

# **SUNFLOWER COMMON AREA DESIGN GUIDELINES**

**Revision "C"  
Dated 08-14-19**

This revision replaces and supersedes the Design Guidelines Revision "B" dated 12-5-12

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COMMON AREA DESIGN GUIDELINES**

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## INTRODUCTION

Sunflower is an active adult community designed to respect the climate and regional character of its location, minimize environmental impacts, and maximize water and energy conservation principles. The Common Area Design Guidelines have been established to maintain certain standards in order to implement and preserve these principles. In the event of conflict between these Design Guidelines and Sunflower Residential Design Guidelines, any government ordinance, building code, regulation or the Master Declaration, the more restrictive standard shall prevail.

### I **ASSOCIATION IMPROVEMENTS**

As part of the planning and evolution of the Sunflower Community, the Association may develop plans and provide or contemplate providing certain community amenities. These plans may affect the original architectural design of Community Structures, landscape design of Common Areas and Community Center Areas, location of future amenities, landscape styles or plant materials. These Design Guidelines will apply to any and all improvements to Community Structures and Common Area made by or on behalf of the Association. The Board of Directors may, at their discretion, request or by-pass review and/or project approval from the Architectural Review Committee on Association Common Area improvements.

### II **General Requirements for Landscaping**

An Architectural Review Committee (ARC) application must be submitted to ARC for approval prior to the renovation of an existing landscape area. Plans must contain the minimum number of plants as noted in these Guidelines (see sub-paragraph 3).

1. The use of native or compatible species that are drought-tolerant and are low maintenance is recommended for all landscaping. This will reduce or eliminate the need for supplemental water from irrigation and reduced landscape costs. Standing water remaining in retention ponds longer than three (3) days must be treated for mosquitoes.

2. All landscape plantings shall be maintained by a fully automatic underground watering system unless a landscape plan is specifically designed not to require supplemental watering. It is a violation of these design guidelines to allow any watering system to encroach on or to drain onto another joining property or under a common wall. No landscape plantings or watering systems may be installed within twenty-four inches (24") of a common wall. All common areas are to be monitored on a regular basis for weed control. Weeds and ants are to be treated in all common areas and in the area between curb and asphalt. Holes caused by rodents are to be collapsed/filled in all of the common areas, including the wash common areas. Plants that have large dirt mounds around the base caused by rodents are to have the dirt removed so as to be the same levels of the surrounding area.
  
3. Additional plants or a large decorative rock may be required to cover bare areas of large or irregular shaped areas. The Architectural Review Committee may require (1) five gallon plant or large decorative rock per 200sq. ft. If required, more plants may be used to adequately cover the area in question. As a minimum, landscaping along roadways and the arroyo should have a plant, tree or boulder every 25 feet. There should not be any plants or trees between the sidewalk and the curb if the distance is 4' or less. Existing plants between the sidewalk and common walls must be trimmed so as not to encroach onto the sidewalk. New plants should be planted to clear the sidewalk by 2' at the plants canopy (width) at maturity. Plants, cacti and bushes/shrubs shall be neatly trimmed and not allowed to look overgrown. The canopy of existing mature plants, cactus or trees that have encroached onto or over adjoining properties shall be trimmed back to correct that encroachment as much as possible without causing harm to the tree or plant. New trees should be planted where they will not overhang the common wall or house property lines at maturity. Mature trees that have grown over the traveled portion of a street will be trimmed to a minimum height of fourteen (14) feet. Any tree branches encroaching onto Saguaro cactus shall be trimmed to prevent damage to the cactus. Tree supports shall be of commercial quality. Plantings at roadway intersections of the common areas must be trimmed to allow visibility for drivers.

4. Golden barrel, red fishhook barrel, staghorn, cholla and other cacti shall be used throughout to create diversity in plantings. Saguaro, organ pipe, curiosity, needle and totem pole cactus or an ocotillo, all a minimum of five feet (5') tall, may be planted in lieu of a twenty-four inch (24") boxed tree to create diversity in plantings.
5. The ground surfaces of all areas shall be covered with approved inert or living materials or a combination of both. Approved inert materials shall include rock and/or stone of naturally pigmented (i.e., as found in native form) color and other materials as may be approved by the Architectural Review Committee. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the Architectural Review Committee and shall be in writing. Currently approved materials are as follows: river cobble - for drainage/erosion control only. Approved decorative rocks are decomposed granite or crushed granite. No 1/4 inch minus material permitted. All rocks should be washed or screened in sizes 3/8", 1/2", 3/4" or 1" to be placed at a depth of 2". You can use boulders from the Tucson area, in lieu of plants, but 1/3 of the boulder must be buried.
6. Where sod or turf is used, Common Bermuda Grass will not be allowed. If a warm season grass is used that will go dormant in winter, such as hybrid Bermuda, over-seeding with Rye seed is required.
7. Low level landscape lighting must be maintained in accordance with the original layout. All replacements, when needed, must match the original devices or be approved by the ARC.
8. Benches and decorative trash receptacles must be maintained. All replacements, if when needed, must match the original devices or be approved by the ARC.

### III. COMMUNITY CENTER AREA

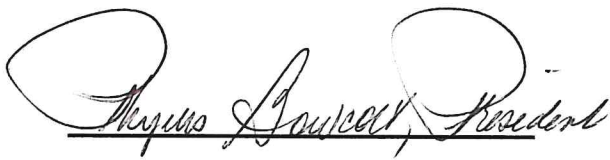
The Community Center Area shall consist of the area bounded by Sunflower Park Drive on the south, Lots 527 through 531 on the west, the arroyo on the north and the drainage ditch on the east.

1. Flowerpots will be allowed, provided the following conditions are met. A maximum of six (6) pots each is allowed in the front, side and rear areas of the Community Center. Flowerpots must contain live plants with the exception of tall narrow-necked pots that may remain empty. Pots should complement the exterior color scheme of the Community Center.
2. Exterior wall hanging works of art are not allowed in the Sunflower Community Center area.
3. Stand-alone flagpoles are permitted in front of and in the back area of the Community Center. The only flags acceptable for display are the American flag, United States Army, Navy, Air Force, Marine Corps or Coast Guard. Also POW/MIA flag, Arizona State flag, Gadsden flag and /or Arizona Indian Nation's flag may be flown. A maximum of (2) flags may be flown per flag pole. Proper flag etiquette shall be observed.

### IV. AUTHORIZATIONS

These Common Area Design Guidelines have been adopted by the Board of Directors of Sunflower Community Association, Inc., an Arizona non-profit corporation, at a regular meeting on 08-14-19.

Attested to this day of August 14<sup>th</sup>, 2019:



**Phyllis Bowcott, President**



**Peggy Lowman, Secretary**