

DCRANCH0001SFL-12-1-1--  
Yorkm

## Standards for Landscape

### Introduction

DC Ranch is a community that blends into the magnificent surrounding Sonoran Desert. Achieving and maintaining that seamless transition from the designed landscape to the natural landscape requires thoughtful standards and diligence to sustain.

The goal of Standards is simple: to ensure DC Ranch is as beautiful and enticing today as it was the first time you saw it. Standards enhance property values while enabling residents to enjoy not only the beauty of their property, but of all the neighboring properties as well. It is important for residents to understand the Standards and to identify when landscape maintenance, enrichment, and/or replacement is needed on their property. Since some landscape standards vary by neighborhood, several of the following standards require that you review the attached or linked maps or lists that are applicable to your specific property.

If you are replacing any type of species or plant, plant density, deviation from approved plans, or are redesigning your landscape plan, the change will require approval from the Modification Committee. Modification forms may be downloaded online at DCRanch.com and must be submitted to the Ranch Offices for review and approval. Assume every modification requires approval of the proposed changes. For questions or assistance, please call the Ranch Office at 480-513-1500 prior to making any changes to the property, and modification fees may apply.

Applications will not be considered if a Member has any outstanding violations of any of the Standards of Home, Landscaping, or Conduct.

Properties within DC Ranch will be routinely reviewed for compliance with the standards. In addition, a review will be conducted when a modification is complete, at time of sale, or upon request by a Member. Members can save time and challenges by requesting a pre-inspection prior to putting their home on the market. A property is considered out-of-compliance with the standards when discrepancies can be viewed from common areas which are defined as street, sidewalk, path, adjacent property including visible through a view fence. Private areas (backyards, enclosed courtyards, etc.) may not be entered during routine reviews, however, they will be inspected as part of the modification process, pre-inspection, and at the time of sale transfer and disclosure process.

Compliance requirements include all state statutes, please see Enforcement Guidelines provisions. Notwithstanding any of the guidelines or suggested penalties contained in this document, penalties may be escalated in certain circumstances, including the deactivation of transponders and loss of privileges, at the sole discretion of the Community Council Board of Directors or the Ranch Association Board of Directors. The Ranch Association and Community Council reserve the right to modify these requirements from time to time. Voluntary compliance with the Standards is strongly preferred and will be encouraged with education and communication. When further enforcement is necessary, a progressive enforcement process is utilized, as outlined in the CC&Rs at Article VII, Section 7.5 and herein. Enforcement Guidelines should be followed unless the enforcement is otherwise specified in the individual DCR Standard below. Some Standards have immediate fines, cease/desist actions, or other requirements that require immediate Owner action that supersede the Standard enforcement process. Capitalized words herein shall have the definitions set forth in the Association governing documents.

\*In neighborhoods with a sub-association, compliance of the Standards may be under the jurisdiction of the sub-association and may be more restrictive. Questions should be directed to the sub-association management or board before addressing the issue.

**Introduction****DCRL-00 Arroyos****DCRL-01 Base Shrubs****DCRL-02 Boulders****DCRL-03 Decomposed Granite****DCRL-04 Desert Pavement****DCRL-05 Grading and Drainage****DCRL-06 Irrigation****DCRL-07 Landscape Lighting****DCRL-08 Landscape Zones****DCRL-09 Natural Open Space (NOS)****DCRL-10 Outdoor Sculpture and Yard Ornaments****DCRL-11 Plant Composition****DCRL-12 Plant Density****DCRL-13 Plant Palette/List, Approved and Abbreviated****DCRL-14 Plant List, Prohibited****DCRL-15 Decorative Pots & Planting Containers****DCRL-16 Shrub Maintenance****DCRL-17 Streetscape Trees****DCRL-18 Trees****DCRL-19 Natural Turf****DCRL-20 Artificial Turf****DCRL-21 Vines****DCRL-22 Volunteer Plants****Prohibited Plants**

**DCRL-00 Arroyos**

Arroyos are used on residential property to divert water and prevent erosion, not as decorative enhancements. They should be constructed and maintained to blend with the natural desert environment. All stones in arroyos should be DC Ranch Cobble. Large stones shall be fully integrated with fine material within the arroyo. Arroyos should be kept clear of debris and plantings.

**DCRL-01 Base Shrubs**

In many zones, a required combination of base shrubs shall be planted to meet the required density for that zone. This creates a natural-looking transition from one zone to the next.

