



The Mission of the Community Council is to facilitate a connected and welcoming community that instills pride and a sense of belonging in each DC Ranch resident. The Council's work includes visioning and facilitating initiatives that enhance residents' quality of life, serve collective interests and promote the DC Ranch brand. These benefits make DC Ranch a very special place to live.

DC Ranch Community Council Board of Directors BOARD MEETING
January 26, 2023 | 5:30 p.m.
Hybrid Meeting; Attendance welcome at The Homestead Community Center or via [Zoom](#)
(All Council Board and Staff will be in person at The Homestead.)

AGENDA

- | | | |
|-------|--|---------------------------|
| I. | Call to Order | Jill Hegardt |
| II. | Establish Quorum | Jill Hegardt |
| III. | Approval of Board Meeting Minutes
a. November 3, 2022 | Jill Hegardt |
| IV. | President's Report | Jill Hegardt |
| V. | Staff Reports
a. Staff Update
b. Financial Report – Monthly Financials and Benefit Fee | Jenna Kohl
Dee Nortman |
| VI. | Public Affairs Update
a. Consider State Land Development Engagement Plan
b. Consider Approach to Mack Development
c. Update on 94 th and Bell Residential Development
d. General Public Affairs Updates | Chris Irish |
| VII. | Old Business
a. Desert Camp Site Improvement Project Update | Jenna Kohl |
| VIII. | New Business
a. Consider Amendments to Community-Wide Standards | Jenna Kohl |
| IX. | Adjourn Meeting | Jill Hegardt |

COMMUNITY VALUES

- | | | |
|--------------------------------------|------------------------------|---|
| ●Sense of Community | ●Diversity and Inclusiveness | ●Family |
| ●Healthy Lifestyles | ●Lifelong Learning | ●Environmental Stewardship |
| ●Artistic and Cultural Opportunities | | ●Relationship with the Larger Community |



Staff Report

January 2023

Finance and Administration

- *Sustainability Committee.* Five residents have submitted applications to serve on the Sustainability Committee. Michele Brethower and Jenna Kohl will be reviewing the applications and determining next steps; we anticipate extending the deadline for submittals with the goal of increasing the number of applicants.
- *Historic Committee.* The Historic Committee will host a table at DC Ranch Day, where they will have historic postcards available. They are promoting resident submittals to the 25th anniversary DC Ranch digital scrapbook and are planning for archiving of materials. They will tour the Heritage Center at the Scottsdale Civic Center Library this month.
- *Desert Camp Site Improvement Project.* An update on this project will be provided at the meeting.
- *Board Director Recruitment.* Two applications have been submitted for consideration. Applications are due February 1. Please encourage qualified residents to apply.
- *Joint Service Activity.* In late November, the Ranch Association and Community Council team members joined together in service with Hands on Phoenix to build reading libraries, create reading kits, and more.
- *Sterling Awards.* DC Ranch Community Council was recognized with the Small Business Award by the Scottsdale Area Chamber of Commerce at their Sterling Awards ceremony. The awards, sponsored by the Scottsdale Area Chamber of Commerce, are focused on *celebrating people and organizations who demonstrate excellence, innovation, and community stewardship.*
- *Resident Group.* The Resident Group met in early December to review the preliminary results of the Community-Wide survey and make plans for 2023. This group meets quarterly to provide valuable feedback to the Council's Executive Director. Residents interested in getting involved are encouraged to reach out to jenna.kohl@dcranchinc.com.
- *IT Manager.* Jeffrey Shaw started at DC Ranch on Jan. 9. He brings significant IT experience, having worked as Senior Systems Engineer for the State Bar of Arizona, Network Operations Admin Lead for Donor Network of Arizona, and for the past five years for Unitek Learning, most recently as their Director of Information Technology. When asked why he wants to work for DC Ranch, he shared that he was attracted by our "people, mission and passion."
- *Canyon Village and MSP Walk Throughs.* Scott Dennerline has facilitated walk throughs at Canyon Village and Market Street to identify and address site issues and standards.
- *Corporate Center.* Southwest Values Partners, the company that has served as managing entity for the center, has sold all of its properties in the center and is removing itself from oversight responsibilities. They have not identified any qualified property owners in the

center who are willing to serve in this capacity. Council staff needs to review governing documents to determine how the property should be managed moving forward.

- *Insurance Renewal.* The annual insurance renewal process for all entities at DC Ranch is complete. Our new broker (Brown & Brown) took a fresh look at our policies and coverages, provided cost saving recommendations, resulting in a combined premium savings of over \$21k/year.
- *Chart of Accounts.* The Council general ledger chart of accounts in the accounting system (Caliber) is undergoing a full revision, effective in 2023. This will provide greater efficiency and flexibility in financial reporting and budget development. The Board, Finance Committee and residents will see an improved financial statement format in January.
- *Mayor Ortega State of the City.* Chris Irish, Jill Hegardt, and Jenna Kohl attended Mayor Ortega's state of the City address, sponsored by the Chamber, on Jan. 18.
- *Path and Trail Walks.* Staff is conducting our annual path and trail inspection walks.
- *Anniversaries.* In January, Elizabeth Dankert, Senior Communications Manager, marked her eleventh anniversary with DC Ranch and Lindsay Vanegas, Arts & Education Coordinator, celebrated 7 years.

Events and Programs

- *Performing Arts Series: Candlelit Classics.* On a chilly night in November, 72 residents enjoyed an enchanted evening of music while surrounded by flickering candlelight outdoors at The Homestead Community Center. They came with their own lawn seating and blankets to bask in beautiful string performances by two talented musicians who featured classical music from all genres, including some pop tunes. Light bites, wine and coffee were enjoyed.
- *Neighborhood Park Parties.* Park parties concluded in November with perfect weather. Over 100 neighbors, including NVMs, from Desert Parks Village played cornhole, tag, washer toss, rode bikes, hula hooped, and mingled the evening away. Moonshot food truck served up a variety of stadium food including hot dogs, nachos, chips and drinks.
- *Kids Cuisine: Cupcake Wars.* A sold-out group of 20 young resident foodies (ages 9-15) joined a professional chef at The Homestead Kitchen on Nov. 11 to prepare a tasty meal. The dessert course fired up imaginations with a head-to-head competition to see who could decorate the best cupcakes and hand-whip fresh whip cream from scratch. Much messy and sweet fun was had!
- *Home for the Holidays: Merry & Bright Trail of Lights.* A resident favorite, the Merry & Bright Trail of Lights returned to Desert Camp trail for the month of December. There were many enhancements, but the most talked about feature was the lighted tunnel. Word made its way around Scottsdale and McCormick Stillman Railroad Park staff reached out to see how they could secure one next year.
- *Home for the Holidays: Cookies with Mrs. Claus.* 25 little ones and their families donned their best holiday outfits, coming to The Homestead to officially begin DC Ranch's Home for the Holidays Program Series on Dec. 1. This fun holiday celebration included cookie decorating kits, holiday crafts, songs and games with Mrs. Claus along with photo opportunities. This program was sold out with a waitlist.
- *Home for the Holidays: Winter Workshop.* The rain didn't stop over 100 residents from coming to take photos with Santa, build gingerbread houses, enjoy milk and cookies and

build toys in the workshop. The evening was full of holiday cheer, hot coffee and cocoa. This program was sold out with a waitlist.

- *Home for the Holidays: Cocoa & Caroling.* Hundreds of residents donned their winter coats and scarves to sing holiday classics with the Mistletones quartet. The hot cocoa bar didn't disappoint, which included multiple toppings and whipped cream where residents enjoyed more than 10 gallons of hot cocoa and 3 gallons of coffee.
- *Home for the Holidays: Holiday Cocktails.* 24 residents ages 21+ joined local chef and mixologist in creating three holiday-inspired cocktails (Partridge in a Pear Tree, Winter Wonderland and a fresh Espresso Martini). This hands-on mixology class included appetizers and festive décor. This program was sold out with a waitlist.
- *Home for the Holidays: Yappy Holidays.* Due to rain, the event was moved indoors but it did not deter over 20 pups and their humans from taking photos with Santa and enjoying treats. Yappy Holidays was sold out with a waiting list despite the rain.
- *Home for the Holidays: Mistletoe Mixer.* Cold weather moved this mixer indoors at Desert Camp Community Center, but the chill in the air did not stop the holiday cheer. Over forty residents enjoyed acoustic guitar by the fireplace while sipping beverages, snacking on lite-bites and mingling with neighbors. This program was sold out with a waitlist.
- *Professional Development.* In November, Arts and Education Coordinator Lindsay Vanegas attended The Disney Leadership Institute's course "Disney's Approach to Leadership Excellence." Here, she gathered with leaders from across the world to identify and understand the values-infused role of a leader in culture-building and team support and gained insight into establishing her own legacy as a leader at DC Ranch.

Community Engagement

- *DC Ranch Gives: Books & Toys for Babies Holiday Donation Drive.* DC Ranch partnered with March of Dimes to collect over 200 toys and books for families in the NICU during the holidays. Continuing to spread holiday cheer, twenty-one resident volunteers also helped sort thousands of donated toys for Arizona Helping Hand's holiday event. A few residents returned the following weekend on their own to help families "shop" the sorted toys to gift to children in foster care.
- *New Resident Welcome.* Neighborhood Voting Members and community volunteers continue to welcome new residents each month with welcome bags. The winter themed bags include new resident welcome information, City of Scottsdale collateral, coffee mugs, DCR Blend ground coffee and a custom DC Ranch scented candle.
- *'Round the Ranch Sunset Tours.* Thirty-two residents enjoyed learning more about the community and getting an exclusive look behind the gates in all four villages at the Sunset Tour in November. This tour began at Liberty Station with complimentary refreshments, stopped at The Village Health Club for a brief tour, and concluded in Upper Canyon with a sunset toast and a tote bag filled with goodies from local merchants to take home.
- *DC Ranch Ambassadors.* Ambassadors are utilized a few times each month to help promote activities and happenings within DC Ranch. Ambassadors have recently helped by encouraging residents to attend various programs and events.
- *Volunteer of the Year.* Nominations for Volunteer of the Year awards are collected year-round on dcranch.com. Recipients will be selected by a committee of previous award recipients and honored at the annual Volunteer Appreciation Celebration. Consider

completing the short form and nominating a resident or community partner in the following categories: Leadership, Good Neighbor, Philanthropy, Youth, and Community Partner. Deadline for 2023 Volunteer of the Year nominations is March 3.

- *Resident Milestone Home Anniversary Program.* The milestone anniversaries are sent to residents celebrating 5-, 10-, 15-, 20-, and 25-year anniversaries. 750 households celebrated a milestone anniversary in 2022. Residents celebrating their 25-year anniversaries received a gift card to a local restaurant, 20-year anniversaries received a custom wine bottle, 15-year anniversaries received a sunshade, 10-year anniversaries received a post card and the 1- and 5-year anniversaries received an email.
- *DC Ranch Leadership Academy.* Eight participants attended in-person sessions and concluded the program with a lovely graduation celebration at Vito's Italian Ristorante celebrating their accomplishments. One participant said, "I think just the overall understanding that we all obtained from the program was outstanding."

Communications

- *Winter Program Guide.* The Winter Program Guide was mailed to residents in November. The publication outlines events and programs in December, January and February. A digital version was uploaded to DCRanch.com.
- *Penny Press.* The team worked with the Events team to develop four penny designs and select photos that were printed on the case of the press. The designs commemorate scenes and features from around DC Ranch. The press will be available at Desert Camp Community Center.
- *Homeowner Anniversary Cards.* To celebrate the residents who have lived in DC Ranch for 25 years, a special anniversary card was designed with the 25th anniversary logo.
- *Historic Committee Postcards.* Two postcards were designed and will be distributed by the Historic Committee at DC Ranch Day in January. The postcards commemorate the history of DC Ranch, back when it was a cattle ranch and 25 years ago when it was being developed into a community.
- *DCR2025 Postcard.* A postcard was produced to promote the upcoming DCR2025 resident sessions. The postcard will mail in late January to all residents and direct them to DCRanch.com to register for a session to provide feedback that will be used to develop the next strategic plan.
- *Annual Report.* Production of the annual report is underway. The publication is a joint effort between the Community Council, Ranch Association and Covenant Commission. It will be an electronic report for the second year and will be completed before the March Community Council Board of Directors meeting.

Facilities

- *Community Center use.* The Desert Camp Community Center front desk had over 2,500 check-ins combined for November and December. There were 16 facility rentals for private use between Desert Camp and The Homestead Community Center. Racquet court use continues to increase, with a range of 137 to 220 reservations per court, per month for pickleball and tennis in November and December.

- *Facility Maintenance.* In December, staff updated the offices at The Homestead including removal of old workstations; patching and painting the walls; replacement of lighting and lighting fixtures; carpet cleaning; and installation of the new workstations.
- *Path and Trail Project.* The path realignment in Silverleaf near Chino Drive is nearing completion. This will improve safety and prevent further damage to surrounding landscaping and utility boxes.



Recreation

- *Card Clubs.* After a small hiatus, participation in social cards and game play is regaining strength in numbers at the Desert Camp Community Center. *Hand & Foot* was added on Thursday afternoons per resident request and in total 87 players participated through December. Social Bridge continues to meet on Wednesday afternoons. Designating dates for standard Canasta as well as Mahjongg will be looked at for the upcoming Spring.
- *First Aid/CPR.* In November, the Community Council held a CPR and AED training class. A total of 20 residents attended this 4-hour class which covered adult, child and infant CPR, the use of an automated external defibrillator and first aid.
- *Fitness Classes.* Indoor classes *Strength & Balance*, *Yoga Basics*, and *All Levels Yoga* had 119 registrants for November and December with a total of 69 drop-ins throughout both months. *Aqua Fitness* served 27 residents in November and December.
- *Grapenuts.* In December, a sommelier and co-founder of *Wine Spencer* took residents through a tasting of the perfect wines to accompany their holiday menu. Participants were taught wine pairing principles to ensure a holiday wine selection that brings good cheer around the table.
- *Pickleball.* Pickleball Club drop-in times changed with the seasons this past November as players now meet from 8a.m. to 11a.m. every Friday and Sunday. Start times will adjust again beginning in April. Due to an increased demand for drop-in play time, the incorporation of an additional drop-in day on Wednesday evenings from 6pm – 8pm will begin in January.
- *TGIF.* In December, younger residents and reptiles joined together over winter break at the *Phoenix Herpetological Sanctuary*. There, youth enjoyed a behind-the-scenes look at the reptile sanctuary and learned about its 1,700 inhabitants.

Public Affairs

- *Public Affairs:* Chris Irish will be at the meeting to give an update on the nine items she is engaged with – Mack Development at Pima and 101, 94th and Bell Residential Development, Sky Harbor NextGen, DC Ranch Neighborhood Park, Bond projects (Bell94, Dog Park, Thompson Peak bridge expansion), Reata Wash, State Land and Construction.



FEBRUARY 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Aqua Fit All Levels Yoga Strength & Balance Pickleball Club	2 Yoga Basics Hand and Foot Canasta Food Truck Night	3 Pickleball Club Aqua Fit	4 Gives Group Service Project
5 Pickleball Club Super Bowl Experience	6 All Levels Yoga Strength & Balance	7 Yoga Basics	8 Aqua Fit All Levels Yoga Strength & Balance Pickleball Club Grapenuts	9 Yoga Basics Hand and Foot Canasta Women's Club: Desert Botanical	10 Pickleball Club Aqua Fit Friday Night Lights: Tailgating Party	11
12 Pickleball Club	13 All Levels Yoga Strength & Balance Reel Deal: Be My Valentine	14 Yoga Basics	15 Aqua Fit All Levels Yoga Strength & Balance Yappy Hour Pickleball Club	16 Yoga Basics Hand and Foot Canasta Food Truck Night	17 Pickleball Club Aqua Fit	18
19 Pickleball Club Southwest Shakespeare Performance	20 All Levels Yoga Strength & Balance	21 Yoga Basics	22 Aqua Fit All Levels Yoga Strength & Balance Pickleball Club	23 Yoga Basics Hand and Foot Canasta	24 Pickleball Club Aqua Fit Social Hour	25
26 Pickleball Club	27 All Levels Yoga Strength & Balance	28 Yoga Basics				

EVENTS AND PROGRAMS

Food Truck Night

Thursday, Feb. 2 and 16 | 5 to 7 p.m.
Desert Camp
All ages

Take a break from your dinner routine!
Feb 2: Smokes BBQ and Taqueria Las Palma
Feb 16: East Coast Joe's and Manooky.

Gives Group Service Project

Saturday, Feb. 4 | 8:15 to 11:30 a.m.
The Homestead
Ages 5+ | [\\$10 donation](#)

Feed My Starving Children provides nutritional meal packs to starving children all over the world. Volunteers will help prepare Manna Packs, a tested nutritious meal that is essential for improved health of undernourished children. Transportation and Gives shirt provided.

Super Bowl Experience

Sunday, Feb. 5 | 11 a.m. to 5 p.m.
The Homestead
All ages | [\\$23](#)

Travel by bus to the Phoenix Convention Center for the ultimate football fan festival. The Super Bowl Experience features interactive displays, past and present NFL player autograph sessions, historical Super Bowl displays, panel discussions, exclusive Super Bowl merchandise and much more!

Womens Club: Desert Botanical Garden

Thursday, Feb. 9 | 9:30 a.m. to 1 p.m.
[Desert Botanical Garden](#)
Ages 21+ | [\\$43](#)

Enjoy a leisurely walk through the tranquil beauty of the Desert Botanical Garden, a living museum with over 100 acres of vibrant and lush Sonoran landscape. Participants will also enjoy lunch at Gertrude's.



Friday Night Lights: Tailgating Party

Friday, Feb. 10 | 5:30 to 7 p.m.
The Homestead
All ages | [RSVP](#)

Super Bowl LVII is coming to town! Start the weekend with a tailgate party under the Friday night lights. Bring lawn chairs and pop the trunk or a tent for a celebration with neighbors that includes dinner, music, cornhole, soda and water. Residents are encouraged to support their favorite Super Bowl team by dressing the part.

Reel Deal: Be My Valentine

Monday, Feb. 13 | 6 to 8:30 p.m.
The Homestead
Ages 21+ | [\\$23](#)

Woo your significant other with a special evening in the Grand Hall. Watch a romantic comedy *Serendipity* and enjoy an assortment of light bites, sweet treats and a Valentine's themed cocktail. Then snap a perfect date night pic in the photo booth.

Yappy Hour

Wednesday, Feb. 15 | 4:30 to 5:30 p.m.
Desert Camp
All ages | [RSVP](#)

Bring your leashed four-legged friend to enjoy a casual gathering with other residents. Beverages, snacks and pup treats provided.



Southwest Shakespeare Performance

Sunday, Feb. 19 | 6 to 7:30 p.m.
The Homestead
Ages 12+ | [\\$12](#)

Talented Southwest Shakespeare Company actors will perform "Love's Labour's Lost" with full costume and props, and integrity of the classic script, followed by a discussion with the touring company and director.

FITNESS & WELLNESS

Pickleball Club

Friday and Sunday
Advanced play | 8 to 9 a.m.
All levels | 9 to 11 a.m.
Wednesday | 6 to 8 p.m.
Desert Camp Courts

All Levels Yoga

Monday and Wednesday | 9 to 10 a.m.
The Homestead

Strength and Balance

Monday and Wednesday | 10:30 to 11:30 a.m.
The Homestead

Yoga Basics

Tuesday and Thursday | 9 to 10 a.m.
The Homestead

Total Body Aqua Fit

Wednesday and Friday | 9 to 10 a.m.
Desert Camp Pool

Hand and Foot Canasta

Thursdays | 1 to 4 p.m.
Desert Camp

Details are subject to change. Visit DCRanch.com/calendar for registration and up-to-date information.



