI</b>	
<b>Common Plant Name</b> <i>Scientific Plant Name</i>	<b>Description</b>
<b>Saguaro</b> <i>Carnegiea gigantea</i>	<p>The trunk-like stem has prominent, accordion-like folds. Wooden ribs support this tree-sized cactus that grows 15 to 50 feet tall. It is covered in bright green flesh and lined with spines. After 65 to 75 years or so, the columnar main stem can develop side arms. White flowers are 3 inches across and appear in May to June. The flowers crown the stem tips and are followed by plump, red fruit filled with black seeds. The fruits split open into red star-like shapes that can be mistaken for flowers when seen from a distance. The saguaro bloom is the state flower. Saguaros are protected.</p>
<b>BUSHES</b>	
<b>Common Plant Name</b> <i>Scientific Plant Name</i>	<b>Description</b>
<b>Brittle Bush</b> <i>Encelia farinosa</i>	<p>Brittle bush is a round, almost herbaceous shrub 3 feet tall and wide. Simple triangular leaves are silvery gray to white. Plant is evergreen or perennial depending on water supply. Lower stems are semi-succulent, storing water. Yellow flowers are daisy-like, held on stalks above the foliage. The brittle bush blooms in spring and sporadically in response to rain.</p>
<b>Triangle-leaf Bursage</b> <i>Ambrosia deltoidea</i>	<p>A rapid-growing, small, rounded shrub with brittle stems, triangle-leaf bursage grows to 3 feet tall spreading to 3 feet. Triangular leaves have a hairy underside. New foliage is greenish and ages to a gray-silver color. Spikes of off-green flowers appear on branch terminals but are not ornamental.</p>
<b>White Bursage</b> <i>Ambrosia dumosa</i>	<p>White bursage is a shrub with many branches. The stems are covered with dense, greyish-white fine hairs and teardrop-shaped leaves. The plant has both male and female flowers. During drought, the plant loses all of its leaves. Spherical-like fruit ranges in color from golden to purple to brown.</p>
<b>Canyon Ragweed</b> <i>Ambrosia ambrosioides</i>	<p>This perennial plant may reach 5 feet tall and wide. The dark-green, wrinkled, triangular leaves produce an irritating smell when rubbed or crushed. Inconspicuous flowers are dull yellow to yellowish-green. Fruit is a small burr with spines and hooks. Flowering season is March to May.</p>
<b>Condalia</b> <i>Condalia</i>	<p>Condalia is a very thorny, densely-branched, compact shrub with tiny leaves. This medium evergreen shrub grows to be 5 feet tall and wide. The ends of the branches are thorn-tipped. The mature round-shaped fruit is a reddish-black.</p>
<b>Creosote Bush</b> <i>Larrea tridentata</i>	<p>Creosote bush is a mostly evergreen shrub growing 3 to 15 feet tall. Growth rate is highly dependent on a consistent water source. Small leaves are very aromatic when wet. This shrub tends to be straggly in form but becomes more dense and spreading with consistent water. Small yellow flowers appear in the spring followed by rounded fruit covered with white hair.</p>

<b>BUSHES</b>	
<b>Common Plant Name</b> <i>Scientific Plant Name</i>	<b>Description</b>
<b>Desert Broom</b> <i>Baccharis sarothroides</i>	Desert broom is a vertical evergreen shrub. This densely-branched plant generally grows 3 to 6 feet tall. Narrowly-elliptic green leaves shed with drought or frost leaving bright green, broom-like stems. White-tasseled seeds are produced by the female plants in abundance. Nearby plants and ground appear to be snow-covered when these seeds are spread by the wind. Plants bloom mid-October to January.
<b>Desert Hackberry</b> <i>Celtis pallida</i>	Desert hackberry is a large- or medium-size semi-evergreen leafy shrub with dark gray or brown bark. Stems are gray-green with sharp thorns. Desert hackberry grows at a slow rate from 8 to 10 feet tall with an 8 to 10 foot spread. Small dull green leaves are coarsely-toothed. Inconspicuous yellow-green flowers appear April through October depending on rainfall. Tiny bright orange berries ripen July through December.
<b>Native Fairy Duster</b> <i>Calliandra eriophylla</i>	The native fairy duster is a low-growing evergreen shrub. This slow-growing shrub ranges from 1 foot to 3 feet tall with a 3 to 4 feet spread. Ferny leaflets are 1 inch to 1-1/2 inches long and 1/2 inch across. Leaves drop in response to cold or drought. Red or pink loose puff-shaped blooms appear early spring.
<b>Hopseed Bush</b> <i>Dodonaea viscosa</i>	An evergreen shrub, the hopseed bush grows 12 to 15 feet tall with equal spread. Shiny, dark green, narrow linear leaves are glossy with lighter underside. Small clusters of greenish-white flowers bloom early spring. A three-sided pod containing three seeds produces flat papery wings and turns from green into tan as it ages. The hopseed bush is an attractive evergreen for landscapes that can be attractively sculptured by pruning.
<b>Jojoba</b> <i>Simmondsia chinensis</i>	Jojoba is a slow-growing, large, irregular evergreen shrub that grows 6 to 8 feet tall with equal spread. Blue-green leathery oblong leaves are 2 1/2 inches long and grow with a stiff upward orientation. Small clusters of yellow flowers appear. Only female plants produce fruit when male plants are also present. Brown fruit 1 inch in diameter is nutlike.
<b>Limber Bush</b> <i>Jatropha cinerea</i>	Limber bush is a woody deciduous shrub that grows 8 to 10 feet with a mature width of 6 feet. Long, brown branches are arching and flexible. Stems contain a clear sap that dries to create a permanent, bloodlike stain on clothing. Glossy, green, heart-shaped leaves grow up to 1 1/2 in wide. Small yellow or cream-colored flowers appear in the summer after monsoon rains.
<b>Range Ratany</b> <i>Krameria parvifolia</i>	Range ratany is a low-growing perennial plant reaching 2 feet tall. This intricately-branched, twiggy shrub has small, green, hairy leaves that are linear-shaped. Stems are branched and sprawling at the base. Five-petal magenta pink to lavender flowers appear spring through fall. A nutlike fruit is covered with fuzzy white hair and reddish spines.