**DCRL-02 Boulders**

If your approved landscape plan includes boulders, they should be buried per the guidelines for each village. Addition of boulders needs prior approval through the modification process. Boulders do not occur naturally, and are discouraged, but may be used to solve grading issues.

**DCRL-03 Decomposed Granite**

In specific neighborhoods where decomposed granite is used and maintained as the ground cover, the depth shall not be apparent, unless there is Desert Pavement required. The size and color of the decomposed granite is as follows: Desert Parks – 3/8" Apache brown, Desert Camp and 4.4, 4.6 – 1/2" minus Madison Gold, Arcadia at Silverleaf – 1/2" minus Madison Gold, and The Parks at Silverleaf – 3/8" Table Mesa brown, all other areas not listed have desert pavement.

**DCRL-04 Desert Pavement**

The Desert Pavement standard is intended to provide a finished surface treatment to the landscape that emulates the natural desert floor, including clusters of varied size cobble, a thin scattering of decomposed granite, and natural windblown plant debris. In Desert Camp, Country Club and in the Silverleaf neighborhoods of Arcadia, Horseshoe, and Upper Canyon, the final surface of your front yard shall mimic the naturally occurring desert surface, which is referred to as Desert Pavement. In these neighborhoods, to maintain the natural appearance, use of a blower or heavy raking is discouraged.

**DCRL-05 Grading and Drainage**

DC Ranch homes were built with grading to carry water away from the house. This slope should not be disturbed and as erosion occurs, should be built back up. The relationship between the finished landscape grade must be maintained at 1" lower than any hardscape (driveway, walkways, etc.). Drainage patterns shall be maintained as set forth in the approved civil-engineered or landscape plans. As erosion occurs, maintenance will be needed to ensure that hardscapes remain dry, and that roof run-off continues to flow into a planting area or the drainage flow pattern. Members are responsible for maintenance of existing drainage, and drainage cannot be altered without proper approval.

**DCRL-06 Irrigation**

Landscaped areas shall be maintained on a permanent, automatic, drip irrigation system (with the exception of turf which may use spray irrigation). Valve boxes or other flush mounted boxes shall be painted to match the color of the ground surface (desert tan). Wall mounted equipment, visible from adjacent views, shall match the exterior paint of the home on which it is mounted. Paint shall be in good condition. Irrigation lines should be in good repair, remain buried, and should not water beyond the property line or create runoff onto hardscapes. Members shall remedy irrigation runoff into the street or oversaturation of irrigation on property. ***Members are encouraged and expected to explicitly follow any water conservation regulations recommended by local, county and state governments.***

**DCRL-07 Landscape Lighting**

DC Ranch is a dark sky community, and the landscape lighting shall be complementary to architecture, metal, in operable condition, and free of damage, oxidation and other visible defects. Landscape lighting shall be shielded to accent planting areas or tree trunks. A maximum of three-shielded light fixtures may be used to up light larger trees or cacti, and only one for smaller cacti or shrubs. Bulbs should not exceed the equivalent of 20 watts and 2700-3500 Kelvin, LED lighting may not exceed 3 watts (warm) based on the lighting specifications of your neighborhood. Path lights used on pathways and driveways shall not be symmetrical in placement. Landscape lighting should not be placed near the street (approximately 15 feet back from curb). No plastic solar lighting. Colored lamp sources are not permitted in the fixtures, pool lights, or water features.

**DCRL-08 Landscape Zones**

DC Ranch homes have three to five designated landscape zones that vary by neighborhood. Please refer to your neighborhood design guidelines, plant density requirements, and approved plant palette.

**DCRL-09 Natural Open Space (NOS)**

Some homes have NOS areas on their property which are regulated. No improvements may be made in an NOS area to include lighting. The only maintenance that shall be done is removing foreign debris (such as trash or building materials) and any plant on the DC Ranch prohibited list (invasive plants and grasses, etc.). Trees and shrubs shall not be pruned or hedged to enhance views. If property is adjacent to NOS area, trimming for safety and/or Firewise requires prior approval. No improvements may be made outside of the building envelope into the NOS area. Additional plantings in the NOS require a City of Scottsdale permit and must be irrigated until established.