Outdoor



Indoor



Survey overview

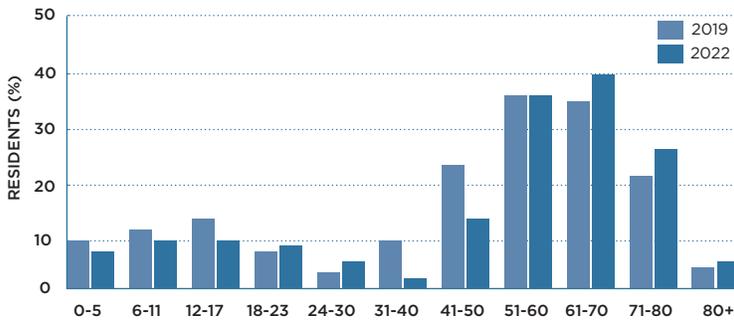
	2019	2022
Number of households distributed to <i>(including apartment complexes)</i>	2,991	3,056
Number of respondents	791	865
Total persons represented	1,949	2,125
Overall response rate	25%	29%
Number of survey questions <i>(173 data points)</i>	37	39

Age Breakout by Household

Similar to 2019, it's most common for residents to be between the ages of 51 and 80.

Up to one-quarter (25%) of households have at least one minor (under 18) living in the home.

Percent of households with at least one person in age segment:



Number of People per household

	2016	2019	2022
2 people	57%	58%	62%
4 people	14%	15%	12%
1 person	13%	12%	11%
3 people	9%	10%	9%
5 + people	5%	5%	6%

Employment/school status

	2016	2019	2022
Full time employed	27%	51%	43%
Retired	28%	38%	50%
Student K-12	21%	17%	17%
Self-employed	11%	18%	20%
Part-time Employed	6%	15%	16%
Not employed	7%	7%	7%

* multiple answers within household

Significantly more DC Ranch residents this year reported to be retired compared to 2019 (50% vs. 38%).

Is DC Ranch your primary residence?

	2016	2019	2022
YES	75%	76%	78%
NO	25%	24%	22%

Canada, Washington, and Colorado are the most common places DC Ranch residents have their "primary" residence.

Rent or own your home?

	2019	2022
OWN	70%	75%
RENT	30%	25%

Average Household size = 2.47 (mean)

Years lived in DC Ranch?



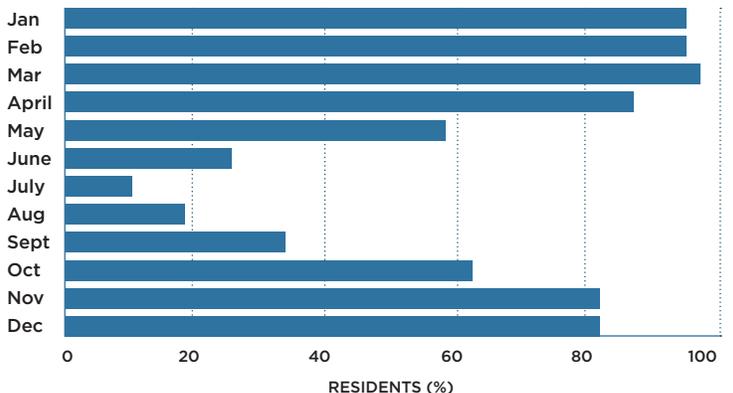
More than half DC Ranch residents have lived in the community for less than 10 years (56%), with 25% having moved into their home in the past two years (2020 to present).



How many months do you reside in DC Ranch?

	2016	2019	2022
12	55%	55%	52%
8 to 11	17%	17%	20%
4 to 7	16%	20%	22%
less than 4	12%	8%	6%
Don't know	0%	1%	2%

If you do not live in DC Ranch year round, what months are you here?



Major reasons residents chose to live in DC Ranch (rated either very important or important)

Easy access to highway	93%
Proximity to shopping and dining	92%
Amenities	89%
Architecture of home and buildings	88%
Landscape philosophy and design	84%

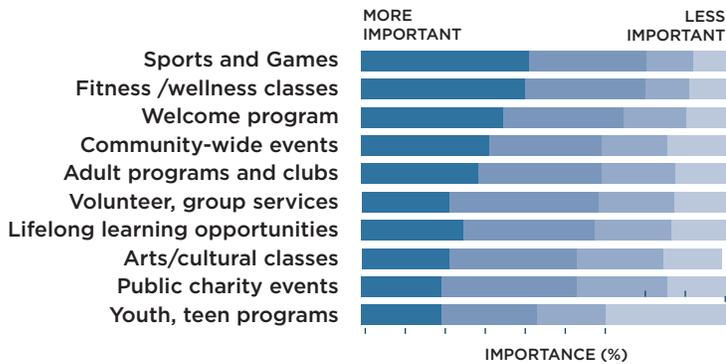


The majority of residents are highly likely to recommend DC Ranch to a friend or family member as a place to live.

Promoters (those who provided a “9” or “10 – extremely likely” rating), most commonly indicated the reasons they would recommend DC Ranch was the beautiful landscape views (27%) and the activities offered (26%).

Most important programs

The most important programs to residents in 2022 were sports and games and fitness/wellness classes followed by the welcome program for new residents and community-wide events.



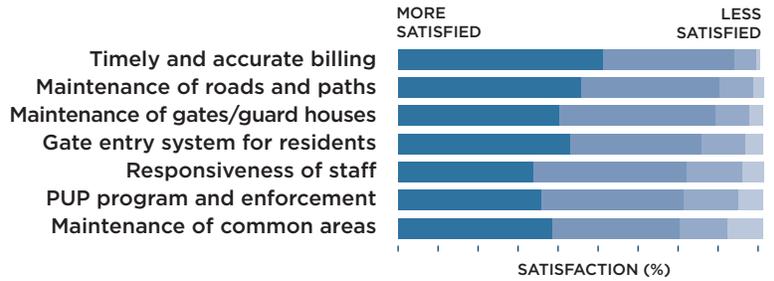
Satisfaction of information sources

Email: This Week on the Ranch	88%
Ranch News	86%
Ranch Roundup	78%
Email Invitation	74%
Website	64%
Brochures	65%
Seasonal Program Guides	63%

72% of residents typically get their information about DC Ranch through emails

61% of residents would like to see more communications in a digital format

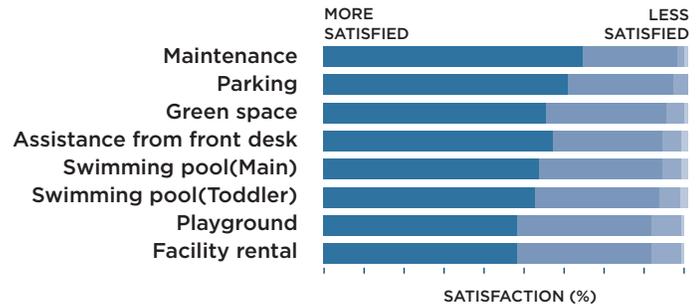
Satisfaction levels



Residents were highly satisfied with the value and variety of programs and events (80% and 78% providing a “4 - High” or “3” rating).

Desert Camp Community Center

Satisfaction with the Desert Camp Community Center was strong among all residents using the center with at least 9 in 10 residents reporting a 3 or 4 rating. (similar to 2019)

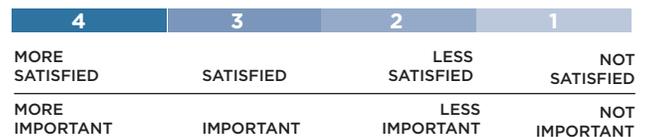


The majority of services at Desert Camp were used with the same frequency as in 2019 except Pickleball usage spiked to 38% (up from 22%).

The Homestead Community Center



GRAPH LEGEND





DC Ranch Community Council Financial Highlights – Director Analysis for period ending December 31, 2022

Financial statements are preliminary, pending year-end adjustments and audit review

Summary by Fund - YTD

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 5,591,694	\$ 18,039	\$ 92,838	\$ 5,702,571
Expenses	3,862,152	259,100	293,639	4,414,890
Operating Income/(Loss)	\$ 1,729,542	\$ (241,060)	\$ (200,801)	\$ 1,287,681
Depreciation	-	-	44,965	44,965
Total Income/(Loss)	\$ 1,729,542	\$ (241,060)	\$ (245,765)	\$ 1,242,717
Transfers In/(Out)	(2,007,272)	283,272	1,724,000	-
Total Surplus/(Deficit)	\$ (277,730)	\$ 42,212	\$ 1,478,235	\$ 1,242,717

Revenue

Operating revenue for December totaled \$366k, lower than budget by \$38k (10%). Year-to-date revenue is favorable to budget by \$1.08 mil (24%). Significant variances to budget include:

- Community Benefit Fees came in \$40k (23%) lower than forecast for December. Benefit Fees YTD reflect a revenue surplus of \$1.17 mil (71%).
- Assessments are slightly higher than budget due to the lots that were estimated to be subtracted for the new Ranch Association maintenance facility, which has not been finalized. The nine (9) lots for the new Legacy at DC Ranch neighborhood began paying assessments in June.
- Charitable Event revenue YTD is under budget by \$124k, due to the transfer of Tour de Scottsdale to McDowell Mountain Conservancy and cancellation of Dinner in the Desert. There are corresponding offset(s) in expense savings.
- Other revenue has a positive variance to budget YTD due to interest, key fobs and fees collected for Transfer & Disclosure (T&D) inspections.

Expense

Operating expenses for December came in \$59k (16%) unfavorable to budget, with year-to-date expense \$337k (8%) lower than budget. Transfers totaling \$1.7 mil have been made to the capital fund YTD, over and above the budgeted amount. Notable expense variances include:

Administration

- Personnel costs are \$128k lower than estimated in the budget YTD due to open and transitioning positions.
- Administration is \$11k over budget YTD due to higher recruitment costs for the year.

Programs

- Program expenses are favorable to budget by \$206k YTD due to a savings in the Spring Festival event (due to reduced capacity); cancellation of Dinner in the Desert charitable event; transfer of Tour de Scottsdale to McDowell Mountain Conservancy; savings in community engagement expenses; communications collateral costs; and savings and/or cancellations of smaller events and recreation programming.

Facilities

- Facilities expense overall is \$19k below budget YTD due to savings in supply purchases, service expenditures and reduced monsoon clean up expense for paths and trails.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 4.02 months as of 12/31/2022.
- There are \$7.5 mil in capital funds and \$2 mil in reserve funds. Reserves were 88.07% funded at 12/31/2022.
- The balance in Capital Fund-Current Projects represents the amount of funds remaining to complete Board approved projects.

Looking Forward

- Future escrow amounts *in progress* are as follows:

<u>Month</u>	<u>Currently in escrow</u>	<u>Budgeted Benefit Fees</u>
January 2023	\$90,238	\$65,696
February 2023	\$51,894	\$157,940

Community Council finished up the year with \$1.7 mil in net income and \$1.4 mil favorable variance to the operating budget. This allowed Council to transfer \$1.7 mil to the capital fund over and above the budgeted monthly transfer amount in 2022. Community Benefit Fees performed very well through August, but have slowed and are leveling closer to (or below) budget amounts.

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending December 31, 2022

	December 2022			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2022 Budget
INCOME							
Residential Assessments	\$ 141,908	\$ 141,908	\$ -	\$ 1,699,854	\$ 1,702,896	\$ (3,042)	\$ 1,702,896
Commercial Assessments	50,440	49,140	1,300	605,280	589,680	15,600	589,680
Community Benefit Fees	132,175	172,631	(40,456)	2,822,213	1,650,000	1,172,213	1,650,000
Total Assessment Revenue	324,523	363,679	(39,156)	5,127,347	3,942,576	1,184,771	3,942,576
Event/Club/Class Registrations	3,014	3,557	(543)	66,443	54,810	11,633	54,810
Charitable Events	-	-	-	-	123,750	(123,750)	123,750
Arts & Education	290	1,000	(710)	22,070	23,741	(1,671)	23,741
Total Program Revenue	3,304	4,557	(1,253)	88,513	202,301	(113,788)	202,301
Community Center Rentals	3,690	2,500	1,190	24,150	20,200	3,950	20,200
Community Garden	-	-	-	5,280	5,280	-	5,280
Total Facilities Revenue	3,690	2,500	1,190	29,430	25,480	3,950	25,480
Management Fee	26,205	26,205	-	314,460	314,460	-	314,460
Advertising	-	1,080	(1,080)	5,760	7,200	(1,440)	7,200
Interest	2,759	48	2,711	10,904	433	10,471	433
Other Income (CFD, key fobs, misc)	5,493	6,100	(607)	15,279	14,450	829	14,450
Total Other Income	34,457	33,433	1,024	346,403	336,543	9,860	336,543
Total Operating Income	365,974	404,169	(38,195)	5,591,694	4,506,900	1,084,794	4,506,900
EXPENSES							
Personnel Expenses	218,516	211,672	6,844	2,366,008	2,493,974	(127,966)	2,493,974
Administration	51,299	32,016	19,283	430,730	419,624	11,106	419,624
Employee Relations & Training	10,676	4,355	6,321	64,541	63,419	1,122	63,419
Total Administrative Expense	280,490	248,043	32,447	2,861,279	2,977,017	(115,738)	2,977,017
Events/Clubs/Classes	60,683	47,611	13,072	303,169	343,954	(40,785)	343,954
Charitable Events	-	-	-	-	117,500	(117,500)	117,500
Communications/Community Eng	20,165	11,197	8,968	103,606	129,913	(26,307)	129,913
Arts & Education Programs	913	2,550	(1,637)	39,384	61,225	(21,841)	61,225
Total Program Expense	81,761	61,358	20,403	446,159	652,592	(206,433)	652,592
Desert Camp Community Center	28,543	25,921	2,622	304,414	301,080	3,334	301,080
The Homestead Community Center	9,761	9,437	324	118,114	124,188	(6,074)	124,188
Seasonal Decorations	15,312	12,000	3,312	66,022	66,775	(753)	66,775
Market St Park/Paths & Trails	2,365	4,725	(2,360)	23,518	39,394	(15,876)	39,394
Total Facilities Expense	55,982	52,083	3,899	512,068	531,437	(19,369)	531,437
Insurance (non-EE) & Taxes	3,202	3,146	56	40,503	38,582	1,921	38,582
Other Expenses	2,144	-	2,144	2,144	-	2,144	-
Total General Expense	5,345	3,146	2,199	42,646	38,582	4,064	38,582
Total Operating Expense	423,578	364,630	58,948	3,862,152	4,199,628	(337,476)	4,199,628
Net Operating Income/(Loss)	(57,604)	39,539	(97,143)	1,729,542	307,272	1,422,270	307,272
Reserve & Capital Contributions	(25,606)	(25,606)	-	(2,007,272)	(307,272)	(1,700,000)	(307,272)
Transfers In/(Out)	(25,606)	(25,606)	-	(2,007,272)	(307,272)	(1,700,000)	(307,272)
Net Operating Surplus/(Deficit)	\$ (83,210)	\$ 13,933	\$ (97,143)	\$ (277,730)	\$ -	\$ (277,730)	\$ -

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET At December 31, 2022

	12/31/2022	12/31/2021	Y/Y Change
ASSETS			
CASH			
Cash - Operating	\$ 1,508,337	\$ 1,754,711	\$ (246,374)
Petty Cash	500	500	-
TOTAL CASH	1,508,837	1,755,211	(246,374)
CAPITAL FUND			
Capital Fund - Current Projects	637,114	104,373	532,742
Capital Fund - Savings	6,864,667	5,876,822	987,845
TOTAL CAPITAL FUND	7,501,781	5,981,195	1,520,587
RESERVE FUND	2,072,180	2,021,506	50,674
Accounts Receivable (Net)	25,435	17,560	7,874
Intercompany Receivable	90,022	206,348	(116,326)
Prepaid Expenses	40,979	51,715	(10,736)
Other Current Assets	-	1,427	(1,427)
TOTAL CURRENT ASSETS	156,435	277,050	(120,615)
PROPERTY, PLANT & EQUIPMENT			
Furniture & Fixtures	28,459	28,459	-
Property & Equipment	148,068	141,249	6,819
Leasehold Improvements - Comm Garden	137,042	137,042	-
Homestead Remodel & Improvements	110,112	110,112	-
Desert Camp Remodel & Improvements	161,479	161,479	-
Construction In Progress	7,849	7,849	-
TOTAL PROPERTY, PLANT & EQUIPMENT	593,008	586,189	6,819
Less Accumulated Depreciation	(378,905)	(333,940)	(44,965)
PROPERTY, PLANT AND EQUIPMENT, NET	214,104	252,249	(38,145)
TOTAL ASSETS	\$ 11,453,337	\$ 10,287,210	\$ 1,166,127
LIABILITIES			
Accounts Payable	\$ -	\$ 63,530	\$ (63,530)
Intercompany Payable	-	18,420	(18,420)
Accrued Expenses	223,452	128,284	95,168
Prepaid Assessments	3,460	89,252	(85,792)
Deferred Revenue	2,840	3,300	(460)
Other Current Liabilities	(480)	3,077	(3,556)
TOTAL CURRENT LIABILITIES	229,272	305,862	(76,590)
TOTAL LIABILITIES	\$ 229,272	\$ 305,862	\$ (76,590)
NET ASSETS			
Capital Equity	6,138,912	6,138,912	-
Reserve Equity	2,090,895	2,090,895	-
Operating Equity	1,751,541	1,751,541	-
Current Year Profit/Loss	1,242,717	-	1,242,717
TOTAL NET ASSETS	\$ 11,224,065	\$ 9,981,348	\$ 1,242,717
TOTAL LIABILITIES & NET ASSETS	\$ 11,453,337	\$ 10,287,210	\$ 1,166,127

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date December 2022

CASH FLOWS FROM OPERATING ACTIVITIES

Net income (deficit) for period	\$	(277,730)
Adjustments to reconcile net income (deficit)		
Accounts receivable		(7,874)
Prepaid insurance		613
Prepaid programs and expense		1,655
Prepaid expenses		8,468
Intercompany Receivable		116,326
Accounts payable		(59,986)
Accrued payroll expenses		86,162
Deferred revenue - facility rentals		(460)
Prepaid assessments		(85,792)
Prepaid event registration		-
Intercompany Payable		(18,420)
Transfer of funds from Operating to Reserve/Capital Accounts		(5,779)
Other liabilities		(3,556)
NET CASH FROM OPERATING ACTIVITIES		<u>(246,374)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Purchases of Property, Plant & Equipment		<u>-</u>
--	--	----------

NET INCREASE (DECREASE) IN CASH

		(246,374)
--	--	------------------

CASH, BEGINNING OF PERIOD		<u>1,755,211</u>
---------------------------	--	------------------

CASH, END OF PERIOD	\$	<u><u>1,508,837</u></u>
----------------------------	-----------	-------------------------

ADDITIONAL INFORMATION - OPERATING FUNDS REQUIREMENTS:

Per Board policy, operating funds should be between 3-6 months of budgeted annual operating expenses.