<p><b>Wolfberry</b> <i>Lycium brevipes</i></p>	<p>A large, evergreen, mounding shrub growing to 12 feet with equal spread, wolfberry has simple, tiny leaves that are green to blueish-green. Small tubular flowers are very pale or whitish-green with slight brown or purple tinge. They tend to hang downwards (pendulant). Showy small red berries are abundant. Woody stems and trunk are gray with not-so-sharp thorns.</p>
<b>FLOWERS</b>	
<p><b>Common Plant Name</b> <i>Scientific Plant Name</i></p>	<p><b>Description</b></p>
<p><b>Yellow Paper Flower</b> <i>Psilostrophe cooperi</i></p>	<p>This small rounded perennial shrub grows 1 foot to 1-1/2 feet with a 2 foot spread. Hairy stems appear whitish or silvery with slender linear leaves that are 2 inches long and only 1/2 inch wide. Leaves are green on top and have a silver underside. New growth is also hairy. Delicate yellow flowers appear at the stem terminals in early spring and sporadically in response to rainfall. When flowers dry, they become paper-like.</p>
<p><b>Zinnia</b> <i>Zinnia acerosa</i></p>	<p>A low-branching perennial, zinnia grows 10 inches tall and spreads 2 feet in diameter. This plant survives on very little water but needs rain to bloom.</p>
<p><b>Owl's Clover</b> <i>Castilleja exserta</i></p>	<p>Owl's clover is an annual shrubby wildflower with ferny leaves. It grows 9 inches high with a 1-foot spread. Spikes of tufted pink to purple blooms appear March to May.</p>
<p><b>Desert Marigold</b> <i>Baileya multiradiata</i></p>	<p>An herbaceous perennial groundcover, desert marigold produces a showy, bright-yellow solitary bloom. Flower is 2 inches across on long stalks well above white, woolly leaves. Desert marigolds bloom profusely early spring to mid-summer.</p>
<p><b>Mexican Gold Poppy</b> <i>Eschscholzia mexicana</i></p>	<p>Mexican gold poppy has a bright golden, four-petal flower and grows 4 to 8 inches above the ground. Blue-green leaves are fernlike and grow 2 1/2 inches long. It blooms annually mid-March through May with adequate rainfall in the fall and winter.</p>
<p><b>Arizona Lupine</b> <i>Lupinus arizonicus</i></p>	<p>Arizona lupine grows to 2 feet tall. The pink to purple pea-shaped flowers are spiraled along hairy flower spikes. The individual flowers are 1/2 inch long. The leaves are comprised of 6 to 10 leaflets. The upper surface of the leaflets is hairless.</p>
<p><b>Prickly Poppy</b> <i>Argemone platyceras</i> <i>Argemone munita</i></p>	<p>This very branchy, pale-green plant grows to 4 feet high and is covered with yellow prickles. Long, very lobed, spiny leaves resembling thistles grow to 8 inches. All parts of this plant contain alkaloids that are poisonous. White, papery flowers with bright yellow centers bloom year round. Flowers grow 3 inches wide and have six broad, delicate, wrinkled petals.</p>
<p><b>Desert Sand Verbena</b> <i>Abronia villosa</i></p>	<p>Desert sand verbena has sticky, hairy creepers. Flower stalks grow up to 10 inches long with stems trailing up to 3 feet. Oval leaves are 1/2 inch to 1-1/2 inches long with wavy edges. Sand verbena grows abundantly after winter rains. Bright pink, trumpet-shaped, five-lobed flowers grow 2 to 3 inches wide. Plants are fragrant and bloom February to May.</p>

## Appendix F - Community References and Resources

In an effort to conserve our limited source of water in the Sonoran desert, xeriscaping and water harvesting projects are encouraged. Remember, application for such projects require supporting drawings which clearly support the full scope of the proposed installation. Water tanks must meet the requirements of the Covenants.