**DCRL-10 Outdoor Sculpture and Yard Ornaments**

Outdoor sculpture and yard ornaments shall be maintained to their original condition. Adding sculpture that is visible from any common area or an adjacent property requires prior approval. The number of sculptures and yard ornaments are limited based on the size of lot and if the items are aesthetically pleasing to the home and neighborhood.

**DCRL-11 Plant Composition**

Plant composition refers to the percentage of various types of plant groups (trees, cacti, shrubs, etc.) required to be planted per the appropriate landscape zones within each neighborhood. All landscapes in DC Ranch were designed, approved, and originally planted, and shall be maintained to meet the requirement. Plant composition shall include species from at least four plant groups to create interest and provide a range of size and texture as plants mature. Mature plants should not encroach on sidewalks.

**DCRL-12 Plant Density**

Plant density defines the minimum number of plants required in a set amount of square footage on a property in a neighborhood, for example 1:25 means 1 plant required in a 25 square foot area. Density requirements vary by landscape zone. Density is too low if it is below the minimum planting requirement. Plant density is too high if it presents an unnatural look. As plants die, they shall be replaced with the same approved plant for that zone to meet minimum planting requirements for the property.

**DCRL-13 Plant Palette/List, Approved and Abbreviated**

More than 300 plants are approved for planting in DC Ranch. These plants complement the Sonoran Desert in which we live. All plants in the landscape shall be from the DC Ranch approved list and be consistent with the home's approved landscape plan. Any plant that is not on the DC Ranch approved plant list for your neighborhood is considered a prohibited plant and shall not be planted on the property. Refer to a recommended list of typical, approved plants chosen for their availability and durability for your neighborhood, along with the full Approved Plant Palette/List taking into consideration the landscape zone planting.

**DCRL-14 Plant List, Prohibited**

Plants on the prohibited plant list do not integrate well with DC Ranch's natural desert environment. Prohibited plants may not be planted in the landscape or within pots or containers under any circumstances. Plants on the list are NOT ACCEPTABLE due to aesthetic reasons, their mature height or growth habit, their excessive pollen production, or their ability to dominate the desert plant community. The plants permitted are only those identified in DCRL-13. All properties shall be maintained free of plants on the prohibited list. Artificial plants (excluding artificial turf) are not permitted, in pots or otherwise.

**DCRL-15 Decorative Pots & Planting Containers**

Decorative pots or containers may be used on porches/patios adjacent to the home and in the enhanced and private yard zones only. They should complement the architectural design of the home, finished in muted-desert tones and geometric shape. Irrigation lines shall be provided to pots and adjusted to result in little to no water leakage. Pots and containers shall be maintained in good condition with healthy, living plants from the approved plant list or annual/seasonal flowers. No artificial plastic plants are permitted. Pots require approval as part of the landscape plan if they are visible from neighboring properties or common areas.

**DCRL-16 Shrub Maintenance**

Pruning and trimming shall be required as needed to maintain a shrub's health and should be done in a

manner that provides for a natural look. Hedging, rounding and/or sculpting does not provide a natural plant look; natural sculpting is permissible in The Parks and Arcadia neighborhoods of Silverleaf only. Dispose of all pruned debris should be disposed of properly, and not placed on street for more than the Friday before the scheduled City of Scottsdale brush collection.

### **DCRL-17 Streetscape Trees**

Several neighborhoods require specific streetscape trees, generally located six to eight feet from the back of curb, or between the curb and sidewalk. In Desert Camp and Country Club, these trees are owned by the Member whose lot on which they are situated. The Member is responsible for maintaining irrigation to the tree(s) along with trimming, removal, and replacement as needed at the Member's expense. In the Silverleaf neighborhoods of Arcadia, The Parks, and parts of Horseshoe Canyon, streetscape trees are owned by the Member whose lot on which they are situated. Ranch Association is responsible for maintenance, replacement, and irrigation (when needed). All related expenses are neighborhood expenses. In some neighborhoods, streetscape trees are owned by the Member, who is responsible for irrigation, removal, maintenance, and replacement; however, routine clearance pruning is provided by Ranch Association and paid for in the neighborhood assessment. The maintenance, replacement, and irrigation of other landscaping situated on the Member's lot, other than trees in the streetscape, is the responsibility of the Member in all neighborhoods.