Number of months budgeted expenses in cash, end of period:	4.02
---	-------------

Total 2022 operating budget expenses	\$	<u>4,506,900</u>
--------------------------------------	----	------------------

MINIMUM - Average of three months	\$	<u>1,126,725</u>
--	----	------------------

Amount over minimum		Amount under minimum
<u>\$ 382,112</u>		<u>N/A</u>

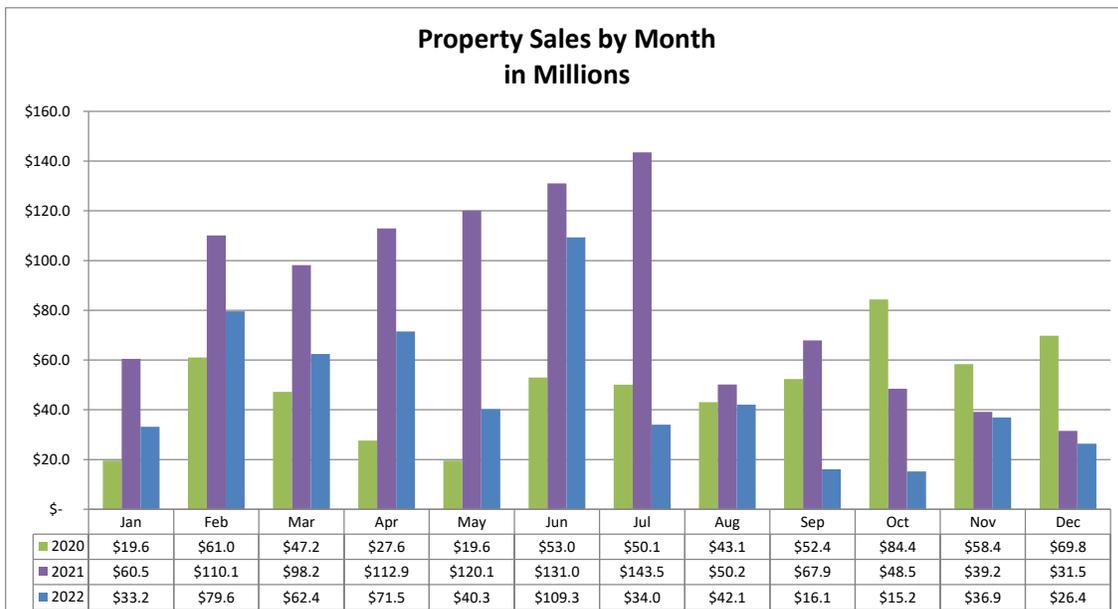
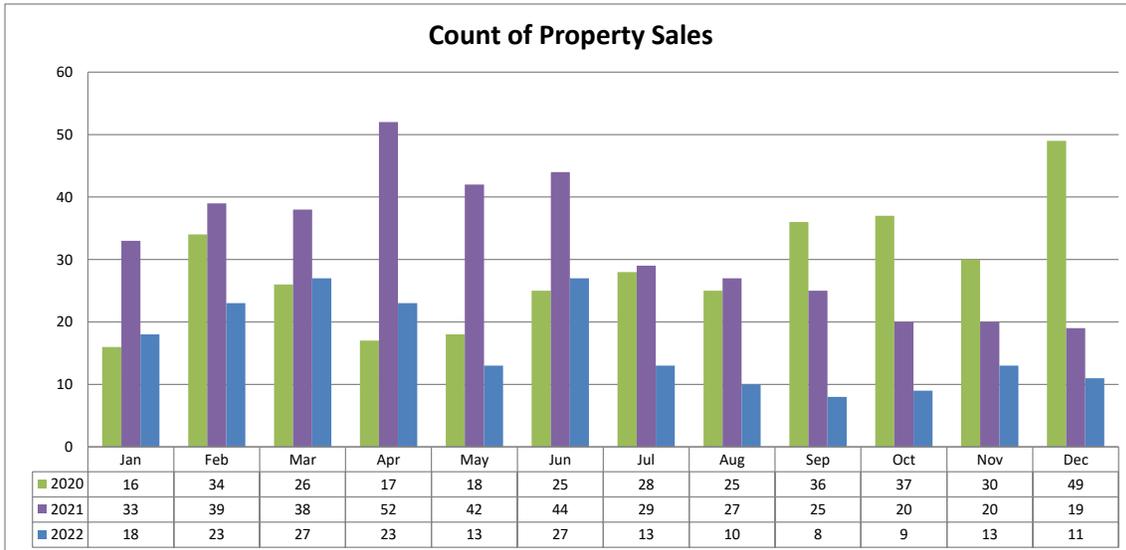
MAXIMUM - Average of six months	\$	<u>2,253,450</u>
--	----	------------------

Amount over maximum		Amount under maximum
<u>N/A</u>		<u>\$ 744,613</u>

**DC Ranch Community Council
Resale Benefit Fee Trend - December 2022**

Resale Benefit Fee							
Month	2020 Actual	2021 Actual	In Process	2022 Actual	2022 Budget	Budget Variance	Change from Prior Year
Jan	\$ 93,563	\$ 283,272	\$ -	\$ 165,815	\$ 61,657	\$ 104,158	\$ (117,457)
Feb	284,943	530,781	-	397,845	171,248	226,597	(132,936)
Mar	215,236	491,131	-	311,878	182,870	129,008	(179,253)
Apr	138,243	564,467	-	357,798	111,562	246,236	(206,670)
May	83,883	526,293	-	201,745	125,854	75,891	(324,548)
Jun	251,064	654,990	-	546,370	165,712	380,658	(108,620)
Jul	185,835	717,439	-	170,030	91,159	78,871	(547,409)
Aug	207,587	251,248	-	197,500	111,024	86,476	(53,748)
Sep	232,947	301,195	-	80,700	100,647	(19,947)	(220,495)
Oct	390,122	242,518	-	75,744	161,327	(85,583)	(166,774)
Nov	271,763	196,165	-	184,613	194,309	(9,696)	(11,552)
Dec	342,891	157,487	-	132,175	172,631	(40,456)	(25,312)
Annual Total	\$ 2,698,074	\$ 4,916,984	\$ -	\$ 2,822,213	\$ 1,650,000	\$ 1,172,213	\$ (2,094,771)

Property Sale Breakdown					
Location	December	YTD	Average Price	YTD Average	
PU 1 - House	2	42	\$ 1,575,000	\$ 1,187,938	
PU 2 - House	1	46	\$ 1,120,060	\$ 1,225,580	
PU 4 - House	3	35	\$ 2,005,000	\$ 2,807,700	
Silverleaf - House	3	50	\$ 3,650,000	\$ 5,548,760	
PU 4 - Land	-	3	\$ -	\$ 4,246,667	
Silverleaf - Land	-	11	\$ -	\$ 3,013,636	
Commercial	2	8	\$ 2,600,000	\$ 4,900,000	
Total/Average	11	195	\$ 2,403,187	\$ 2,908,039	





DC Ranch Community Council

To: DC Ranch Community Council Board of Directors
Jenna Kohl, Executive Director

From: Chris Irish, Director of Public Affairs

Date: 1/18/2023

Subject: **Public Affairs Engagement Plan for 8888 E. Bell Road (Mack Company land)**

Recommandation

Staff recommends that the board approve a new Public Affairs Engagement Plan for the development of the land at 8888 E. Bell Road, owned by the Mack Company. The Engagement Plan has been reviewed and discussed at the DC Governance Committee and shared with members of the Ranch Association Board for comment; none were received.

Staff is also seeking board input on the strategy devised to monitor and engage in the development of this land. It is consistent with the Community Council's strategy used for prior development projects including 94th and Bell Development, Bell 94 Sports Complex and the DC Ranch Neighborhood Park.

Overview

In March 2022, the Mack Real Estate Company (Mack Co.) bought approximately 120 acres of state land south of DC Ranch. They paid \$125 million, more than \$1m per acre. The land's west boundary runs along the 101 and Pima Road. On the north it is bordered by Trailside View and on the south by Bell Road. The eastern boundary abuts DC Ranch Neighborhood Park, DC Ranch Corporate Center, and the Bell94 Sports Complex. See attached map.

Almost 100 acres is zoned I-1 and slated for Industrial development at this time. The Mack Company held a public Open House on Dec. 6, 2022. Staff members Jenna Kohl and Chris Irish attended along with many DC Ranch residents. No one at the Open House spoke in favor of the large industrial warehouse and distribution centers that were presented. Many asked for a different use on the north portion of the land which is closest to DC Ranch.

The Mack Company has submitted their Industrial Plans for the south parcel to the city, they have called it Phase I. Due to the lack of public support for the Industrial project, the Mack Company plans to present a Mixed-Use project for the north parcel of the land at another public Open House on Feb. 7. They are calling the north parcel Phase II.

The way the project is unfolding, the Community Council will run two strategies simultaneously, one for Industrial and one for Mixed-Use.

Proposed Strategy for Industrial Project:

1. Mack submitted plans to the city for the Industrial project (large warehouses/distribution centers) on both the North and South parcels.
2. DC Ranch (Chris) will draft a response to their proposal to submit to the city. We will primarily speak to the north parcel, and address traffic, ingress/egress, massing, design, buffers, landscaping, parking, etc.
3. Once the Board has approved our response we will share it with residents and ask for their support in providing their input to the city too.
4. We will push for these issues to be resolved as the project moves through all the city processes, to include meeting with city council members to encourage them to back our requests. (This is the same strategy we used for the Bell94 Sports fields and the DCR Neighborhood Park, both were successful.)
5. This strategy ensures that if the north parcel is developed as Industrial and not Mixed Use, we have worked to try to get the best project possible for the DC Ranch community-at-large.

Proposed Strategy for Mixed Use:

1. Due to requests at Mack's first Open House, Mack will hold another Open House in early February to present a Mixed-Use project on the north parcel. We will use all communication tools to encourage DC Ranch residents to attend.
2. If there is support for Mixed-Use, DC Ranch (Chris) has connected with neighboring communities, such as Windgate and Ironwood Village, to collaborate on a joint letter to the city to encourage exploration of the Mixed Use option, to include a zoning change and General Plan amendment. We may or may not request changes to the project depending on the proposed design.
3. Same as above 3.
4. Same as above 4.
5. Same as above 5.

Board direction and resident input will guide next steps in the process. Our objective is to represent the DC Ranch and advocate what is in the community's best interests as a whole, as aligned with our governing documents and core services.



DC Ranch Engagement Plan for the Land at 8888 E. Bell Road

Objective:

To monitor the development of approximately 120 acres of raw land, assigned the address of 8888 E. Bell Road. The property is adjacent to DC Ranch Crossings and DC Ranch Corporate Center. Potential impacts, both positive and negative, on the DC Ranch community-at-large will be reviewed and if appropriate, the Community Council will engage with the goal of enhancing positive and minimizing negative impacts for DC Ranch residents.

Background:

In March 2022, the Mack Real Estate Company (Mack Co.) bought approximately 120 acres of state land south of DC Ranch. They paid \$125 million, more than \$1m per acre. The land's west boundary runs along the 101 and Pima Road. On the north it is bordered by Trailside View and on the south by Bell Road. The eastern boundary abuts DC Ranch Neighborhood Park, DC Ranch Corporate Center, and the Bell94 Sports Complex.

Close to 100 acres is zoned I-1, Industrial Park, which allows for industrial office and warehouse space. A small portion of land, approximately 17 acres located on the southeast corner, is zoned PRC, Planned Regional Center, which allows mixed use to include commercial, retail, and restaurant. Development is subject to approval by the City of Scottsdale.

Mack Co. stated that they plan to develop the 100 acres zoned I-1 first by building industrial warehouses which is within the current zoning. The buildings would range in size from approximately 50,000 – 200,000 square feet. They indicated that 24-hour per day semi-truck traffic will be part of the operations. Mack Co. said they want the buildings to blend in with the area and requested (and received) DC Ranch's design standards for the Corporate Center.

Mack Co. shared that the City of Scottsdale economic development staff were excited about this project, as Scottsdale does not have this type of business in the area. There is currently a market need for industrial use in this region.

Chris Irish, Director of Public Affairs for the Community Council, followed up by visiting several similar projects completed by the Mack Co. located along Deer Valley Road in Phoenix, and on Pima Center Drive on the SRPMC Indian Community. Ms. Irish provided the following feedback to the Community Council Board of Directors and the Mack Co.: The buildings are massive, have exposed loading areas for semi-truck access, storage is allowed outside of the buildings, continual semi-truck traffic uses the roads. Nothing about either area seemed compatible with DC Ranch. The Community Council Board agreed.

(Date to be determined) Approved by Community Council Board of Directors

After receiving DC Ranch's input, the Mack Co. met with the Board to discuss both their original project (12 large warehouse buildings) along with what options might be possible with a zoning change.

The Mack Co. partnered with Swaback Architect to develop an alternate development concept for a portion of the property and presented this concept to the Community Council board in September 2022. After discussion, the DC Ranch Community Council board of directors determined that they are supportive of the Mack Company's initiative to pursue a concept plan for the north portion of the property that is consistent and compatible with adjacent development, including the DC Ranch community. They felt that the plan for large warehouses is not compatible. The Board encouraged the Mack Co. to begin a process that informs residents and gathers community feedback. Of note, any concept other than industrial for this parcel will likely need City of Scottsdale approval for a zoning change.

Mack Co. held an open house in December, at which residents expressed concerns about the impact of the Industrial Project. They will also hold another Open House to explore resident feedback on a mixed use option on the north portion of the site. To date, the Mack Co. has not shared any plans for the approximately 17 acres zoned PRC, Planned Regional Center.

Process:

The DC Ranch Community Council will provide updates to residents in the Public Affairs section on DCRanch.com. The Council welcomes input from any resident, Ranch Association, Covenant Commission member, and any other relevant group as it pertains to this engagement plan. The Council may conduct outreach to gather community input.

If appropriate, the DC Ranch Community Council may develop a position on the development of the land and a related message that it will share with the broader community on behalf of DC Ranch.

DC Ranch's civil dialogue policy will be upheld: *Residents and DC Ranch employees shall conduct themselves in a manner that is civil and respectful, refraining from abusive, demeaning, or hostile language or behavior.*

Targeted audiences: DC Ranch residents, the developer, City Staff, Scottsdale Mayor and City Council

Approach: DC Ranch Community Council will:

- Schedule and participate in various meetings and conversations with the developer, city staff and other relevant groups as appropriate
- Communicate with developer, city staff and elected city officials on areas of potential positive and/or negative impacts on the community-at-large and if appropriate, desired solutions to mitigate that impact
- Inform residents of opportunities for individual engagement
- Provide updates to the Community Council and Ranch Association Boards and residents as information becomes available

Spokesperson: Chris Irish with support from Jenna Kohl, and the DC Ranch communications team

News media inquiries: Attribute all quotes and comments to spokesperson
(Date to be determined) Approved by Community Council Board of Directors

Resident questions: Direct to Chris Irish

Anticipated timeline: January 2023 through development of the land

- Key factors:
1. **Community Values/Quality of Life** – The Community Council will evaluate the developments impact on DC Ranch’s community values and quality of life issues for residents including the addition of desirable businesses and amenities as part of this development.
 2. **Safety / Security** – The Community Council will study and consider potential impacts on the community as it relates to safety and security matters including traffic.
 3. **Property Values** – The Community Council will consider any impact the development may have on increasing or decreasing DC Ranch and/or Scottsdale property values.

DRAFT



DC Ranch Community Council

To: DC Ranch Community Council Board of Directors
From: Jenna Kohl, Executive Director
Date: 1/20/2023
Subject: **Development of Parcel at NE Corner of Bell and 94th Street**

Chris Irish, Public Affairs Director, will provide an update on plans for development of this parcel located adjacent to but outside the boundaries of DC Ranch. For reference, the following documents are attached:

- The Engagement Plan for this property, adopted by the Board in January 2022
- Location map
- First American Homebuilder's Initial Concept Plan for development of this property



DC Ranch Engagement Plan for the Land at 9402 E. Bell Road

Objective:

To monitor the auction and development of the approximately 40 acres of raw land at 9402 E Bell Road, located at the northeast corner of 94th Street and Bell Rd. DC Ranch's Desert Haciendas neighborhood abuts the land on the north. Potential impacts, both positive and negative, on the DC Ranch community-at-large will be reviewed and if appropriate, the Community Council will engage with the goal of enhancing positive and minimizing negative impacts for DC Ranch residents.

Background:

The City of Scottsdale currently owns the land. In November 2021 the city issued a Request for Bids (RFB) for the sale of the land by auction. The auction is scheduled for March 16, 2022. Minimum bid is \$42,700,000. At the time of the auction, the buyer is not required to disclose their intended use for the land, nor when development may take place. It is possible that a new owner will request a zoning change on the land.

The Property is zoned R1-7 (Single Family Residential), PCD (Planned Community District), ESL (Environmentally Sensitive Lands Overlay) HD (Hillside District, if applicable), based on approved rezoning case 11-Z-86.

R1-7 zoning is intended to promote and preserve urban single-family residential development and allows for one single family home per 7,000 sq ft lot. The principal land use is a single-family dwelling. Uses incidental or accessory to dwellings, recreations, religious and educational facilities are included.

The Environmentally Sensitive Lands Overlay ESLO is a set of zoning regulations adopted by the Scottsdale City Council in 1991 (amended in 2001, 2003, 2004 and 2007), to guide development throughout the 134 square miles of desert and mountain areas of Scottsdale.

The DC Ranch Community Council will provide updates to residents in the Public Affairs section on DCRanch.com. The Council welcomes input from any resident, Ranch Association, Covenant Commission member, and any other relevant group as it pertains to this engagement plan. The Council may conduct outreach to gather community input.

If appropriate, the DC Ranch Community Council may develop a position on the development of the land and a related message that it will share with the broader community on behalf of DC Ranch.

DC Ranch's civil dialogue policy will be upheld: *Residents and DC Ranch employees shall conduct themselves in a manner that is civil and respectful, refraining from abusive, demeaning, or hostile language or behavior.*

The process below outlines the approach DC Ranch will take:

Targeted audiences: DC Ranch residents, City Staff, Scottsdale Mayor and City Council

Approach: DC Ranch Community Council will:

- Schedule and participate in various meetings and conversations with city staff and other relevant groups as appropriate
- Communicate with city staff and elected city officials on areas of potential positive and/or negative impacts on the community-at-large and if appropriate, desired solutions to mitigate that impact
- Inform residents of opportunities for individual engagement
- Provide updates to the Community Council and Ranch Association Boards and residents as information becomes available

Spokesperson: Chris Irish with support from Jenna Kohl, and the DC Ranch communications team

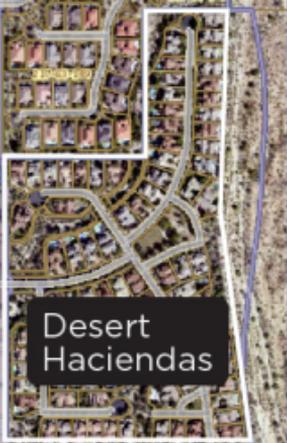
News media inquiries: Attribute all quotes and comments to spokesperson

Resident questions: Direct to Chris Irish

Anticipated timeline: January 2022 through development of the land

Key factors:

1. **Community Values/Quality of Life** – The Community Council will evaluate the developments impact on DC Ranch’s community values and quality of life issues for residents.
2. **Safety / Security** – The Community Council will study and consider potential impacts on the community as it relates to safety and security matters.
3. **Property Values** – The Community Council will consider any impact the development may have on increasing or decreasing DC Ranch and/or Scottsdale property values.

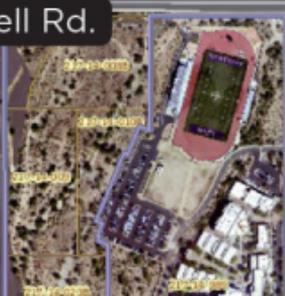
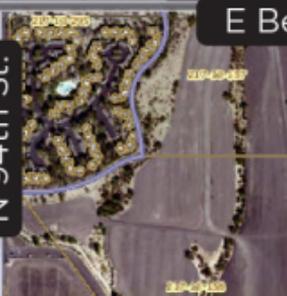


DC Ranch
Corporate Center

Desert
Haciendas



Bell94 Sports
Complex



N 94th St.

E Bell Rd.



LANDSCAPE KEYNOTES

1. PERIMETER WALL
2. PARTIAL VIEW WALL
3. VIEW FENCE
4. COLUMN
5. PEDESTRIAN GATE
6. VEHICULAR GATE
7. 4' DECOMPOSED GRANITE TRAIL CONNECTION
8. 5' CONCRETE SIDEWALK
9. DETENTION BASIN
10. 6' DECOMPOSED GRANITE TRAIL

LANDSCAPE NOTES

REVEGETATION AND IRRIGATION TECHNIQUES:

1. PLANT SPECIES SELECTED FOR THIS PROJECT WILL BE CHOSEN FROM A NATIVE SONORAN DESERT PALETTE AS REFERENCED IN THE DESIGN GUIDELINES AND POLICIES FOR ENVIRONMENTALLY SENSITIVE LANDS MANUAL. FOR REVEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT REGROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS. HYDROSEED PLANTING AREAS MAY ALSO BE SUPPLEMENTED WITH CONTAINERIZED PLANTS TO ENHANCE VISUAL AESTHETICS.
2. ALL REVEGETATED NAOS AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM. AT THE END OF THREE YEARS (OR THE PLANT MATERIAL LOCATED WITHIN THE NAOS AREAS HAVE BECOME ESTABLISHED), THE IRRIGATION SYSTEM TO THE NAOS AREA SHALL BE PERMANENTLY DISCONNECTED.
3. IRRIGATION METHODS WILL VARY DEPENDING UPON PLANT TYPES. CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION. DEPENDING UPON THE SEASON AT THE TIME OF HYDROSEED INSTALLATION, EITHER TEMPORARY SPRAY HEADS MAY BE INSTALLED OR WATERING FROM WATER TRUCKS MAY BE USED TO ASSIST HYDROSEED GENERATION.