Resource	Name	Website
Plant lists	Arizona Plants Checklist 2008	<a href="http://www.fireflyforest.com/flowers/checklist/az-plants-checklist.html">http://www.fireflyforest.com/flowers/checklist/az-plants-checklist.html</a>
Plant lists	Arizona-Sonora Desert Museum	<a href="http://www.desertmuseum.org/">http://www.desertmuseum.org/</a>
Plant lists	The Arizona Native Plant Society	<a href="http://www.aznps.com">http://www.aznps.com</a>
Plant lists Plant sales	Desert Survivors	<a href="http://www.desertsurvivors.org/plant-lists.html">http://www.desertsurvivors.org/plant-lists.html</a>
Plant lists	Southwest Desert Flora	<a href="http://southwestdesertflora.com">http://southwestdesertflora.com</a>
Plant lists	University of Arizona Cooperative Extension Master Gardener Program	<a href="http://ag.arizona.edu/pima/gardening/gardening.html">http://ag.arizona.edu/pima/gardening/gardening.html</a>
Plant lists	University of Arizona Campus Arboretum	<a href="http://apps.cals.arizona.edu/arboretum/search.aspx">http://apps.cals.arizona.edu/arboretum/search.aspx</a>
Plant lists	USDA PLANTS Database	<a href="http://plants.usda.gov/java/">http://plants.usda.gov/java/</a>
Invasive Plant list	The Arizona Native Plant Society <i>Grow Native: Don't Plant a Pest</i>	<a href="http://www.aznps.com/invasives/GrowNative/invasives.html">http://www.aznps.com/invasives/GrowNative/invasives.html</a>
Desert Wildflowers	The Arizona Native Plant Society	<a href="http://www.aznps.com/nativegardening.php">http://www.aznps.com/nativegardening.php</a>
Desert Wildflowers	Southeastern Arizona Wildflowers and Plants	<a href="http://www.fireflyforest.com/flowers/">http://www.fireflyforest.com/flowers/</a>
Demonstration Gardens Plant sales	Tohono Chul	<a href="http://tohonochulpark.org">http://tohonochulpark.org</a>
Demonstration Gardens Planting Tips Classes	Tucson Botanical Gardens	<a href="https://www.tucsonbotanical.org/community-resources">https://www.tucsonbotanical.org/community-resources</a>

<b>Resource</b>	<b>Name</b>	<b>Website</b>
Water Conservation	Pima County SmartScape	<a href="https://www.ag.arizona.edu/pima/smartscape/smartscape-residential">https://www.ag.arizona.edu/pima/smartscape/smartscape-residential</a>
Fire Effects	Fire Effects Information System	<a href="http://www.feis-crs.org/beta/faces/index.xhtml">http://www.feis-crs.org/beta/faces/index.xhtml</a>

## Appendix G - Reference for Seed Vendors

Many residents have inquired about vendors for plants and seeds. While we do not endorse any vendor, the following businesses have indicated availability of seeds for plants found in the Catalina Foothills Community.

<p><b>Arizona Native Seed Resource</b>          13535 W. Sacred Earth Pl. Tucson, AZ 85735          Phone: (520) 551-9580          Fax: None Contact: Richard Hubbs  <a href="mailto:nativeseed.rick@gmail.com">nativeseed.rick@gmail.com</a></p>	<p><b>Armenta Seed Company, Inc.</b> 21234 E. Via de Arboles Queen Creek, AZ 85142          Phone: (480) 855-1917, (480) 570-5353          Fax: (480) 855-3085          Contact: Ray Armenta  <a href="mailto:armentaseed@yahoo.com">armentaseed@yahoo.com</a></p>
<p><b>Wildlands Restoration</b>          2944 N. Castro Avenue Tucson, AZ 85705          Phone: (520) 882-0969          (520) 971-5226          Fax: (520) 882-0969          Contact: Gary Maskarinec  <a href="mailto:garyberni@aol.com">garyberni@aol.com</a>  <a href="http://www.wildlandsrestoration.com">http://www.wildlandsrestoration.com</a></p>	<p><b>Wild Seed, Inc.</b>          PO Box 27751 Tempe, AZ 85042          Phone: (602) 276-3536, (602) 276-3524          Fax: (602) 276-3524          Contact: Rita Jo Anthony  <a href="mailto:ritajoanthony@gmail.com">ritajoanthony@gmail.com</a></p>