### **DCRL-18 Trees**

Each property is required to have a specific number of approved Streetscape tree(s) based on the Environmental Site Plan (ESP), including a front yard tree(s) and backyard tree(s). The number of front and back yard trees varies depending on the property square footage. Tree trimming is needed to maintain a tree's health and shall be done in a manner that provides for a natural look and includes an 8-foot clearance over walkways and a minimum of 13.5 foot over driving areas, and 15' in the alleyways. No trimming is permitted on trees located in common areas, parks or within an NOS area. Trunks shall be maintained free of starter branches. Trees should never be topped by removing just the upper foliage. Shoots are not considered an acceptable tree. Stakes and/or ties should be removed no less than 6 months and no more than 18 months from original installation. As trees die, they shall be replaced with a tree from the Approved Plant Palette/List and consistent with the home's approved landscape plan. As trees mature, they may encumber neighboring property.

Residents are asked to consult with their neighbors to coordinate trimming which may be conducted from the property-owned side only. Residents must obtain permission from their neighboring Member to trim inside of a neighboring property., A neighboring Member has the right to trim vertically neighboring trees that overhang their property so long that the trimming does not negatively impact the overall health of the tree. Trimmings should be disposed within seven days and only placed on sidewalk for City of Scottsdale bulk pickup schedule.

### **DCRL-19 Natural Turf**

Lawns shall be mowed at regular intervals to provide a well-manicured appearance. Clippings should be removed when mowing. Lawns shall be neatly trimmed around plant beds, walkways, foundations, and other design elements. Per the City of Scottsdale code, overseeding cannot be required. For Members that opt to overseed the front yard turf, the overseeding shall be with perennial rye grass by November 1 and be maintained within the turf border. Dormant turf must be maintained and cover the entire designated turf area, i.e., no bare dirt permitted. Turf lawns must be functional, usable and provide

connectivity to outdoor living, and adding or altering lawn requires prior approval through the modification process.

### **DCRL-20 Artificial Turf**

High-quality Artificial Turf shall be used in accordance with the Community Design Guidelines and shall be maintained in good repair. Installation of Artificial Turf requires prior approval through the modification process as outlined below. Modification forms may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review.

This maintenance requirement is for all artificial/synthetic turf ("Artificial Turf") installed with strict guidelines for type, quality, color, application, and maintenance per the Community Design Guidelines and the requirements for both Artificial and Natural Turf.

Artificial Turf requires maintenance by Members to keep it in an acceptable, aesthetically pleasing condition. Said maintenance is different than for natural turf, and includes but is not necessarily limited to, sweeping, vacuuming, blowing, rinsing, rolling, infill replenishment, cleaning, disinfecting, pet waste removal, and monitoring for general repairs.

All Artificial Turf surfaces must always be kept in a clean and attractive condition according to DC Ranch Community Standards staff determination. The following are examples of items not up to DC Ranch standards that shall be properly addressed: Artificial Turf frayed at the edges, loops that are pulled up, mat down, fading turf, and general unsightliness and worn turf.

Any repairs to the Artificial Turf that are necessary must be uniform in installation and of the same material as the originally approved product. Repair work must match and blend seamlessly with existing artificial turf; if this cannot be accomplished, all artificial turf must be replaced.

If the Member or Standards Staff determine the Artificial Turf is dilapidated, faded, or reached its useful life and therefore requires replacement, the Member may replace the exact footprint of the same approved turf area without modification approval only if the Artificial Turf meets all the current DC Ranch guidelines on Artificial Turf in the private yard. If the Member chooses not to reinstall Artificial Turf, a DC Ranch approved front yard landscape plan may be reinstalled without additional approvals provided it is compliant with current standards; notification to the Director of Modifications is required. If the Member desires any changes from the original DC Ranch approved landscaping, then the Member must follow the modification review process and submit the proper supporting documents for review.

Required Artificial Turf maintenance by Member includes but is not limited to:

- Use of infill is required to keep blades standing upright so the Artificial Turf looks as natural as possible and keeps the turf from appearing matted or flat.
- Routine clearing of debris, rinsing and regular cross raking/brushing with a synthetic bristle rake or brush is required to help achieve a long, useful lifespan of the Artificial Turf. Cross raking/brushing against the grain will help to avoid the Artificial Turf from becoming matted.
- Regular cleaning of the turf to remove stains and odors and mitigate growth of fungus or mold.

The Association may reject or require the removal of a Member's Artificial Turf if the Artificial Turf creates a health or safety issue that the Member does not correct within the timeframe established by the Association.