Copyright RVI

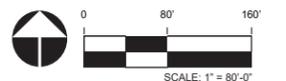
Aerial photography circa 12-01-2022



94TH STREET AND BELL ROAD • PRELIMINARY LANDSCAPE PLAN

- 📍 Scottsdale, Arizona
- 📅 December 21, 2022
- # 22002497
- 👤 American First Builders, LLC

4900 N. Scottsdale Rd., Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com



For illustrative purposes only.
Subject to change without notice.



DC Ranch Community Council

To: DC Ranch Community Council Board of Directors
From: Jenna Kohl, Executive Director
Date: 1/20/2023
Subject: *Desert Camp Site Improvement Project (DCSIP) Update*

Overview

The DCSIP design team, consisting of representatives from Architekton and Haydon Building Corp., two Board Directors and Council Team members have been meeting weekly to review project progress and make design decisions. Several additional meetings have been attended by the design team to address more specific and specialized topics ranging from access control to detailed design document review. This work has resulted in the initial development of construction documents.

Here is a brief overview of various project components:

Design Review: City of Scottsdale and Covenant Commission

Both entities have reviewed the design development set, with no comments from the City and minimal comments from the Covenant Commission. We are meeting with the City on 1/23 to discuss lighting on the courts (as the City is requesting a lower lumen, more yellow lighting than desired) as well as a trail realignment that, if required, would need additional funding.

Pickleball Courts

One of the more time intensive components of the project has been design of the pickleball courts. Challenges include site restrictions on size and sound. The courts as proposed are regulation size. We have received input from pickleball players via focus group discussions and have made changes per many of their requests: elimination of planters and concrete benches in between the court areas, replacing them with fencing and moveable seating; proposed addition of storage for ball machines; expansion of the size of the courts; removal of plant/decomposed granite areas for safety and playing surface. We cannot accommodate all their requests due to cost and the need to ensure funding for other areas of the project. Due to proximity of the courts to residential areas, an acoustician was hired to conduct a sound study and make recommendations to mitigate noise from the courts. Elimination of noise is impossible; however, there are measures that can be employed to reduce noise. Three options that the team explored are “green” paddles, Acoustifence and a barrier wall. After evaluation, the barrier wall was identified as the desired option. This solution is still in study from a pricing and aesthetic standpoint; the wall must be at least 10’ tall in order to mitigate sound, but this size wall will minimize views from the courts and will be challenging to screen.

We are awaiting pricing on the wall from Haydon and will forward that on to the Board as soon as possible. Attached are two concept plans; one shows a meandering wall, and one is square and aligned with the courts. Screening with landscaping will reduce the visual mass of the wall. Aesthetic treatments for the wall itself are expensive but can be included in the bid documents as add-alternates. *We are seeking board input on the desired design at this time.*

The design team's goal is to settle on a pickleball court design by end of January; we will share that final design with the pickleball players.

Furniture, Fixtures, and Fitness Equipment

A discussion for hardware selection will take place on 1/30. Select design team members have reviewed look books for furniture, identifying options that meet the DC Ranch aesthetic and budget for in person review during showroom visits on 1/31; the team will select a preferred furniture vendor in early February. The same process is underway for fitness equipment; the team toured the Desert Highlands fitness facility last month and will be touring other facilities on 2/7 with the goal of selecting a fitness line that aligns with resident needs and budget by end of February. These decisions are critical from a timing perspective; we will need to place orders as soon as approved by the board to ensure delivery on time.

Resident Communication

As the design is refined and we begin to transition into the construction document phase, we will provide more frequent updates to residents on project progress via our communication channels.

Cost Estimating

Haydon is finalizing project cost estimates; we anticipate receiving that information prior to the board meeting and will forward on once available. The design team anticipates that any decisions to trim scope and cost will occur both prior to and after bidding.

Phase I Progress - Payouts

On March 24, 2022, the Board authorized the contract with Haydon Building Corp. in the amount of \$838,270 for design-build services. Change orders for \$25,395 (which covers the board-approved offsite watershed hydrology report, acoustical consulting services, and costs related to preparation of boards and materials for the open house) bring the project total to \$863,665. \$390,074 (45% of project costs) have been paid out to date.

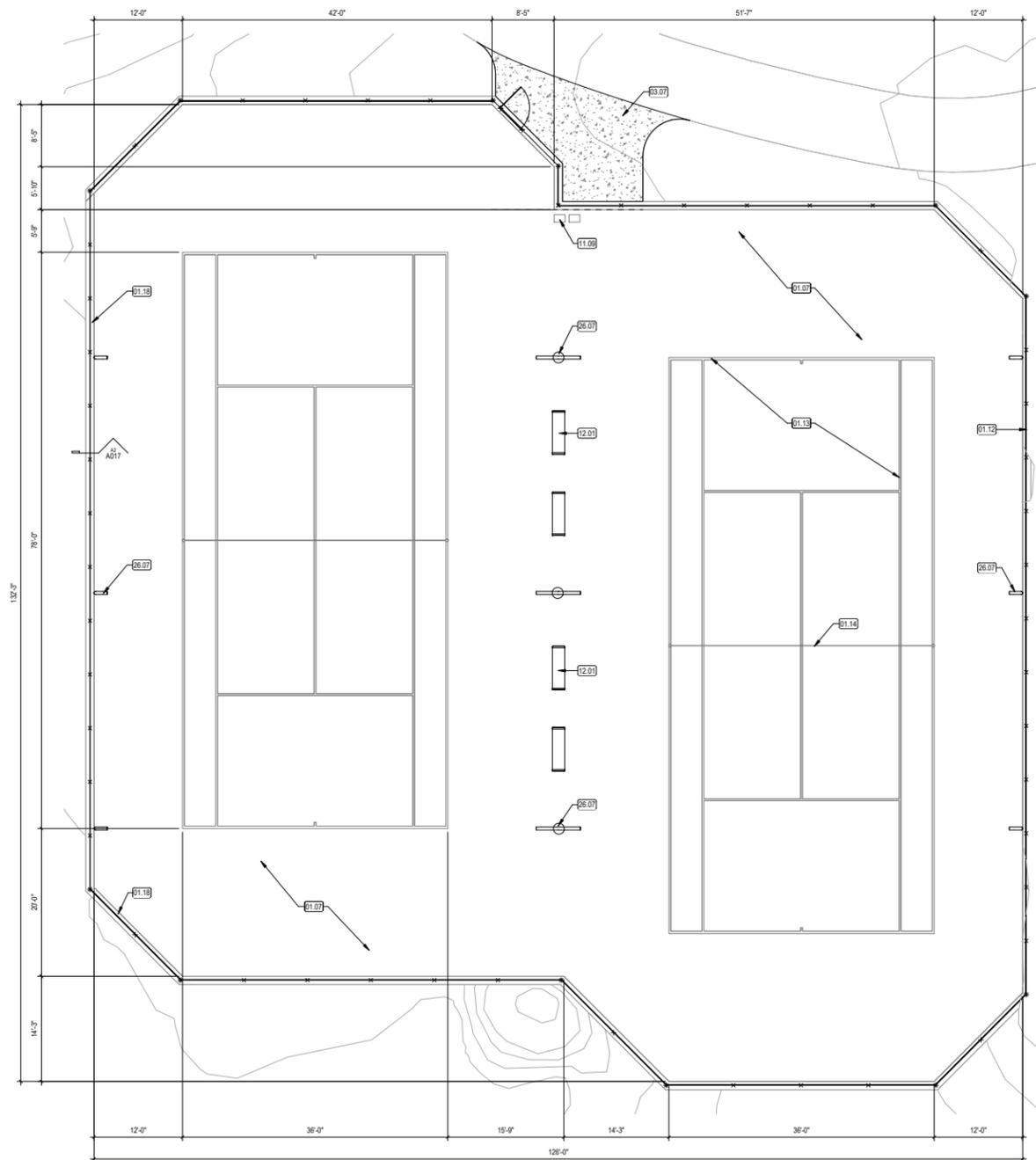
On May 26, 2022, the Board authorized the Executive Director a budget of \$25,000 for ancillary project costs. \$11,322 has been spent to date for legal fees, master plan mailer expenses, DCSIP open house expenses, and City of Scottsdale design review fee.

Financing

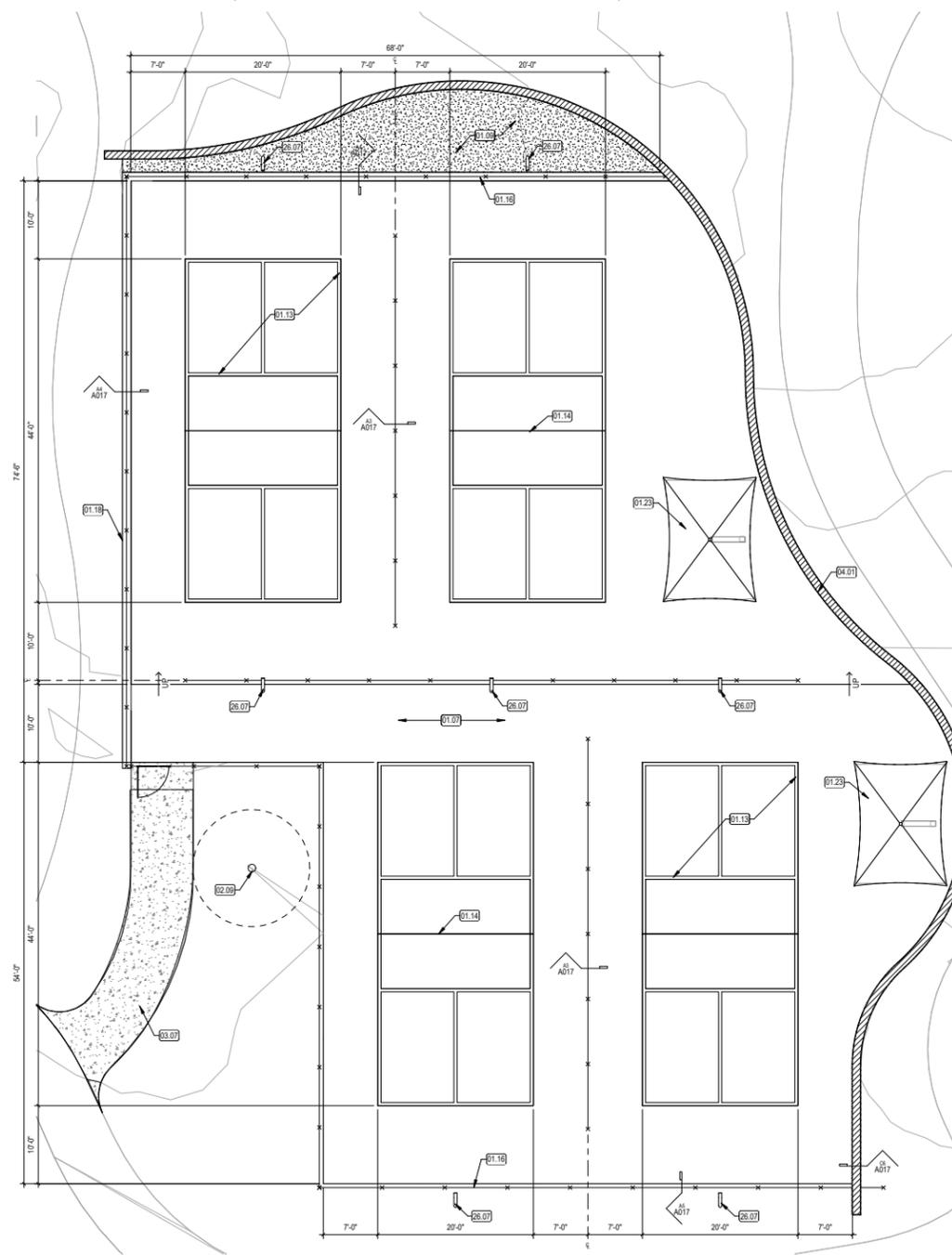
Director of Financial Operations Dee Nortman, Executive Director Jenna Kohl, and Board Directors Elizabeth Kepuraitis, Ethan Knowlden, and Ron Belmont will meet with a bank representative in early February to discuss financing options for the project.

Next Steps

The design team will continue to finalize details as Architekton and Haydon further development of the construction drawings and refine timeline and cost estimates.



1 TENNIS COURTS
1/8" = 1'-0"



2 PICKLEBALL COURTS
1/8" = 1'-0"

DC RANCH DESERT CAMP COMMUNITY CENTER

DC RANCH
9260 E DESERT CAMP DRIVE
SCOTTSDALE, AZ 85255

DELTA REVISIONS

#	DESCRIPTION	DATE

NOTES / SITE

- A. THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE, AVOIDING ANY AND ALL SITE UTILITIES UNLESS OTHERWISE INDICATED IN THESE DRAWINGS OR DIRECTED IN WRITING BY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT OF ALL CONTROL POINTS FOR CONSTRUCTION IN FIELD.
- C. THE CONTRACTOR SHALL CONFORM ALL CUT AND FILL DIMENSIONS AND GRADES WITH ARCHITECTURAL, STRUCTURAL, CIVIL, AND LANDSCAPE DRAWINGS AND DETAILS.
- D. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND OBTAIN ALL PERMITS AND APPROVALS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION FOR EXCAVATION AND ANY REQUIRED OFFSITE HAULING.
- E. UNLESS OTHERWISE INDICATED, SLOPE ALL EXTERIOR PANEL AREAS AND WALKWAYS AT A MINIMUM OF 1.5% IN DIRECTION OF AREA DRAINS OR, IF AREA DRAINS ARE NOT PROVIDED, AWAY FROM THE BUILDING IN THE DIRECTION OF THE STREET OR LANDSCAPED AREAS, SUBJECT TO THE PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT.
- F. ALL VERTICAL BUILDING WALLS BELOW GRADE SHALL BE WATERPROOFED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

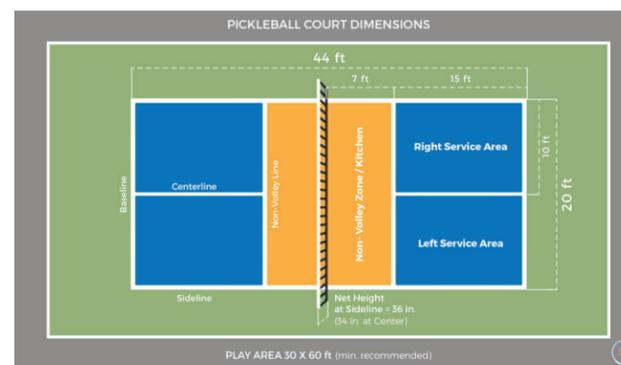
KEYNOTES

- 01.07 ACRYLIC COURT SURFACE OVER 5" CONCRETE SLAB
- 01.09 DECOMPOSED GRANITE, REFER TO LANDSCAPE
- 01.12 CHAIN LINK FENCE W/ WINDSCREEN 10'-0" ABOVE GRADE
- 01.13 SPECIALTY PAINTED COURT LINES
- 01.14 SPECIALTY COURT NETTING
- 01.16 EXPANDED WIRE MESH FENCING TO MATCH EXISTING 6'-0" ABOVE GRADE
- 01.18 RETAINING WALL, REFER TO CIVIL AND STRUCTURAL
- 01.23 EXISTING RELOCATED SHADE CANOPY
- 02.09 EXISTING TREE AND MEMORIAL PLANT TO REMAIN IN PLACE. TAKE EXTRA CARE DURING DEMOLITION AND CONSTRUCTION TO PRESERVE.
- 03.07 NEW CONCRETE WALKWAY TO MATCH EXISTING
- 04.01 CMU WALL FULLY GROUTED W/ STUCCO FINISH, 10'-0" ABOVE FINISH GRADE
- 11.09 TENNIS BALL MACHINE OFCI
- 12.01 BENCH, OFCI
- 26.07 NEW COURT LIGHTING, REFER TO ELECTRICAL

MATERIAL LEGEND

- DECOMPOSED GRANITE
- CONCRETE, BROOM FINISH AND STAINED TO MATCH EXISTING
- LAWN

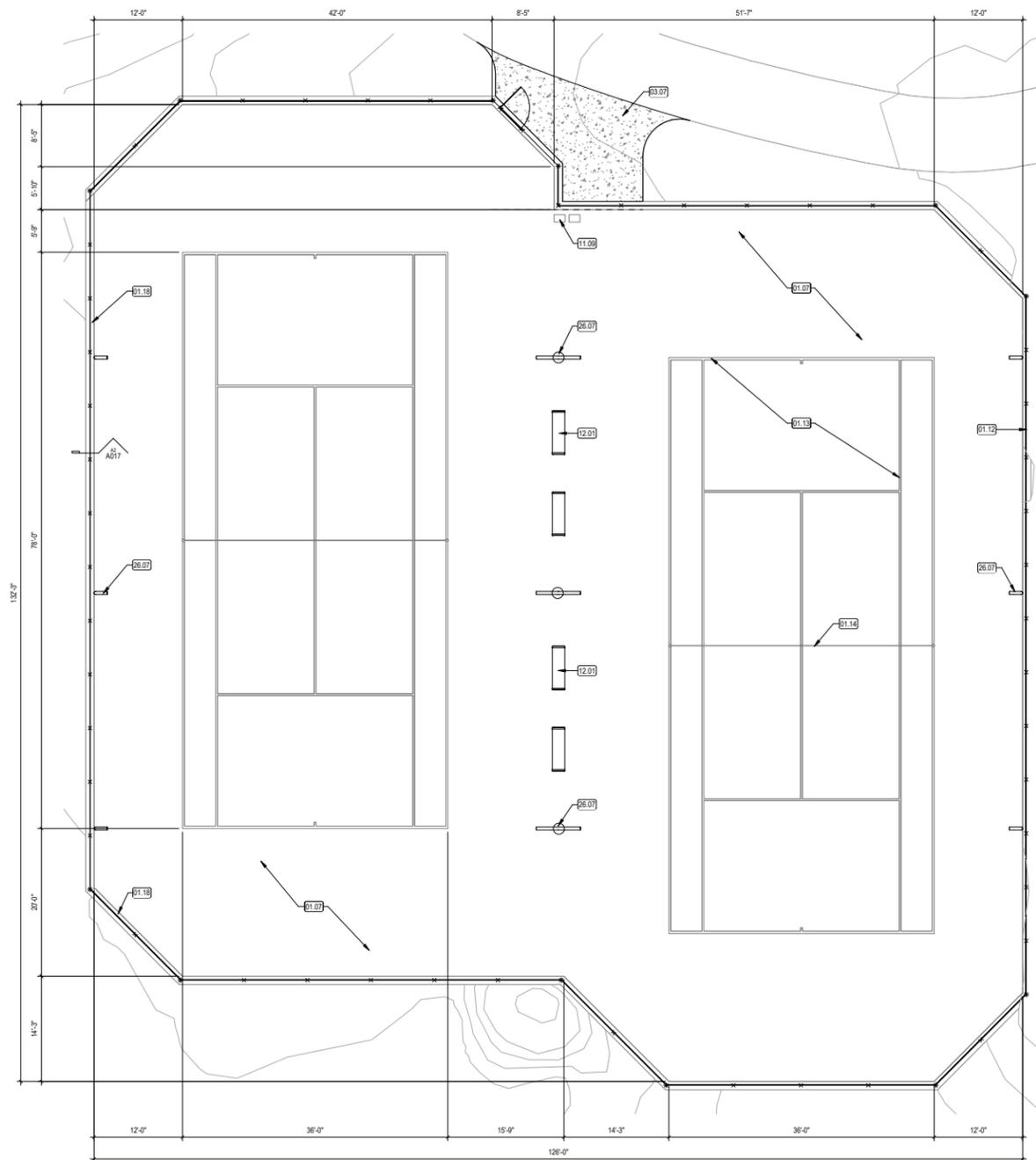
USA PICKLEBALL STANDARD DIMENSIONS
PICKLEBALLFX.COM
USA PICKLEBALL RULEBOOK



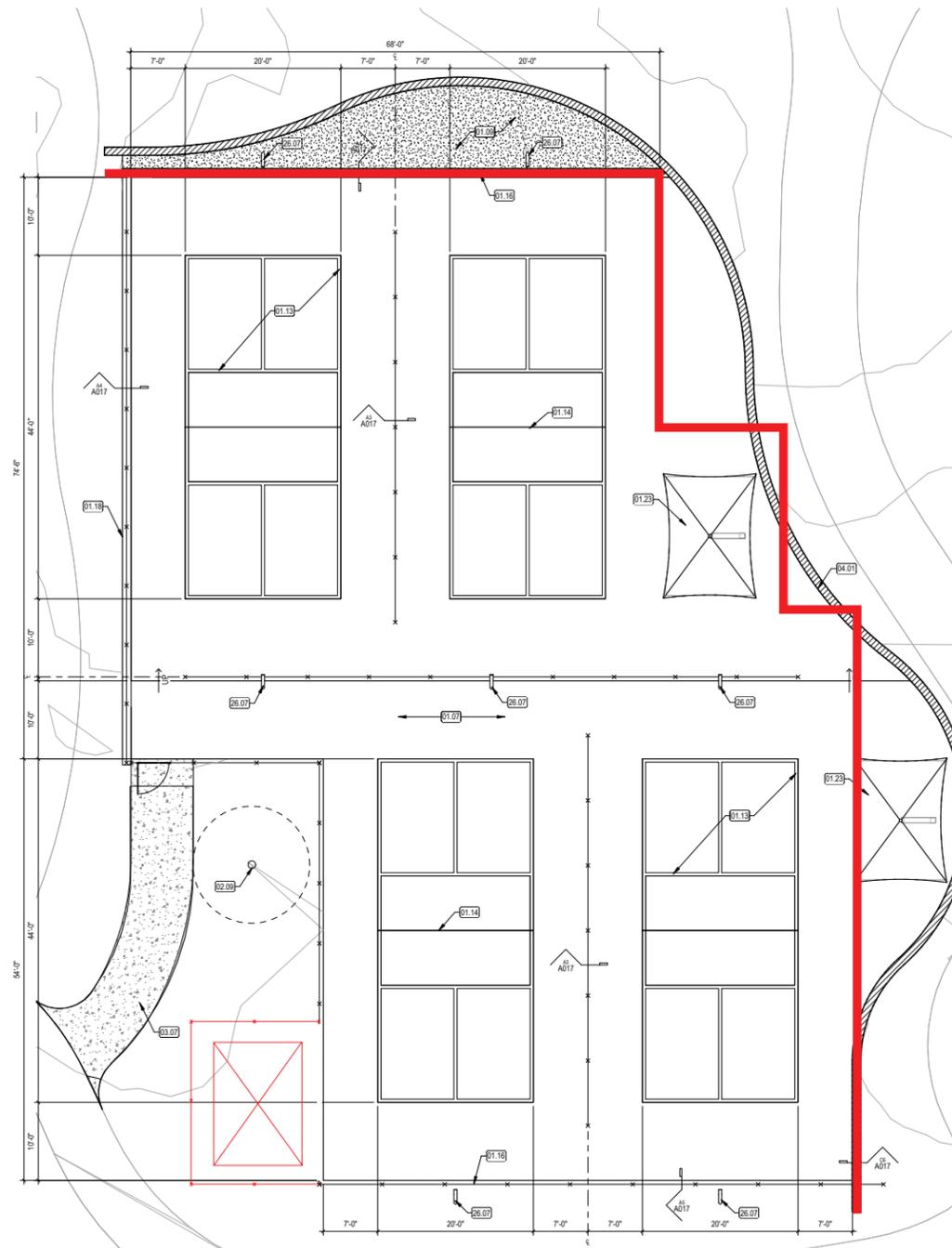
NOT FOR CONSTRUCTION

PROJECT # 20103
ISSUE DATE 12/16/2022
ISSUE NAME 03/20/23/REVISION/REV
PLN DATE 11/20/23 10:20:24M

A013
ENLARGED SPORT COURTS



1 TENNIS COURTS
1/8" = 1'-0"



2 PICKLEBALL COURTS
1/8" = 1'-0"

DC RANCH DESERT CAMP COMMUNITY CENTER

DC RANCH
9260 E DESERT CAMP DRIVE
SCOTTSDALE, AZ 85255

#	DESCRIPTION	DATE
DELTA REVISIONS		

NOTES / SITE

- A. THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE, AVOIDING ANY AND ALL SITE UTILITIES UNLESS OTHERWISE INDICATED IN THESE DRAWINGS OR DIRECTED IN WRITING BY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT OF ALL CONTROL POINTS FOR CONSTRUCTION IN FIELD.
- C. THE CONTRACTOR SHALL CONFORM ALL CUT AND FILL DIMENSIONS AND GRADES WITH ARCHITECTURAL, STRUCTURAL, CIVIL, AND LANDSCAPE DRAWINGS AND DETAILS.
- D. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND OBTAIN ALL PERMITS AND APPROVALS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION FOR EXCAVATION AND ANY REQUIRED OFFSITE HAULING.
- E. UNLESS OTHERWISE INDICATED, SLOPE ALL EXTERIOR PANEL AREAS AND WALKWAYS AT A MINIMUM OF 1.5% IN DIRECTION OF AREA DRAINS OR, IF AREA DRAINS ARE NOT PROVIDED, AWAY FROM THE BUILDING IN THE DIRECTION OF THE STREET OR LANDSCAPED AREAS, SUBJECT TO THE PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT.
- F. ALL VERTICAL BUILDING WALLS BELOW GRADE SHALL BE WATERPROOFED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

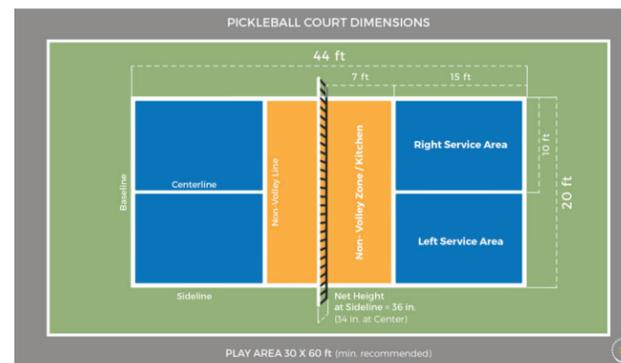
KEYNOTES

- 01.07 ACRYLIC COURT SURFACE OVER 5" CONCRETE SLAB
- 01.09 DECOMPOSED GRANITE, REFER TO LANDSCAPE
- 01.12 CHAIN LINK FENCE W/ WINDSCREEN 10'-0" ABOVE GRADE
- 01.13 SPECIALTY PAINTED COURT LINES
- 01.14 SPECIALTY COURT NETTING
- 01.16 EXPANDED WIRE MESH FENCING TO MATCH EXISTING 6'-0" ABOVE GRADE
- 01.18 RETAINING WALL, REFER TO CIVIL AND STRUCTURAL
- 01.23 EXISTING RELOCATED SHADE CANOPY
- 02.09 EXISTING TREE AND MEMORIAL PLANT TO REMAIN IN PLACE. TAKE EXTRA CARE DURING DEMOLITION AND CONSTRUCTION TO PRESERVE.
- 03.07 NEW CONCRETE WALKWAY TO MATCH EXISTING
- 04.01 CMU WALL FULLY GROUTED W/ STUCCO FINISH, 10'-0" ABOVE FINISH GRADE
- 11.09 TENNIS BALL MACHINE OFCI
- 12.01 BENCH, OFCI
- 26.07 NEW COURT LIGHTING, REFER TO ELECTRICAL

MATERIAL LEGEND

- DECOMPOSED GRANITE
- CONCRETE, BROOM FINISH AND STAINED TO MATCH EXISTING
- LAWN

USA PICKLEBALL STANDARD DIMENSIONS
PICKLEBALLFX.COM
USA PICKLEBALL RULEBOOK



NOT FOR CONSTRUCTION

PROJECT # 20103

ISSUE DATE 12/16/2022

ISSUE NAME 03/20/2024/REVISIONS

PROJECT NAME 11/20/2023/10/20/24

A013

ENLARGED SPORT COURTS



DC Ranch Community Council

To: DC Ranch Community Council Board of Directors
From: Jenna Kohl, Executive Director
Date: 1/20/2023
Subject: *Consideration of Amendments to Community-Wide Standards*

Recommendation

Staff recommends that the Board review, discuss, and provide feedback on the proposed amendments to the community-wide standards; direct staff to share and resolve feedback with the Ranch Association as appropriate; and request that a final version be considered at a future Community Council meeting for formal action.

Overview

As noted on dcranch.com:

Standards are the measures for keeping the community beautiful and living harmoniously as neighbors. DC Ranch Standards provide owners and renters in all neighborhoods, including sub-associations, with the benchmarks that their property and actions should reflect.

Standards enable residents to enjoy not only the beauty of their property but the neighboring properties as well. It is important for residents to understand the standards and to voluntarily identify when maintenance or compliance is needed. Enforcement of the guidelines is vital to success and voluntary compliance is an integral component.

The Community-Wide Standards are established by the Community Council and the Ranch Association and are updated from time to time. The Ranch Association Policy Committee underwent an effort to review and update the Standards for Conduct and the Standards for Landscape. Markup varies by document, as follows:

Standards for Conduct: Ranch Association's proposed changes are reflected in the attached documents in **blue** and **purple**. Community Council staff commentary is shown in the sidebar with proposed revisions in **red**.

Standards for Landscape: Ranch Association edits are shown in **blue** and **purple**. Council staff comments are shown in **red**.

The changes as proposed are substantial and necessary. Some of the changes include:

- Ranch Association proposes increasing fines across the board and refining the enforcement protocols.
- Council and Ranch coordinated to expand the language to clarify that the standards apply across the entirety of the community, including at Council community centers and common areas, not just in areas of Ranch Association jurisdiction.
- Organized sports use of common areas has been an on-going challenge for Council, particularly on the basketball courts. Council staff will evaluate protocols for organized sports use of the courts and will bring a recommendation for changes to the board soon.
- Motorized vehicles on paths and trails have also been a challenge; staff proposes that additional clarity be provided in this section.
- Ranch Association proposes language to address timely concerns, for example in the area of dogs off leash and gate access.

Please review the attached documents to see all the proposed changes and comments.

Also attached is the procedure for updating the community-wide standards. Normally, updates would be placed on the Consent Agenda for board consideration; however, given the extensive nature of the proposed changes, this is included on the Board's agenda under "new business" to allow for discussion.

Clean versions of the standards that incorporate all comments are forthcoming.



Standards for Conduct Community Standards for Conduct

Introduction

Pursuant to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for [the DC Ranch Community Council and Ranch Association, the Community Council establishes and supports those standards and activities which have community-wide application. Ranch As](#) recorded in the Official Records of Maricopa County at Instrument No. 1999- 0673267 ("CC&Rs"), the DC Ranch Association [Board \(the "Board"\) on behalf of DC Ranch Association \("Association"\) and its Members,](#) is responsible for implementing and enforcing standards for use, conduct, maintenance, and architecture for all neighborhoods, including sub-associations, and common areas at the [Ranch](#). The purpose of these DC Ranch Standards for Conduct ("Standards") is to facilitate a safer community, and further the DC Ranch Community Values that residents cherish, ~~and staff strives to uphold.~~ [The Standards for Conduct apply to all areas of the community including, but not limited to residential neighborhoods, parks, community centers, path and trails, manned gatehouses.](#)

The Standards are more than a static recitation of rules. Rather, rulemaking procedures allow for a dynamic process that recognizes changes may be appropriate as the community continues to grow. This comprehensive document, adopted by the Boards [of both the Ranch Association and Community Council](#), provides a summary of current rules, specifically including use and conduct restrictions as set forth in the CC&Rs [at Article 111](#), and the related penalties that impact the homeowner ("Members") and other residents in the community, including those who rent or lease property within the [Association DC Ranch community](#), as well as the service providers, visitors, and guests that visit the community.

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. The Board(s) may escalate penalties in certain circumstances, including the deactivation of transponders, ~~and~~ loss of other privileges, [and fines](#) at its sole discretion, notwithstanding any of the guidelines or suggested penalties contained in this document.

In sub-association neighborhoods, compliance to the Standards [are](#) under the jurisdiction of the sub-association and DC Ranch Association. Sub-association standards may be more restrictive. Questions should be directed to the sub-association property management first

Style Definition: TOC 1: Tab stops: 6.49", Right, Leader: ...

Commented [JK1]: Need to fix line spacing here.

Commented [JK2]: Let's discuss enforcement as it relates to incidents/violations on Council common area i.e. at the community centers - see enforcement section for more details.

Commented [JK3]: The terms members, Members, property owners, and residents are used fairly interchangeably throughout the document. I recommend using one consistent term throughout.

Commented [JK4]: This is preferred as it allows us to relate these standards to apartment residents if needed.

before addressing a concern with DC Ranch Association. Please visit [DC Ranch.com/Governance](http://DCRanch.com/Governance) for the current contact list of sub-association property managers.

Introduction

- DCR-00 Basketball Hoops
- DCR-01 Bulk Trash
- DCR-02 Business, Hobby. or Other Uses including Garage and Yard Sales
- DCR-03 Civil Dialogue
- DCR-04 Construction and Community Work Hours
- DCR-05 Disposal and Dumping
- DCR-06 Flags
- DCR-07 Laws: Local. State. or Federal
- DCR-08 Livestock. Poultry and Domestic Pets
- DCR-09 Motorized Vehicles & Drones
- DCR-10 Nuisance
- DCR-11 Organized Sports and Park Usage
- DCR-12 Parking
- DCR-13 Pets Off Leash
- DCR-14 Pet Waste
- DCR-15 Pool or Water Feature Backwashing or Draining
- DCR-16 Property Modifications. Including Exterior Remodeling and Repairs
- DCR-17 Recreational Vehicles/Campers/Boats/Trailers
- DCR-18 Rental of Property in the Association
- DCR-19 Seasonal, Holiday, and Celebratory Decorations
- DCR-20 Signs- Builder (Custom Lots)
- DCR-21 Signs-Other
- DCR-22 Signs-Political
- DCR-23 Signs- Real Estate
- DCR-24 Speeding
- DCR-25 Storage of Personal Items
- DCR-26 Trash and Re cycling
- DCR-27 Trespassing/Solicitation
- DCR-28 Use Restrictions

[DCR-29 Gate Access](#)

Formatted: Font: Not Bold

DCR-00 Basketball Hoops

Portable basketball hoops may be kept in rear yards, front yards, or driveways, but shall not be mounted directly to the house. Basketball hoops shall be located on the driveway, in an area close to the house. Backboards and poles shall be colored to match the house; backboards may also be of a clear material. No goals are to be placed at the end of the driveway or in or near the street. All basketball hoops shall be maintained in such a manner as to give a neat and clean appearance. Driveways shall not be expanded to accommodate sports or play equipment.

Basketball hoops shall not be permitted in the front yard of any attached or multiple family dwelling (where one driveway serves more than one home). All basketball hoops shall be placed so that missed shots land in the resident's yard as opposed to neighboring yards. If catch-nets are used, they must be stored away after play (concealed from public view). Permanent basketball hoops and athletic courts require prior approval before installation.

RE: Board Policy, Adopted 12/10/2007

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$50-100 every ten days
- ~~4) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion~~

DCR-01 Bulk Trash

Bulk trash may be put out on Friday the week before scheduled pick up by the City of Scottsdale according to its published schedule. Bulk trash should be separated into two piles, three feet apart, one for composting and another for landfill waste. The piles must be placed on the Member's property, by the side of the driveway or front yard, and not on the street or common areas. Please review the City of Scottsdale guidelines at www.ScottsdaleAZ.gov and search "Solid Waste" or call 480.312.5600. If the trash is not picked up, it becomes the homeowner's responsibility to remove within five days.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules, Sections 2(g), (j), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$50-100 per occurrence, per week
- ~~3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion~~

Formatted: Indent: Left: 0.5", No bullets or

DCR-02 Business, Hobby, or Other Uses including Garage and Yard Sales

Activities not normally associated with ~~property restricted~~property restricted to residential use, including operation of a business, garage, ~~and~~ yard and estate sales, or other commercial, manufacturing, or industrial use is prohibited. Home-based businesses or hobbies are permissible unless they generate excessive noise or traffic, create unsightly conditions visible to neighboring property or otherwise cause a nuisance pursuant to DCR-10. The Association, in its sole discretion, shall determine if an activity is in violation of this standard. Members shall maintain their property in good, clean, safe, and attractive conditions.

RE: CC&R's, Section 3.4(d) & Exhibit "C" Initial Use Restrictions and Rules Section 2(e), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$~~50~~50
- 4) ~~Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion.~~

DCR-03 Civil Behavior and Dialogue

Residents, their guests, and their vendors ~~and Association employees~~ are expected to conduct themselves in a manner that is civil and respectful, refraining from abusive, demeaning, or hostile behavior ~~or~~ language, or inappropriate action towards other residents or employees. All such incidents should be reported to ~~the~~ an Executive Director. Incidents can include but are not limited to harassment, lewd behavior, graffiti, disregarding rules and regulations, discrimination, physical abuse, verbal abuse, threatening behavior. Fines are \$300 per occurrence and can be escalated as determined by the Board of Directors at its sole discretion. Violation of this section may also result in suspension from use of common areas.

Commented [JK5]: Removed employees as both organizations have separate written codes of conduct for team members.

DCR-04 Construction and Community Work Hours

All exterior constructions and contractor modifications and landscape maintenance activity shall be allowed during the following hours:

Summer Hours - April 1 through October 31, 6 a.m. to 6 p.m., Monday through Friday, 8 a.m. to 6 p.m., Saturday*

Winter Hours - November 1 through March 31, 7 a.m. to 5 p.m., Monday through Friday, 8 a.m. to 5 p.m., Saturday*

* Only activity which does not generate excessive noise, as determined by the Board in its sole discretion, may occur during Saturday hours.

No construction is permitted on Sundays or the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, day after Thanksgiving, Christmas Day. Refer

DC Ranch Association Standards for Conduct as revised by the Board of Directors, pursuant to its rule making authority in the CC&Rs at Article III, Section 3.2(a). These standards were last revised 06/01/2021. To the extent there is a conflict, the standards and policies set forth herein supersede all previous standards and policies. [Include approval dates for both Ranch Association and Community Council.](#)

to the DC Ranch and Silverleaf Construction Regulations for complete information about Daily Operations.

All construction and contractor activities shall be subject to security and access limitations at DC Ranch as may be established by the Association.

RE: City of Scottsdale Ordinance Section 1161.1, Covenant Commission Adopted 06/07/2011

Enforcement

- 1) Verbal notice of non-compliance with instruction to stop ~~work~~ work and ~~C~~ courtesy notice to the Member and contractor
- 2) Verbal warning by the Association Manager, including Final Reminder for fine and/or deactivation of construction tag
- 3) Notice of Fine, \$500
- 4) Repeated non-compliance, Notice of Fine, minimum of \$500, escalated as determined by the Board in its sole discretion

DCR-05 Disposal and Dumping

Disposal of any yard waste, dumping of debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, lake, or any other area within the Ranch is prohibited.

Legally sanctioned fertilizers may be applied to landscaping on Members' property provided care is taken to minimize runoff.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 2(f), Adopted 07/16/1999, Board Policy, Adopted 11/21/2006

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$~~500~~300
- 3) Repeated non-compliance, Notice of Fine, minimum of \$~~500~~300, escalated as determined by the Board in its sole discretion

DCR-06 Flags

The flag of the United States of America, State of Arizona, Arizona Indian Nation, all Armed Forces, the Gadsden flag, and POW/MIA may be displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10). The flag shall be ~~kept in good condition at all times~~ always kept in good condition and is to be reasonable in size but no larger than 3 x 5 feet, and proportionate to its surroundings, as determined by the Board in its sole discretion. In addition to the flags identified above, one temporary "seasonal" flag such as holiday or sports team flag may be displayed. However, no more than two (2) flags may be displayed at any time. Items located on the ~~flag pole~~ flagpole, including, but not limited to, metal fasteners, cleats, halyards, clips, and pulleys shall not cause

DC Ranch Association Standards for Conduct as revised by the Board of Directors, pursuant to its rule making authority in the CC&Rs at Article III, Section 3.2(a). These standards were last revised 06/01/2021. To the extent there is a conflict, the standards and policies set forth herein supersede all previous standards and policies. [Include approval dates for both Ranch Association and Community Council.](#)

any unreasonable amount of noise and must be covered in a material suitable to DC Ranch Standards, if necessary, to prevent such noise.