- (i) Infill refers to products placed between the blades or fibers of Artificial Turf blades. Infill is used to keep blades standing upright so the Artificial Turf looks as natural as possible and keeps the turf from appearing matted or flat.



**DCRL-21 Vines**

Vines create an added dimension to landscape. Vines shall be maintained to not infringe on neighboring properties or common area property. To prevent damage, vines shall not touch, climb or cling to fascia or roof areas. Nursery stakes should be removed six months after planting. Vine support structures should be in good repair. Vines must be on the Approved Plant/Palette List, and appropriate to each zone.

**DCRL-22 Volunteer Plants**

Volunteer plants in the landscape are defined as plants that self-populate themselves. Some species of volunteers are considered invasive and as such are listed on the DC Ranch prohibited plant list. Yards shall be maintained free of invasive volunteers. Volunteer plants that are on the Approved Plant Palette/List shall be removed as needed to control plant density and variety.

## Prohibited Plants

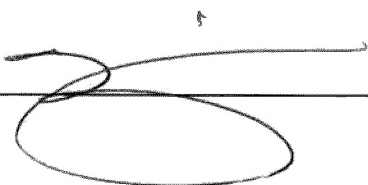
The intent of this list is to preserve DC Ranch's integration into the magnificent Sonoran Desert environment in which it was built. If the plant is not on the Approved Plant/Palette List, the plant is prohibited.

The following plants are objectionable and **may not** be planted in the landscape or within pots or containers under any circumstances. Plants on the prohibited list are **NOT ACCEPTABLE** due to aesthetic reasons, their mature height or growth habit, their excessive pollen production, or their ability to dominate the desert plant community.

1. Any non-indigenous plant material which has the potential of exceeding 20 feet in height (as required by the City of Scottsdale).
2. Any species of tree or shrub whose mature height may be visible above patio walls or from surrounding properties, unless it is on the approved Plant List, or has been previously approved by the Covenant Commission.
3. All Palms (Arecaceae) not listed on the approved plant list are prohibited under any circumstances.
4. All Pines (Pinus), Cypress (Cupressus), False Cypress (Chamaecyparis, Juniper or Cedar (Juniperus)).
5. Encelia farinosa (Brittlebush) shall not be permitted within most parcels west of the Reata Wash as indicated herein. Brittlebush is aggressive and will re-seed freely within disturbed sites. Brittlebush is native to the slightly higher elevations found east of the Reata Wash. If Brittlebush is allowed within your neighborhood, it will be indicated on the applicable Approved Plant Palette.
6. Acacia stenophylla (Shoestring Acacia).
7. Olea europea (Olive Trees).
8. Nerium olender (oleanders)
9. Thevetia (Exception - Thevetia species allowed in Silverleaf Parks private zone only).
10. Pennisetum setaceum (Fountain Grass).
11. Cynodon dactylon (Common Bermuda Grass) in seed, sprig, or sod form.
12. Parkinsonia aculeata (Mexican Palo Verde).
13. Baccharis sarothroides (Desert Broom).
14. All varieties of Citrus (standard, semi-dwarf, dwarf).
15. Dalbergia sissoo (Sissoo trees).
16. Ficus Trees (any Ficus tree variety); *Creeping Fig Vine/Ficus pumila* is permissible in some areas.
17. Tamarix (Tamarisk).
18. Oncosiphon piluliferum (Globe Chamomile).
19. All plants on the Arizona Noxious List (reference state of AZ list, and City of Scottsdale list).

*Note: Notwithstanding any of the guidelines or suggested penalties contained in this document, penalties may be escalated in certain circumstances, including the deactivation of transponders, suspension from Community Centers and/or programs and events, and loss of other privileges, which can be determined at the sole discretion of the Community Council Board of Directors and the Ranch Association Board of Directors. Violations on Community Council common area will be determined by Community Council and enforced by Ranch Association.*

I, Phil Geiger, being duly elected President of the DC Ranch Association, Inc. hereby attest that this edition of the Standards for Landscaping was approved by the DC Ranch Association Board of Directors on 2/6/2023.

By: \_\_\_\_\_  


I, Jill Hegardt, being duly elected President of the DC Ranch Community Council, Inc. hereby attest that this edition of the Standards for Landscaping was approved by the DC Ranch Community Council Board of Directors on 1/26/2023.

By: \_\_\_\_\_  