Whether freestanding or attached to a residence, flagpoles shall be wood, aluminum, or metal and match the home's approved paint color. Prior to installing a freestanding-flagpole, the Member or resident must submit a request, in writing to the Modification Committee detailing the height, type, location, illumination and color of the flagpole. Stipulations for flagpole approval include:

- 1) Shall be located no closer to the curb, neighboring properties, property lines, and common areas than the height of the ~~flag pole~~flagpole;
- 2) Shall be placed in the front yard or backyard on the Member's property;
- 3) The flagpole shall not be taller than the rooftop of the residence;
- 4) Flag must be removed at sunset, unless illuminated; and
- 5) Flag may be illuminated with prior approval of the Modification Committee. (Care must be taken to not point lights at neighboring properties or streets.)

Commented [JK6]: Leave in semi-colons to be clear that all provisions apply.

RE: A.R.S 33-1808(A), (B)

Enforcement

- 1) Verbal notice of non-compliance and courtesy letter
- 2) Final Reminder
- 3) Notice of Fine, ~~\$50~~100
- 4) Repeated non-compliance, Notice of Fine, minimum of ~~\$50~~100, escalated as determined by the Board in its sole discretion

DCR-07 Laws: Local, State, or Federal

Any activity that violates local, state, or federal laws or regulations is prohibited, unless expressly authorized by local, state, or federal authorities.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 2(d), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine; amount?
- 3) Repeated non-compliance, Notice of Fine, minimum ~~\$50~~3100, escalated as determined by the Board in its sole discretion.

DCR-08 Livestock, Poultry and Domestic Pets

Raising, breeding, or keeping of livestock ~~or poultry~~or poultry is prohibited. A ~~reasonable number~~reasonable number of dogs, cats, or other usual and common household pets may be permitted on a Member's property. All pets are prohibited from making an unreasonable amount of noise, endangering health, or safety, or causing any other form of nuisance, as

determined by the sole discretion of the Association. Pets shall be registered, licensed, and inoculated as required by law.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules, Section 2(b), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$~~50~~300
- 4) Repeated non-compliance, Notice of Fine, minimum of \$~~50~~300, escalated as determined by the Board in its sole discretion

Notwithstanding the enforcement provisions above, pets in violation of this provision shall be immediately removed from the Member's property, upon request of the Association.

DCR-09 Motorized Vehicles & Drones

The following table reflects areas of the community on which various types of vehicles may or may not be operated.

Motorized Vehicle	Parks, Trails, Multiuse Paths, Sidewalks, Wash Areas and NAOS	Roadways and Parking Surfaces
All-Terrain Vehicles, Mopeds, Motor Driven Cycles, Motorcycles, Neighborhood Electric Vehicles, Golf Carts	No	Yes (With Restrictions) *
Off-Road Recreational Vehicles	No	No
Gas-Powered Motorized Play Vehicles, Gas-Powered Motorized Skateboards	No	No
Electric-Powered Motorized Play Vehicles, Electric-Powered Motorized Skateboards	No (With Exception) **	Yes (With Restrictions)***
Drones	No (With Exception) ****	No (With Exception) ****

Commented [JK7]: We should revisit this section to define and address motorized vehicles and specifically e-bikes.

- * (1) The vehicle is properly registered and insured.
 (2) The operator has the required driver's license or endorsement.
 (3) The vehicle is operated in a manner that does not violate Arizona law or City of Scottsdale ordinances or pose a threat to public safety in DC Ranch.

** (1) Battery-operated toy cars ridden by children seven or younger may be operated on paved sidewalks under the direct supervision of a responsible adult.

*** (1) The vehicle is operated solely on a private roadway that has a speed limit of 15 MPH.

(2) For riders under 14, the vehicle is operated under the ~~direct-present~~ supervision of a ~~licensed~~ responsible adult.

(3) The operator wears a helmet.

(4) The vehicle is operated only in daylight hours.

(5) Only one rider is allowed on the vehicle.

(6) The operator does not "tow" other vehicles or persons.

(7) The operator obeys all DC Ranch traffic regulations.

**** (1) The outdoor operation of drones for recreational purposes is strictly prohibited; however, drones may be operated outdoors for other reasons or uses in accordance with Federal Aviation Administration policy.

RE: Board Policy, Adopted 02/02/2015

These restrictions in DCR-09 above do not apply to:

- DC Ranch Association, Community Council, and Covenant Commission employees when used in serving the community, including landscape and maintenance vehicles and equipment.

- DC Ranch Association, Community Council, and Covenant Commission contracted and approved security vehicles and equipment.

- Other public safety agencies and persons providing security, emergency response, search and rescue, or medical services.

- Vendors, on DC Ranch related business, and their vehicles and equipment for the purpose of serving the community as approved in writing in advance by the DC Ranch Association or Community Council.

- Employees of The Silverleaf Club and The Country Club at DC Ranch when using the path system to service and operate the golf course facilities.

Per Board Policy, Adopted 5/2022

Enforcement

1) Courtesy written notice of non-compliance

Formatted: Font: 12 pt

Formatted: Font: (Default) +Body (Calibri), 12 pt

Formatted: Normal

Commented [JK8]: How do you envision enforcement working for these sorts of violations?

- 2) Notice of Fine, \$~~50~~300 per occurrence, per week
- 3) Repeated non-compliance, Notice of Fine, minimum of \$~~50~~300, escalated as determined by the Board in its sole discretion

DCR-10 Nuisance

Any activity which emits foul or noxious odors, including smoke or electronic vapor from cigarettes, cigars, or pipes or creates noise or other conditions outside the Member's property which tend to disturb ~~the peace~~the peace, threaten health or safety, or otherwise interferes with the quiet enjoyment of property in the community, as determined by the Association in its sole discretion, is prohibited.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 2(c), 3(d), Adopted 07/16/1999

Enforcement

- 4) Courtesy written notice of non-compliance
- 5) Final Reminder
- 6) Notice of Fine, \$~~50~~300
- 7) Repeated non-compliance, Notice of Fine, minimum of \$~~50~~300, escalated as determined by the Board in its sole discretion

DCR-11 Organized Sports and Park Usage

DC Ranch ~~has offers a number of~~ neighborhood parks, basketball courts, and other amenities that are meant to be shared and enjoyed by all DC Ranch members with their guests. Neighborhood parks may also be used for events sponsored by the DC Ranch ~~Community Council~~Community Council or the Association. A ~~neighborhood park~~neighborhood park may not be used in such a way as to restrict the use of that park by other neighborhood residents wanting to share and enjoy the park. Neighborhood parks are not designed to support Public Organized Sports Teams, defined as sports teams involved in ~~regularly-scheduled~~regularly scheduled or league play whose members include individuals residing outside of DC Ranch. This also applies to certain amenities at Desert Camp Community Center, The Homestead Community Center, and Market Street Park. Public Organized Sports Teams not affiliated with either the Association or the DC Ranch Community Council may not practice, or hold matches, within any neighborhood park or the above-mentioned facilities. The Ranch Association and Community Council reserve the right to temporarily close such facilities for maintenance or other sponsored activities and programs.

This policy does not preclude residents from using their neighborhood parks and other common area amenities for "pickup" games or other informally organized sporting activities. Non-resident family members and guests of Members or residents are also welcomed to participate in such activities. Any Public Organized Sports Team practicing or playing ~~a match~~a match in any neighborhood park is trespassing (see DCR-27 for trespassing restrictions). A Member or resident affiliated with any Public Organized Sports Team in violation of this provision may be subject to a ~~\$250-300~~ fine for each infraction. The Community Council may provide written, advance permission to designated entities for organized use of Council common area amenities per a separate policy.

RE: Board Policy, Adopted 08/13/2013

Enforcement

- 1) Verbal warning, usually by security personnel, and courtesy written notice of non-compliance
- 2) Verbal warning by the Association Manager and Final Reminder
- 3) Notice of Fine, ~~\$250~~\$300
- 4) Repeated non-compliance, Notice of Fine, ~~\$250~~\$300, escalated as determined by the Board in its sole discretion

DCR-12 Parking

Parking is prohibited as follows to comply with city services, codes, and emergency vehicle access:

1. Where prohibited by posted signs or where indicated by a red curb;
2. Within fifteen (15) feet of a fire ~~hydrant;~~hydrant;

Commented [JK9]: Community Council team plans to review this section in the future as it relates to Council courts (basketball in particular) and may consider implementing a rental/use policy similar to tennis and pickleball courts; this will be in the future and so our comments are on the current language only.

Commented [JK10]: What if the time is made up entirely of DC Ranch residents?

3. Within any specially designated and marked parking space reserved for a physically disabled person, whether on public or private property, unless the motor vehicle is transporting a person eligible for the distinguishing insignia placard or number plates bearing the international wheelchair symbol, and either:
 - a. The motor vehicle displays ~~the distinguishing~~the distinguishing insignia placard; or
 - b. The motor vehicle displays number plates bearing the international ~~Wheel chair~~Wheelchair symbol;
4. On a sidewalk, or in the area between the curb and sidewalk, or on the right-of-way or easement eight (8) feet from the curb or any landscaped ~~area~~area;
5. Any area that would restrict traffic to less than one full lane including cul-de-sacs, around medians, parks and ~~islands~~islands;
6. In front of a private driveway, entrance to an alley, blocking mailboxes or trash ~~cans~~cans;
7. In any alley except on the private ~~driveway~~driveway;
8. In a pedestrian ~~crosswalk~~crosswalk;
9. Facing against the direction of traffic ~~flow~~flow;
10. Overnight street parking between 2:00 am and 6:00 am without prior permission from Security (for unusual situations or large parties, please contact Security in advance for parking exemptions);
11. Construction and modification crews shall not park on, or otherwise use vacant lots, common areas or any other open space that is not under construction and all construction vehicles must park on the same side of the ~~road~~road;
12. No overnight parking of commercial vehicles, trailers, campers, watercraft, or other oversized vehicles anywhere other than in enclosed garages; ~~and/or~~
- 12-13. Parking is allowed in the Community Center parking lots only when using the center or attending events or activities held at the center. No overnight or multi-day parking is permitted without the advanced, written permission of the Council's Executive Director or his/her designee. Violators may be towed.

Commercial vehicles shall include, but are not limited to, any vehicle or trailer which contains a design or lettering advertising a commercial enterprise; lacks passenger seats; has certain extended side panels, carrying racks, or storage for paint, chemicals, or other commercial products visible within the bed; or includes any specialized equipment behind the cab area. The Association shall determine if a vehicle is considered a commercial vehicle at its sole discretion. Any vehicle that is required to be available at designated periods at the person's residence as a condition of employment for a public service corporation or public service agency is not considered a commercial vehicle.

RE: Board Policy Adopted 11/21/2006, Amended 03/07/2016

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$~~50~~300 per occurrence, per vehicle
- 4) Repeated non-compliance, Notice of Fine, minimum of \$~~50~~300, escalated as determined by the Board in its sole discretion

DCR-13 Pets Off Leash

No pets shall be permitted at large. Each ~~pet shall~~pet shall, at all times, remain under the physical control of the pet owner or custodian. Pets must be secured within an enclosure on the Member's property that is confined entirely to the property, or on a leash not to exceed six (6) feet in length. All pets shall wear a collar or harness, to which a valid license tag is attached, at all times when the pet is off the Member's property. Leash as used in this article means a chain, rope, or strap, made of leather, fabric, or other material, that is: (i) not more than six(6) feet in length; (ii) capable of being fastened to a collar or harness of a pet and used to lead, restrain, and control the pet; and (iii) of sufficient strength for those purposes. This provision shall apply to all pets on all public or private streets, parks, or other property in the community. **Pets shall be registered, licensed, and inoculated as required by law.**

Definitions:

At large is defined as being on or off the Member's property, and not under the control of the pet owner or custodian.

Collar means a band, chain, harness, or suitable device worn around ~~the neck~~the neck of a pet to which a license may be affixed.

RE: City of Scottsdale Ordinance, Chapter 4, Article 3, Section 4-39

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$~~100~~300
- 3) Repeated non-compliance, Notice of Fine, minimum of \$~~100~~300, escalated as determined by the Board in its sole discretion
- 3)4) Pets off leash that attack a person or another animal, \$1200 find first fine for first occurrence per household, and each subsequent occurrence per household. The Board of Directors may escalate this fine at its sole discretion based on each individual occurrence per household.

DCR-14 Pet Waste

DC Ranch Association Standards for Conduct as revised by the Board of Directors, pursuant to its rule making authority in the CC&Rs at Article III, Section 3.2(a). These standards were last revised 06/01/2021. To the extent there is a conflict, the standards and policies set forth herein supersede all previous standards and policies. [Include approval dates for both Ranch Association and Community Council.](#)

Commented [JK11]: Does the enclosure need to be in the backyard, or is a front yard/porch enclosure acceptable? We had a resident express concerns about a dog pen on a front porch last year.

Commented [JK12]: What about pets on leash that attack another person or animal? Are they excused from consequence?

Uncollected pet waste is a nuisance and health risk to the community, as it spreads disease and attracts rodents who feed on pet waste. Proper disposal of pet waste shall mean the immediate placement in a closed or sealed container and thereafter disposing of it by deposit in a trash receptacle, sanitary disposal unit or other closed or sealed container.

Any person owning, possessing, harboring, or having the care, charge, control, or custody of any pet must clean up after the pet. This includes ~~the immediate~~ the immediate removal and proper disposal of any fecal matter (pet waste) deposited by the pet on all public and private property, including common areas in the community.

RE: City of Scottsdale Ordinance, Chapter 4, Article 2, Section 4-18(f)

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$~~100~~300
- 3) Repeated non-compliance, Notice of Fine, minimum of \$~~100~~300, escalated as determined by the Board in its sole ~~discretion~~discretion.

DCR-15 Pool or Water Feature Backwashing or Draining

Water from draining a pool or water feature shall be contained on the property in a drainage basin, and shall not be discharged into adjacent open space, an arroyo, the street or neighboring property. If the yard does not contain a drainage basin, drain into the sanitary sewer clean out on the property.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 2(f), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$~~50~~300
- 3) Repeated non-compliance, Notice of Fine, minimum of \$~~50~~300, escalated as determined by the Board in its sole discretion

DCR-16 Property Modifications. Including Exterior Remodeling and Repairs

Any construction, erection, or placement of anything, permanently or temporarily, on the outside portions of the Member's property, including landscape alterations, whether such portions are improved or unimproved, is prohibited except in strict compliance with the provisions of Article IV of the CC&Rs. This includes, without limitation, signs, basketball hoops, swing sets and similar sports and play equipment; clothes lines; umbrellas, awning- type, or related patio accessories visible from neighboring property; garbage cans, wood piles, aboveground swimming pools, antennas, dog runs or fences of any kind. This also includes dumpsters, portable restrooms, construction materials and other personal items utilized for interior or exterior modifications that are stored visible to any neighboring property. All modifications shall be submitted to the Modification Committee by filling out a form available

online or at The Ranch Offices for prior approval. All modifications must be completed within one year of approval, unless specified in the notice of approval or by extension approved by the Modification Committee. You may also request an appointment to discuss a modification by calling 480.513.1500. Modification fees may apply. **No contractor signage is allowed on a project that is undergoing a modification.**

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 20), Adopted 07/16/1999

Enforcement

- 1) Verbal notice of non-compliance by the Association, including notice of potential fines; submit Modification form and fees for review
- 2) Notice of Fine, \$~~100~~-500 and Notice to Stop Work
- 3) Repeated non-compliance, Notice of Fine of a minimum of \$500 per day, escalated as determined by the Board in its sole discretion

DCR-17 Recreational Vehicles/Campers/Boats/Trailers

All recreational vehicles, including all-terrain vehicles ("ATVs"), utility terrain vehicles ("UTVs"), and off highway vehicles ("OHVs") such as dirt bikes, dune buggies, or sand rails; campers; motor homes; trailers; boats; or similar motorized vehicles, including electric vehicles (whether or not the vehicle meets legal requirements for use on ordinary roads), must be stored in an enclosed garage or not to be visible from neighboring property. [Owners may load or unload the recreational vehicle\(s\) in the community from dawn to dusk only. No parking of these vehicles is permitted in a community center parking lot at any time without the advanced, written permission of the Council Executive Director or his/her designee.](#)

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules 3(e), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$~~50~~300
- 4) Repeated non-compliance, Notice of Fine, minimum of \$~~50~~300, escalated as determined by the Board in its sole discretion

DCR-18 Rental of Property in the Association

If a Member desires to rent or lease their property, the Member must comply with the following: the rental/lease term may be no less than six months in duration, and the property may only be rented or leased once in any six-month period. Rental or lease terms of less than six months are not allowed within any neighborhood in DC Ranch.

All rental property listings and advertisements must reflect a minimum residency of six months. Short term rentals are not allowed.

Failure to abide by the above provisions shall result in the imposition of a fine, or other legal remedies, as outlined in the CC&Rs at Article VII, Section 7.5. All legal, collection and other expenses incurred by the Association to obtain the compliance of a Member will be the obligation of the Member.

RE: Board Policy, Adopted 9/29/2008, Amended 12/9/2013

Rental Policy Enforcement:

- 1) Courtesy Notice for advertising (including demand to cease and desist advertising for prohibited short term rentals) and/or Courtesy Notice for rental.
- 2) Rental violation: Notice of Fine, minimum of \$~~15~~000 per day, or escalated to any amount as determined by the Board in its sole discretion.

Commented [JK13]: Why "to any amount" in this section? Doesn't it need to be clearly defined by law?

Tenant Registration

Submit the Tenant Registration Form within 30 days of the rental/lease commitment, and a minimum of five business days prior to the tenant's proposed move in date including the

following information: (i) Name of the Adult Tenant(s); (ii) Start and end date of the rental/lease term; (iii) Contact information for the tenant(s); and (iv) Vehicle information.

~~Tenant(s) must make an appointment with the Association for a short briefing on the policies and procedures within DC Ranch which would include such subjects as, obtaining gate passes, guest procedures, use of the Community Centers, trash pickup days and other important and relevant information.~~ All owners must provide their tenants with a copy of the Association's Governing Documents, including the CC&Rs, DC Ranch Standards for Conduct, and all other Ranch policies.

Tenant Registration Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$~~50~~500
- 3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-19 Seasonal, Holiday, and Celebratory Decorations

Decorations should be in good condition and light levels on neighboring properties should be minimal. Exterior lighting as decoration is limited to the period between Oct. 1 and Jan. 15. Seasonal decor in Horseshoe Canyon and the Upper Canyon may not be placed on rooftops. For holidays and celebratory events outside of this time-period, decorations may be in place no earlier than one week before the holiday and must be removed within one week following the date of celebration. Decorations and signs may not be placed in a right-of-way, outside of the yard, in any natural open space and shall not be positioned on a member's property in a manner that creates a traffic hazard.

RE: Board Policy, Amended 08/11/2014

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$~~50~~300
- 3) Repeated non-compliance, Notice of Fine, minimum of \$~~50~~300, escalated as determined by the Board in its sole discretion

DCR-20 Signs - Builder (Custom Lots)

The Covenant Commission allows signage for custom lots that are vacant with design in progress or under construction. Please refer to the Covenant Commission rules on the sign permit application.

Enforcement

Refer to Covenant Commission for action or removal.

DCR-21 Signs-Other

Cautionary signs regarding child safety may be displayed as follows:

- 1) The sign is displayed in residential area only
- 2) The signs are removed within one hour of children ceasing to play
- 3) The sign is only displayed when children are physically present within 50 feet of the sign
- 4) The signs are no taller than three feet in height
- 5) The signs are professionally manufactured or produced and maintained in good, clean condition
- 6) Signs may not be placed in a right-of-way and shall not be positioned on a member's property in a manner that creates a traffic hazard.

Alarm or Security company signage is allowed one sign per property, up to two square feet in size, and may be placed anywhere in the front of the property. No temporary vendor signs are permitted to be posted at any time when service is being performed on the property, such as a painting company, landscaper, etc. No other signs are allowed without prior written approval.

RE: A.R.S 33-1808(D)

Enforcement

- 1) Verbal notice of non-compliance and courtesy letter
- 2) Final Reminder
- 3) Notice of Fine, \$~~50~~300
- 4) Repeated non-compliance, Notice of Fine, minimum of \$~~50~~300, escalated as determined by the Board in its sole discretion

DCR-22 Signs-Political

~~Political signs~~Political signs are ~~described as~~described as a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer. Political signs may be displayed no earlier than 71 days before the day of election and must be removed no later than three days after an election. Political signs may only be placed on a ~~Member's~~member's property in maximum aggregate total dimensions not to exceed nine square feet. Signs may not be placed in a right-of-way and shall not be positioned on a member's property in a manner that creates a traffic hazard.

Re: A.R.S 33-1808(C)

Enforcement

- 1) Verbal notice of non-compliance and courtesy letter
- 2) Final Reminder
- 3) Notice f Fine, \$~~50~~300

Commented [JK14]: Has legal checked consistency with new signage laws?

Commented [JK15]: Repeat comment: member - capitalized or not? Be consistent throughout. Be consistent with use of member, property owner, resident throughout.

- 4) Repeated non-compliance, Notice of Fine, minimum of \$~~50~~300, escalated as determined by the Board in its sole discretion

DCR-23 Signs- Real Estate

No sign which is visible from neighboring property shall be erected or maintained on a Member's property without the prior written approval of the Association, except real estate signage complying with the following requirements:

- The sign must conform to industry standards per Arizona Revised Statutes and shall not exceed 18 x 24 inches. The sign may include no more than two riders not exceeding six by 24 inches each. The second rider is permitted to display "Sold" or "Sale Pending" status only.
- All real estate signs must be commercially produced.
- Only one "For Sale," "For Rent" or "For Lease" sign may be placed on the actively-listed property and shall not be placed in a manner which interferes with the maintenance of common areas or creates a risk to public safety (e.g., placement too close to the curb near a driveway). Signs may not be placed or mounted on common walls.
- Signs must be mounted on industry-standard-style posts, typically 4" X 4" or 3" X 4" in dimension and constructed of wood or other industry-standard materials; no PVC sign posts are permitted.
- Posts without a sign are not permitted for a period of more than five business days.
- The distance from the top of the sign to the ground shall not exceed 60 inches.
- Flyer boxes/tubes and non-permanent decorative accents, such as balloons, flyers, or air-blown figurines, are not permitted.
- "For Sale", "For Rent" and "For Lease" signs must be removed within 72 hours of the close of escrow or commencement of the rental or lease of the property.
- ~~Listing agents may display "Open House" signs between 8 a.m. and 6 p.m. in DC Ranch-approved common areas. Such signs must be the approved DC Ranch brand and may be rented from the Association (in sets of three at \$25 per set). Sets are rented on a Wednesday to Wednesday schedule and may be obtained from the Ranch Offices on Market Street (20555 N. Pima Road, Suite 140) between 8 a.m. and 5 p.m. Monday through Friday. Please call the office at (480) 513-1500 to reserve signs.~~
- One listing agent's "Open House" sign or one Member's "Open House" sign may be placed on the Member's property between the hours of 8 a.m. and 6 p.m. Placement of "Open House" signs must not interfere with the maintenance of common areas or create a risk to public safety.
- Gate and alarm codes may not be advertised or listed on the MLS. Gate codes will not be given out or posted on the callbox. Violators will be fined and will have to change the code each and every time once shared.

Commented [JK16]: No longer a provision? Why?

- Signs in violation of these policies will be removed at the Member's/agent's expense.
- Members and listing agents are reminded that the minimum rental or lease period for any property within DC Ranch is six months.

The Association may enter and remove from a Member's property any real estate signage that the Board determines, in its sole discretion, is in violation of this provision and such entry upon a Member's property for this purpose shall not be considered a trespass.

RE: A.R.S 33-1808(F), A.R.S. 33-1261(C), A.R.S. 33-441, Board Policy, Adopted 08/01/2014

Enforcement

- 1) Courtesy written notice of non-compliance allowing 10 business days to remove or correct
- 2) Notice of Fine, minimum of ~~\$100~~\$300
- 5) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion
- 3) removal of sign

DCR-24 Speeding

All persons traveling on DC Ranch Private Roads system must obey the speed limit. The DC Ranch speed limit is 15 MPH unless posted otherwise.

RE: Board Policy, Adopted 05/7/2021

Enforcement

First violation: 10 to 20 MPH over the posted speed limit may be issued a written courtesy letter and an email notification

Second violation: 10 to 20 MPH over the posted speed limit may be issued a Final Reminder letter and an email notification

Third violation: 10 to 20 MPH over the posted speed limit may be issued a Notice of Fine of a minimum of \$300

Excessive speed is defined as follows:

- 1) Driving more than 20 MPH over the posted speed limit.
- 2) Driving more than 11 MPH over the posted speed limit on streets adjacent to park areas.

Each of the foregoing are subject to a minimum fine of \$300 upon the first offense. Each subsequent offense will result in a minimum fine of \$300, escalated as determined by the Board in its sole discretion.

If an owner (including family, guests, or invitees) incurs more than ~~three~~ 3, \$300 speeding fines in a 12-month period, the owner will be subject to the following for all ~~subsequent offenses~~ subsequent offenses within that period.

DC Ranch Association Standards for Conduct as revised by the Board of Directors, pursuant to its rule making authority in the CC&Rs at Article III, Section 3.2(a). These standards were last revised 06/01/2021. To the extent there is a conflict, the standards and policies set forth herein supersede all previous standards and policies. [Include approval dates for both Ranch Association and Community Council.](#)

Commented [JK17]: Is this section reflecting the latest proposed changes?

Commented [JK18]: Add numbers.

Commented [JK19]: Why a range? Shouldn't it be anything over a certain number?

- 1) Starting with the fourth fine within a 12-month period for excessive speeding the fine will increase by \$300 for each subsequent offense.
- 2) Starting with the fourth fine for excessive speeding all gate transponders will be suspended for a 30-day period for each subsequent offense.

Pursuant to ~~the CC~~the CC&Rs at Article VII, Section 7.5., every owner and occupant shall comply with the Ranch Governing Documents. In the event any occupant, guest or invitee violates the Ranch Governing ~~Documents and~~Documents and a fine is imposed, the fine shall first be assessed against the violator if possible. If the fine is not paid by the violator within the stated time-period, **the owner shall be responsible for paying the fine. All fines are applied to the Owner account through the next month's assessment.**

Formatted: Font: Bold

Commented [JK20]: Reword for clarity.

Formatted: Font: Bold

DCR-25 Storage of Personal Items

All personal items must be stored out of public view, either behind a fence or inside the garage. This includes, but is not limited to, items such as ladders, bicycles, toys, sports equipment, building materials, etc.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 2(j), Adopted 07/16/1999 Board Policy, Amended 08/11/2014

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, ~~\$50-300~~ per occurrence, per every 10 days
- 3) Repeated non-compliance, Notice of Fine, minimum of ~~\$50300~~, escalated as determined by the Board in its sole discretion

DCR-26 Trash and Recycling

Trash and recycling containers are provided and serviced by the City of Scottsdale. Trash and recycling containers may be placed on the street the day before scheduled pickup ~~days, but~~days but must be removed to a storage area on the -same day of pickup. Each Member or resident must store these containers in an area that is not visible from neighboring property on non-collection days.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules, Sections 2(g), (j), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$50 per occurrence, per every ~~10~~three days
- 3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

Commented [JK21]: This does not reflect the current language - reference the 2019 amendment approved by Council and Ranch Association. -

DCR-27 Trespassing/Solicitation SECTION OUTDATED

Anyone found in the community (excluding public areas), whether on foot, bicycle, or motorized vehicle, without the express permission of a Member or resident is in violation. Visitors in the community must be accompanied by a Member or resident at all times, unless traveling from the neighborhood entrance to the Member's home or other meeting location, or unless the visitor is a club member traveling to or from the club facilities. These restrictions do not apply to houseguests of a Member or resident.

Solicitation of any kind except that expressly permitted by State or Federal law is prohibited.

RE: A.R.S. 13-1501, et al., Board Policy, Adopted 03/07/2016

Enforcement

- 1) Verbal warning, usually by security personnel, and courtesy written notice of non-compliance, photographed and escorted off property
- 2) Police will be called if the trespassing or solicitation continues
- 3) Repeated occurrence could lead to legal action

DCR-28 Use Restrictions

Any activities which materially disturb or destroy the vegetation, wildlife or air quality at the Ranch or which use excessive amounts of water or which result in unreasonable levels of sound or light pollution, as determined by the Board in its sole discretion, is prohibited. See DCR-10 for nuisance restrictions.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 2(i), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$50
- 3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the board in its sole discretion

DCR-29 Gate Access

DC Ranch provides access to various gated neighborhoods, both manned and unmanned gates with gate access tags, which are either transponders, passes, ego-tags or any other device that will provide access to enter the community. Completed documents and appropriate identification is required to be issued a tag. Guests are not issued tags.

All persons entering through the guest lane must be logged in and provide appropriate identification upon request. Every guest, vendor, contractor must be granted access by a homeowner, authorized non-resident or by the Association staff DC Ranch Association, Covenant Commission or Community Council, DC Ranch Association, Covenant Commission, and Community Council employees, plus any other employees such as those serving Silverleaf Club and Country Club at DC Ranch, may be granted access as their employment requires.

Formatted: Font color: Auto, Character scale: 100%

Formatted: Indent: Left: 0", First line: 0", Right: 0", Space Before: 6 pt, Line spacing: Exactly 15 pt

Commented [JK22]: Define - what are ego-tags?

Formatted: Font color: Auto, Character scale: 100%

The Ranch Association Board of Directors will adopt rules and regulations to manage gate access efficiently and effectively that all gate users must follow.

Formatted: Font color: Auto, Character scale: 100%

All gates ~~are~~ may be monitored by camera surveillance, and/or security staff. Any damaged Residents must register all vehicles that will be utilizing the gate for drivers at their property.

Commented [JK23]: You may want to say "may be" from a legal and liability perspective. Do you also want to include a comment about who can view footage? Also, check formatting in this section.

Each vehicle is only allowed one resident tag for gate access. Gate access tags are a privilege and may be revoked, suspended or the owner issued a fine for not following procedures, or being party to inappropriate behavior or violating civil dialogue standards.

Formatted: Font color: Auto, Character scale: 100%

Formatted: Font color: Auto, Character scale: 100%

Commented [JK24]: Reword sentence; confusing as written.

Formatted: Font color: Auto, Character scale: 100%

Commented [JK25]: Do we need a section on damage to property or is that covered elsewhere?

Enforcement Guidelines for Violations of Standards for Homes, Conduct or Landscaping

(Step 1 is used in all situations; 2-5 used when owner responds to Courtesy Notice).

- 1) Courtesy Notice of Non-Compliance providing Owner 10 business days to respond with the Standards.
 - a. Letter states the importance of standards for keeping the community beautiful.
 - b. Letter states the infraction, identifying the name of the person who observed the violation, provision of the community documents that has allegedly been violated and the date the violation was observed (along with time/date stamped photo in most cases).
 - c. Letter describes the process that must be followed to contest the notice and requests owner to contact Ranch Association Community Standards staff within 10 business days. Owner and Ranch Association Community Standards staff will develop a plan for the Owner to remedy the infraction up to 180 calendar days; consideration will be given to cost and complexity in determining the appropriate number of days.
 - d. Information on how to appeal will be included.
- 2) If the infraction is not remedied within the set timeframe, a final reminder will be issued, including a specified number of calendar days (10 and 30 days) by which the infraction shall be remedied to avoid fines, and/or potential legal action. Information on how to appeal will be included.
- 3) If the infraction is not remedied within the time specified in the final reminder, the Association may assess the first fine and provide an opportunity for the Owner to appeal to the Board of Directors. The Association's attorney issues a letter stating the legal consequences (as agreed to by attorney and staff) for continued non-compliance. Information on how to appeal will be included.

(Steps 4-6 apply when Owner fails to respond to Step 1 Courtesy Notice)

- 4) If there is no response to the Courtesy Notice of Non-Compliance (action step 1) after 10 business days, a final reminder letter will be issued stating the requirement to remedy the infraction and to contact staff to develop a plan. This must be done within 30 days of this second letter in order to avoid suspension of transponders, and/or possible fine and/or legal action depending on the infraction. Information on how to appeal will be included.
- 5) If there is no response to the final reminder, the Board may impose fines that start and escalate by a minimum of \$300 for each subsequent incident or as the Board determines appropriate to gain compliance or may get the Association's attorney to issue a letter repeating the requirement to remedy or to contact Association staff in order to avoid potential legal action. Each incident requires a notice, a presentation of evidence, opportunity for an appeal to the Board of Directors, and a written decision.

Commented [JK26]: \$300 fine seems steep for some violations.

Formatted: Font: Bold

Formatted: Centered

Formatted: List Paragraph, Line spacing: single, Numbered + Level: 2 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Centered, Indent: Left: 0.25", Hanging: 0.25", Line spacing: Multiple 1.08 li

Formatted: List Paragraph, Line spacing: single

Formatted: Not Highlight

Board of Directors reserves the right to increase fines. Information on how to appeal will be included.

- 6) If there is no response to the attorney's letter, Ranch Association management will work with the attorney to determine legal action (appropriate for the situation) for failure to remedy the infraction.

Formatted: List Paragraph, Line spacing: single

Continuing Infraction. A continuing infraction is one that is not cured but continues to exist. The board may impose additional or recurring fines against the owner until such time as the infraction is corrected.

Formatted: List Paragraph, Indent: Left: 0.5", Line spacing: single

Formatted: Font: 12 pt

Formatted: Line spacing: Multiple 1.08 li

Repeat Infraction. An example of a repeat infraction is where an owner violates the same rule within a period of six months. Repeat infractions are escalating fines that begin at \$300 and escalate by a minimum of \$300 for each subsequent incident or as the Board determines appropriate to gain compliance. Each incident requires a notice, a presentation of evidence, opportunity for an appeal to the Board of Directors, and a written decision. Board of Directors reserves the right to increase fines if the conduct is deemed to be habitual in nature.

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.

Formatted: Font: 12 pt

Formatted: Font: 12 pt

I, ~~Geoffrey Wilner~~Phil Geiger, being duly elected President of the DC Ranch Association, Inc. hereby attest that this edition of the Standards for Conduct was approved by the DC Ranch Association Board of Directors on ~~May 3, 2021~~_____.

This edition of the Standards of Conduct repeals and replaces the Standards of Conduct recorded as Instrument Number 20200270761 of the Official Records of the Maricopa County Recorder's Office, dated 03/30/2020.

By: _____

Should be signed by both Ranch Association and Community Council before recording.

- Formatted: Normal, Left
- Formatted: Tab stops: 4.56", Left
- Formatted: Normal, Left



Standards for Landscape

Introduction

DC Ranch is ~~known as~~ a community that blends into the magnificent surrounding Sonoran Desert. ~~While this may seem like a simple thing, a~~chieving and maintaining that seamless transition from the designed landscape to the natural landscape, ~~is not~~ 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 ~~voluntarily~~ 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.

To start a landscape modification, please call the Ranch Office at 480-513-1500 and ask to speak to a Community Standards Specialist. Modification fees may apply. Applications will not be considered if a homeowner has any outstanding violations of any of the Standards of Home, Landscaping, or Conduct.

How is Compliance to DC Ranch Standards for Landscape Handled?

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

Non-compliance with the standards will start with a courtesy notice usually by email and a phone call, when possible. Next, a DC Ranch Community Standards Specialist will work with the resident to provide detailed information about the issue, a possible time frame for a remedy, and access to various resources needed to bring their property into compliance. No penalties are assessed to residents who willingly comply in a timely fashion. Non-voluntary compliance shall progress from additional notification to possible legal action. Additional information concerning non-compliance procedures can be found at the end of this document and online at DCRanch.com. Compliance will comply with any and all state statutes.

Commented [JK2]: Recommend asking Covenant Commission to review and comment.

Commented [JK1]: Correct formatting throughout. All standards to be revised to brand standard by communications team prior to posting/distribution.

Commented [JK3]: I suggest removing this paragraph and referencing the last section for compliance and enforcement 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

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [Include approval dates.] To the extent there is a policies set forth herein supersede all previous standards and policies. Page

[Ranch Association and Community Council reserves the right to modify these requirements from time to time.](#)

*In neighborhoods managed by a sub-association, compliance to the Standards may be under the jurisdiction of the sub-association and may be more restrictive. Questions should be directed to the sub-association manager before addressing the issue.

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [\[Include approval dates.\]](#) To the extent there is a policies set forth herein supersede all previous standards and policies. ***Page***

[



DC Ranch Standards for Landscaping

Index

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	Pots & Planting Containers
DCRL-16	Shrub Maintenance
DCRL-17	Streetscape Trees
DCRL-18	Trees
DCRL-19	Turf
DCRL-20	Turf, Artificial
DCRL-21	Vines
DCRL-22	Volunteer Plants

*Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. **[Include approval dates.]** To the extent there is a policies set forth herein supersede all previous standards and policies.*

Page

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 and be set with 2/3 of their height in the ground. Large stones shall be fully integrated with fine material within the arroyo. Arroyos should be kept clear of debris and plantings. [Click here for brochure.](#)
RE: [Design Guidelines, Sec. II, 3.3.2](#)

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. [Click here to reference your neighborhood zone map and the full Approved Plant Palette.](#) A listing of typical plants for your zone and all prohibited plants is also included.
RE: [Design Guidelines, Sec. II, 3.2.3-3.2.4](#)

DCRL-02 Boulders

If your approved landscape plan includes boulders, they should be maintained with 2/3 of their height in the ground. 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. Modification forms may be downloaded online at DCRanch.com and submitted to [The Ranch Offices Modification Committee](#) for review and approval.
RE: [Design Guidelines, Sec. II, 3.3.2 \(c\)](#)

DCRL-03 Decomposed Granite

In specific neighborhoods where decomposed granite is used, a 2-inch screened layer shall be used and maintained as the ground cover in all areas of the front yards that are not Desert Pavement or turf. The size and color of the decomposed granite is as follows: Desert Parks – 3/8 “ Apache brown, 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.](#)
RE: [Design Guidelines, Sec. I, page 49 and Sec. II, 3.2.2 \(b\)](#)

Commented [JK4]: Capitalize or not, just be consistent. Does Desert Pavement need to be defined?

DCRL-04 Desert Pavement

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. (Graded areas do not constitute a naturally occurring surface.) Desert Pavement ~~should~~ shall be maintained to consist of clusters of various sized small stones, a thin scattering of decomposed granite and natural windblown plant debris. In these neighborhoods, to maintain the natural appearance, use of a blower or heavy raking is discouraged. [Click here for the Desert Pavement brochure.](#)
RE: [Design Guidelines, Sec. II, 3.5.4 \(2\) and 3.2.2 \(b\)](#)

DCRL-05 Grading and Drainage

DC Ranch homes were built with grading to carry the 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 ~~should~~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.

RE: Design Guidelines, Sec. II, 3.4.5

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 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-~~on. 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. Owners shall address remedy irrigation runoff into the street or oversaturation of irrigation on property. Owners will bear, encouraged and expected to explicitly follow any water conservation regulations recommended by local, county and state governments.

RE: Design Guidelines, Sec. I, page 99 and Sec. II 3.2.2 (e); Sec. II, 3.7.2

DCRL-07 Landscape Lighting

~~DCRA-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 uplight larger trees or cacti, and only one for smaller cacti or shrubs. Bulbs should not exceed the equivalent of 20 watts and ~~2700-3200 Kelvin (warm), 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). ~~Altering a landscape lighting plan requires prior approval through the modification process. Modification forms may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval. Contact the Ranch Offices at 480.513.1500 for the unique lighting requirements in Silverleaf. Flood lighting directed towards house is not permitted.~~

RE: Design Guidelines, Sec. II, 2.9.1 and 2.9.4; Sec. I, page 101

DCRL-08 Landscape Zones

DC Ranch homes have three to five designated landscape zones that vary by

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [Include approval dates.] To the extent there is a policies set forth herein supersede all previous standards and policies.

Page

Formatted: Font: Bold, Italic

Formatted: Not Highlight

Formatted: Not Highlight

Formatted: Font: Bold, Italic

Formatted: Not Highlight

Formatted: Font: Bold, Italic

Formatted: Not Highlight

Formatted: Not Highlight

neighborhood. [Please refer to your neighborhood design guidelines.](#) Each zone has a specific plant density requirement and approved plant palette. [Click here for the zone map of your neighborhood.](#)

RE: Design Guidelines, Sec. I, page 85; pages 85-88 and Sec. II, 3.2.3

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [\[Include approval dates.\]](#) To the extent there is a policies set forth herein supersede all previous standards and policies.

Page

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 ~~should~~ 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 ~~may~~ shall not be pruned or hedged to enhance views. ~~If property is adjacent to NOS area, t~~Trimming for safety ~~and/or Firewise concerns~~ requires prior approval by calling The Ranch Offices at 480.513.1500.

RE: Design Guidelines, Sec. I, pages 85-86 and Sec. II, 3.3.5

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 ~~public area~~ common area or an adjacent property requires prior approval through the modification process. Modification forms may be downloaded online at DCRanch.com and must be submitted to The Ranch Offices for review and approval.

RE: Design Guidelines, Sec. I, pages 72, 74

DCRL-11 Plant Composition

Plant composition refers to the percentage of various types of plant groups (trees, cacti, shrubs, etc.) required to be planted ~~within a property~~ the appropriate landscape zones within each neighborhood. All landscapes in DC Ranch were designed, approved, and originally planted, and ~~should~~ shall be maintained to meet the requirement. Plant composition ~~should~~ shall include species from at least four plant groups to create interest and provide a range of size and texture as plants mature. ~~Plant composition requirements vary by neighborhood and often by landscape zone.~~ If you are ~~replacing~~ replacing more than a couple of any type of species or plants, it is recommended that you call a Community Standards Specialist at 480.513.1500 to assist with your plant composition requirement. ~~it will require approval from the~~ Modification Committee. —

Commented [JK5]: Suggest being consistent in what is and what is not capitalized.

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 ~~or~~ if it is below the minimum ~~planting requirement.~~ ~~required.~~ ~~plant~~ ~~Plant~~ ~~Plant~~ density is too high if it presents an unnatural look. ~~As plants die, they should be replaced with another shrub from the Approved Plant Palette/List and be consistent with the home's approved landscape plan to maintain the minimum plant density in that zone. As plants die, they shall be replaced with the same approved plant for that zone to meet minimum planting requirements for the property.~~ ~~If owner wishes to make any changes to plant density, or deviation from approved plants, a modification approval~~ Ranch Association Modification Committee approval is required in

Commented [JK6]: Check this section for grammar/clarity.

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [Include approval dates.] To the extent there is a policies set forth herein supersede all previous standards and policies.

Page

[accordance with DCRL-13.](#)

RE: Design Guidelines, Sec. II 3.2.3, 3.2.4 and 3.3.6

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [Include approval dates.] To the extent there is a policies set forth herein supersede all previous standards and policies. *Page*

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~~ [Sonoran Desert](#) in which we live. All plants in the landscape ~~should~~ 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. 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 per DCRL-08, can be found on DCRanch.com/standards.](#) [Click here to access your neighborhood lists.](#)

RE: Design Guidelines, Sec. II, 3.2.2

Commented [JK7]: This sentence does not make sense and needs to be revised.

DCRL-14 Plant List, Prohibited

Plants on the prohibited [plant](#) list do not integrate well with DC Ranch's natural desert environment. The plants permitted are only those identified in DCRL-13. All properties shall be maintained free of plants on ~~this~~ the prohibited list. Artificial plants (excluding artificial turf) are not permitted; in pots or otherwise. [Click here for the list of prohibited plants.](#)

RE: Design Guidelines, Sec. I, page 84

Commented [JK8]: Formatting needs correction.

DCRL-15 Decorative Pots & Planting Containers

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

RE: Design Guidelines, Sec. II, 3.2.2 (d)

Commented [JK9]: Recommend a consistent statement re: approval required.

Formatted: Not Highlight

DCRL-16 Shrub Maintenance

Pruning and trimming may be needed to maintain ~~the 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; sculpting is permissible only in The Parks and Arcadia neighborhoods of Silverleaf only. ~~When shrubs die, they should be replaced with another shrub from the Approved Plant Palette/List and be consistent with the home's approved landscape plan. As plants die, they shall be replaced with the same approved plant for that zone to meet minimum planting requirements for the property. -If owner wishes to make changes to plant replacement, modification approval is required in accordance with DCRL-13.~~

Commented [JK10]: redundant

*Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. **[Include approval dates.]** To the extent there is a policies set forth herein supersede all previous standards and policies.*

Page

RE: Design Guidelines, Sec. II, 3.4.6 (a) and 3.3.8

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [Include approval dates.] To the extent there is a policies set forth herein supersede all previous standards and policies.

Page

DCRL-17 Streetscape Trees

Several neighborhoods require specific streetscape trees, generally located six to eight feet from back of the curb, or between the curb and sidewalk. In Desert Camp and Country Club, these trees are owned by the homeowner whose lot on which they are situated. The homeowner is responsible for maintaining irrigation to the tree(s) along with trimming, removal, and replacement as needed at the homeowner's expense. In the Silverleaf neighborhoods of Arcadia, The Parks, and parts of Horseshoe Canyon, streetscape trees are owned by the homeowner 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 homeowner, who is responsible for irrigation, removal, ~~and 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 homeowner's lot, other than trees in the streetscape, is the responsibility of the homeowner in all neighborhoods. Contact a Community Standards Specialist at 480-513-1500 before removing or replanting a streetscape tree, or with any questions regarding maintenance.

RE: Design Guidelines, Sec. II, 3.7

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 vary/aries depending on the property square footage.

Tree trimming is needed to maintain a tree's health and ~~should shall~~ be done in a manner that provides for a natural look and includes an 8-foot clearance over walkways and 13.5 foot over driving areas. No trimming is permitted on trees located in common areas, parks or within an NOS area. Trunks ~~should shall~~ be maintained free of starter branches. Consistent with the City of Scottsdale ordinance, _____, trees should never be topped by removing just the upper foliage. ~~Shoots are not considered an acceptable tree.~~ Tree stakes and/or ties should be removed no less than 6 months and no more than 18 months from original installation. ?after 6 months. When trees ~~diedie~~, they shall be replaced with a tree from the Approved Plant Palette/List and consistent with the home's approved landscape plan. ~~Do not trim trees in common areas, parks, or within an NOS.~~ As trees mature, they may encumber a neighboring property.

Commented [JK11]: Is it permitted by Ranch Association?

Commented [JK12]: Shouldn't all sections comply with City of Scottsdale ordinance? It might be preferable to add a blanket statement to that effect to the beginning of this document.

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 owner tTo trim inside of a neighboring property, ~~the property owner must first grant permission~~A neighboring owner 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 of in-Scottsdale's regularly scheduled, monthly bulk trash pick up, ~~or by your landscape maintenance contractor.~~ RE: Design Guidelines, Sec. II, 3.5.1, 3.5.3 and 3.5.4 (10)

Formatted: Not Highlight

Formatted: Not Highlight

Formatted: Not Highlight

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [Include approval dates.] To the extent there is a policies set forth herein supersede all previous standards and policies. Page

DCRL-19 Natural Turf

Lawns ~~should~~ **shall** be mowed at regular intervals to provide a well-manicured appearance. Clippings should be removed ~~immediately when mowing.~~ Lawns ~~should~~ **shall** be neatly trimmed around plant beds, walkways, foundations, and other design elements. Front yard turf shall be over-seeded with ~~perennial~~ **perennial** rye grass by November 1 and be maintained within the turf border ~~unless water conservation strategies are implemented.~~ Adding or altering lawn requires prior approval through the modification process. Modification forms may be downloaded online at DCRanch.com ~~and submitted to The Ranch Offices~~ for review and approval.

RE: Design Guidelines, Sec. I, page 90 and Sec. II, 3.2.1

Formatted: Not Highlight

Commented [JK13]: Repeat comment: language regarding modification approval varies by section; consider adding consistent language throughout.

DCRL-20 Turf, Artificial Turf

High quality artificial turf may be used in an enclosed private yard area only and shall be maintained in good repair. Adding artificial turf requires prior approval through the modification process. Modification forms may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval.

RE: Turf Guidelines Document, Oct. 2, 2014 (Covenant Commission)

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 Owners 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 be always 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 Artificial Turf is determined by Owner or Standards Staff to be dilapidated, faded, or reached its useful life and therefore requires replacement, the Owner 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 Owner 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 Owner desires any changes from the original DC Ranch approved landscaping, then the Owner must follow the modification review process and submit the proper supporting documents for review.

Required Artificial Turf maintenance by Owner 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.

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [Include approval dates.] To the extent there is a policies set forth herein supersede all previous standards and policies. *Page*

- 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 an Owner’s Artificial Turf if the Artificial Turf creates a health or safety issue that the Owner does not correct within the timeframe established by the Association.

¹ 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.

Turf Design Guidelines Updated by Covenant Commission July 2022
-Section 1. Title 33, chapter 16, article 1, Arizona Revised Statutes

DCRL-21 Vines

Vines create an added dimension to landscape. Vines ~~should~~shall be maintained to not infringe on neighboring properties or common area property. To prevent damage, vines ~~should~~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.can vines be on a house, is a support structure required? Landscape zone

RE: Design Guidelines, Sec. II, 3.2.4

- Formatted: Not Highlight
- Formatted: Not Highlight
- Formatted: Not Highlight
- Formatted: Not Highlight

DCRL-22 Volunteer Plants

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

RE: Design Guidelines, Sec. I, pages 99-100 and 3.5.5 (d)

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 it is prohibited.

- ~~1. Any species of plant, shrub or tree whose mature height may be visible above private walls or from surrounding property, unless it is on the Approved Plant Palette/List, or has been previously approved by the Covenant Commission.~~
- ~~2. Palms (Palmae)~~

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [Include approval dates.] To the extent there is a policies set forth herein supersede all previous standards and policies. *Page*

3. ~~Pine Trees (Pinus)~~
4. ~~Cypress (Cupressus), False Cypress (Chamaecyparis), Juniper or Cedar (Juniperus)~~
5. ~~Olive Trees (except Swanhill Olive)~~
6. ~~Mexican Palo Verde (Parkinsonia aculeate)~~
7. ~~All variety of Citrus~~
8. ~~Oleander (Nerium Oleander) and Thevetia species~~
9. ~~Desert Broom (Baccharis sarothroides)~~
10. ~~Fountain Grass (Pennisetum setaceum)~~
11. ~~Common Bermuda Grass (Cynodon dactylon) in seed, sprig or sod form~~
12. ~~All plants on the Arizona Noxious List (list changes)~~

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.

Formatted: Not Highlight

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 (Palmae) 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. Encelis farinose (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 approved plant palette.
6. Acacia stenophylla (Shoestring Acacia).
7. Olive Trees (Olea europea).
8. Oleanders (Nerium olender) and Thevetia (Thevetia species).
9. Fountain Grass (Pennisetum setaceum).
10. Common Bermuda Grass (Cynodon dactylon) in seed, sprig or sod form
11. Mexican Palo Verde (Parkinsonia aculeate).
12. Desert Broom (Baccharis sarothroides).
13. All varieties of Citrus.
14. All plants on the Arizona Noxious List (list changes)

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [Include approval dates.] To the extent there is a policies set forth herein supersede all previous standards and policies. Page

Enforcement Guidelines for Violations of Standards for Landscape

Formatted: Highlight

(Step 1 is used in all situations; 2-5 used when owner responds to Courtesy Notice)

1. Courtesy Notice of Non-Compliance
 - a. Letter states the importance of standards for keeping the community beautiful.
 - b. Letter states the infraction (along with photo in most cases).
 - c. Letter requests owner to contact Ranch staff within 10 business days to discuss options and obtain information about possible resources for potential solutions.
2. Owner and staff will develop a mutually agreed-upon plan to remedy the infraction within 10-180 calendar days; consideration will be given to cost and complexity in deciding number of days.
3. If the infraction is not remedied within agreed-upon time, a final reminder will be issued, including a specified number of calendar days (between 10 and 30) by which the infraction shall be remedied to avoid potential legal action. Information on how to appeal will be included.
4. If the infraction is not remedied within the time specified in the final reminder, the Association's attorney will issue a letter stating the legal consequences (as agreed to by attorney and staff) for continued non-compliance. Information on how to appeal will be included.
5. The Association reserves the right to proceed with legal action or other penalties in the event a reasonable and timely plan for remedy is not reached or important benchmark dates are not met.

(Steps 6-8 apply when Owner fails to respond to Step 1 Courtesy Notice)

6. If there is no response to the Courtesy Notice of Non-Compliance (action step 1) after 10 business days, a final reminder letter will be issued stating the requirement to remedy the infraction or contact staff to develop a plan. This must be done within 10 business days of this second letter in order to avoid possible legal action. Information on how to appeal will be included.
7. If no response to the final reminder, the Association's attorney will issue a letter repeating the requirement to remedy or to contact staff in order to avoid potential legal action. Information on how to appeal will be included.
8. If no response to attorney's letter, staff will work with the attorney to determine legal action (appropriate for the situation) for failure to remedy the infraction.

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 and loss of other privileges, at the sole discretion of the Community Council Board of Directors or the Ranch Association Board of Directors

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [Include approval dates.] To the extent there is a policies set forth herein supersede all previous standards and policies. Page

Enforcement Guidelines for Violations of Standards for Homes, Conduct or Landscaping

Commented [JK14]: Legal review needed.

(Step 1 is used in all situations; 2-5 used when owner responds to Courtesy Notice)

1. Courtesy Notice of Non-Compliance providing Owner 10 business days to comply with the Standards.

a. Letter states the importance of standards for keeping the community beautiful.

b. Letter states the infraction, identifying the name of the person who observed the violation, provision of the community documents that has allegedly been violated and the date the violation was observed (along with time/date stamped photo in most cases).

c. Letter describes the process that must be followed to contest the notice and requests owner to contact Ranch Association Community Standards staff within 10 business days. Owner and Ranch Association Community Standards staff will develop a plan for the Owner to remedy the infraction ~~up to~~ ~~within~~ 180 calendar days; consideration will be given to cost and complexity in ~~determining~~ ~~establishing~~ the appropriate number of days as determined by Ranch Association. ~~to discuss compliance options and obtain information for potential solutions.~~

d. Information on how to appeal will be included.

~~2. Owner and staff will develop a plan to remedy the infraction within 10-180 calendar days; consideration will be given to cost and complexity in deciding number of days.~~

~~3. If the infraction is not remedied within the set timeframe, a final reminder will be issued, including a specified number of calendar days (10 and 30 days) by which the infraction shall be remedied to avoid fines; and/or potential legal action. Information on how to appeal will be included.~~

4. If the infraction is not remedied within the time specified in the final reminder, the Association may assess the first fine and provide an opportunity for the Owner to appeal to the Board of Directors. The Association's attorney issues a letter stating the legal consequences (as agreed to by attorney and staff) for continued non-compliance. Information on how to appeal will be included.

~~5. The Association reserves the right to proceed with legal action or other penalties in the event a reasonable and timely plan for remedy is not reached or important benchmark dates are not met.~~

(Steps 5-7 ~~6-8~~ apply when Owner fails to respond to Steps 1-4 Courtesy Notice)

~~6~~5. If there is no response to the Courtesy Notice of Non-Compliance (action step 1) after 10 business days, a final reminder letter will be issued stating the requirement to remedy the infraction and to contact staff to develop a plan. This must be done within 30 days of this second letter in order to avoid suspension of transponders, and/or possible fine and/or legal action depending on the infraction. Information on how to appeal will be included.

~~6~~7. If there is no response to the final reminder, the Board will impose ~~escalate~~ ~~finess~~ that start at \$300 and escalate by a minimum of \$300 for each subsequent incident or as the Board ~~v~~ determines appropriate to gain compliance. ~~or may get t~~The Association's attorney ~~to~~ may issue a letter repeating the requirement to remedy or directing Member to contact Association staff in order to avoid potential

Commented [JK15]: The flow of this section is confusing, numbering is off, and reference numbers (steps) are off and should be revamped.

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [Include approval dates.] To the extent there is a policies set forth herein supersede all previous standards and policies.

Page

legal action. Escalating fines, \$300, \$600, \$900, but Each incident requires a notice, a presentation of evidence, opportunity for an appeal hearing, to the Board of Directors, presentation of evidence, and a written decision. Board of Directors reserves the right to increase fines. Information on how to appeal will be included.

Commented [AGF16]: Make a similar reference in Section 7 above

Commented [JK17]: Duplication.

8. If there is no response to the attorney's letter, Ranch Association management staff will work with the attorney to determine legal action (appropriate for the situation) for failure to remedy the infraction.

Continuing Infraction. A continuing infraction is one that is not cured but continues to exist. For example, The board may impose additional or recurring fines daily fine against the owner until such time as the infraction is corrected.

Repeat Infraction. An example of a repeat infraction is where an owner violates a rule the same rule standard within a period of six months. Repeat infractions are escalating fines that begin beginning at \$300 and escalate by a minimum of \$300 for each subsequent incident or as the Board determines appropriate to gain compliance. \$600, \$900 increments but each incident requires a notice, a hearing, presentation of evidence, and a written decision. Each incident requires a notice, a presentation of evidence, opportunity for an appeal to the Board of Directors, and a written decision. Board of Directors reserves the right to increase fines. The Board reserves the right to increase the fine if the conduct is considered to be habitual in nature.

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 and loss of other privileges, which can be determined at the sole discretion of the Community Council Board of Directors or and the Ranch Association Board of Directors per the Governing Documents.

Formatted: Font: Italic

Standards for Landscape as approved by the Community Council Board of Directors and the Ranch Association Board of Directors. [Include approval dates.] To the extent there is a policies set forth herein supersede all previous standards and policies.

Page

Proposed Revisions Community Standards for Conduct

DCR-27 Trespassing/Solicitation: Current Language

Anyone found in the community (excluding public areas), whether on foot, bicycle or motorized vehicle, without the express permission of a Member or resident is in violation. Visitors in the community must be accompanied by a Member or resident at all times, unless traveling from the neighborhood entrance to the Member's home or other meeting location, or unless the visitor is a club member traveling to or from the club facilities. These restrictions do not apply to houseguests of a Member or resident. Solicitation of any kind except that expressly permitted by State or Federal law is prohibited.

RE: A.R.S. 13-1501, et al., Board Policy, Adopted 03/07/2016

Enforcement:

- 1) Verbal warning, usually by security personnel, and courtesy written notice of noncompliance, photographed and escorted off property
- 2) Repeated occurrence could lead to legal action

DCR-27 Trespassing and Solicitation: Association Approved December 2, 2019

Solicitation in Residential Areas

Solicitation of any kind is prohibited.

Solicitation at DC Ranch Owned and/or Operated Properties

No person shall solicit, campaign, circulate petitions, hand out materials, set up a display area or seek political donations in community common areas or while at DC Ranch-sponsored events, activities or programs, unless expressly permitted in advance and in writing by the Executive Director of the DC Ranch Community Council Inc. (if on Council property or at a Council activity) or DC Ranch Association, Inc. (if on Ranch Association property). Under no circumstances will individuals engaged in said activities be permitted to approach or call out to attendees or impede entry to community events.

The above-mentioned activities are; however, permitted during DC Ranch Community Council-approved private rentals at Desert Camp and The Homestead Community Center provided they are conducted by the renter and only within the designated rental space as designated by the Community Council on the rental form.

The use and signing of petitions are not permitted on Community Council or Ranch Association property. The pertinent Executive Director may approve an exception to this policy in unique circumstances.

Enforcement

- 1) Verbal warning, usually by security personnel, and courtesy written notice of noncompliance, photographed and escorted off property
- 2) Forfeiture of any rental deposit and future rental privileges
- 3) Repeated occurrence could lead to legal action

Trespassing

Anyone found in the community (excluding public areas), whether on foot, bicycle, motorized vehicle, or electric powered vehicle, without the express permission of a Member, resident, Ranch Association or Community Council is in violation of trespass. Visitors in the community must be accompanied by a Member or resident at all times, unless (i) traveling from the neighborhood entrance to the Member's home or other meeting location; (ii) the visitor is a club member traveling to or from the club facilities; (iii) the visitor is otherwise permitted by law. These restrictions do not apply to houseguests of a Member or resident.

RE: A.R.S. 13-1501

Enforcement:

- 1) Verbal warning, usually by security personnel, and courtesy written notice of noncompliance, photographed and escorted off property
- 2) Repeated occurrence could lead to legal action