Catalina Foothills Estates No. 7 Association

Architectural, Landscape, and Land Use Guidelines

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

APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS
OF THE CATALINA FOOTHILLS ASSOCIATION NO. 7
ON THIS 29 DAY OF Jan, 2024.

BY: _____
President

(Revised: 15. Jan. 2024)

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Revision History

Date	Resolution	Section	Description
15Dec16	NA	All	Updated document complete
6Jan16	NA	Appendix D->G	Inserted updated Appendices
14Jan16	NA	Title Page Appendix G	Subheading added Word missing (“the”) from last sentence.
2May18	NA	6.9	Incorrect website URLs for mailbox drawings were replaced by a reference to the website Guidelines section.
2May18	NA	6.15	Clarifications regarding Solar Installations
31May18	NA	3.2.1	Homeowers are encouraged to discuss projects with neighbors
31May18	NA	3.2.3	Site inspection(s) by a PRC member may be necessary when reviewing a PRA
3Oct18	NA	5.1	Require rather than encourage homeowners to use native vegetation when replanting.
3Oct18	NA	6.4	Require rather than encourage homeowners to meet certain requirements for outside lighting.
3Oct18	NA	6.12	Forbid white, near white or off white on exterior walls.
25Nov18	NA	6.10	Clarify Board position on recreation and play equipment
2Jan19	NA	6.4	Correct web reference for lighting recommendations document.
5Jun19	NA	6.12	Deleted exterior color guidelines
5Jun19	NA	6.21	Added new paragraph for exterior color guidelines
1Apr20	NA	4.3	Added estate sale and garage/yard sale guidelines
1Apr20	NA	6.14.6	Added guidelines regarding estate and garage/yard sale signage
25Oct21	NA	3.6 Appendix B	Variance request revisions
25Oct21	NA	Appendix C	Form simplified
18May23	NA	6.6	Revised language regarding flagpole height
18May23	NA	6.14.3	Limit total square footage allowed for political signs. Specify time limits. Exclude offensive language.

22May23	NA	5.3.3	Clarified Vehicle Parking guidelines.
15Jan24	NA	3.1	Added exterior painting and roof re-coating to definition of improvements or modifications. Clarified removal of plant material.
15Jan24	NA	5	Changes in plant material to be approved by PRC. Defined principal view. Use of the plant lists is now mandatory.
15Jan24	NA	5.2.2	30 foot setback may preclude some properties from having a transition zone.
15Jan24	NA	5.3.3	Retitled section
15Jan24	NA	6.6	Height clarification.
15Jan24	NA	6.21	Clarified acceptable color palette.
15Jan24	NA	Appendix A	Revised homeowner instructions.
15Jan24	NA	Appendix D	Added additional trees to Prohibited Plant List
15Jan24	NA	Appendix E	Replaced with more extensive plant list

1 Purpose

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

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

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

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

The following notation is used to denote source material:

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

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

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

2 Updating This Document

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

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

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

3 The Project Review Application

3.1 When is an Application Required?

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

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

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

Removal of dead plant material and mistletoe; trimming limbs impeding thoroughfares or creating hazards to persons or property; and removing unapproved vegetation are considered to be a maintenance functions; therefore, pre-approval for their removal is not required (C2.16.1).

3.2 Homeowner Instructions

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

3.2.1 Before Submitting a Project Review Application (PRA)

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

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

3.2.2 The Application Process

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

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

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

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

3.2.3 Application Review

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

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

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

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

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

3.2.4 Application Costs

There is no cost for submitting a PRA for review.

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

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

3.2.5 Grounds for Application Denial

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

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

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

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

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

3.2.6 Appeal

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

3.2.7 Project Implementation

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

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

3.3 Project Review Committee Procedures

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

3.3.1 The Application

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

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

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

3.3.2 Drawings

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

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

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

3.3.3 Drawings Review

This section provides review guidance when drawings are required.

3.3.3.1 Site Plan

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

3.3.3.2 Floor Plan

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

3.3.3.3 Exterior Elevations

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

3.3.3.4 Other Drawings

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

3.3.3.5 General Notes

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

3.3.3.6 Approval

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

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

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

3.3.4 Inspections

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

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

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

3.3.5 Final Site Review

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

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

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

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

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

3.4 Governmental Permits and Project Approval

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

3.5 Nonconforming Improvements

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

3.6 Requesting a Variance

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

3.6.1 Owner Instructions

Before applying for a Variance, contact a member of the Project Review Committee (PRC) or the Board Secretary for information on the process. If the Variance is not architectural in nature, the PRC will refer the owner to the appropriate committee for assistance. (See Appendix B for detailed instructions on requesting a Variance.)

3.6.2 Board Considerations for Variances

The following factors may be considered when the Board deliberates granting a Variance request:

1. The strict application of the provision would work an unnecessary hardship.
2. The unnecessary hardship arises from a physical condition that is unusual or peculiar to the property and is not generally caused to other properties in CFE#7.
3. The justification for a Variance does not arise from a condition created by an action of the Owner of the property.

4. The Variance is the minimum to afford relief.
5. The Variance does not allow a use which is not permitted in CFE#7.
6. The Variance is not granted solely to increase economic return.
7. The Variance will not cause injury to or adversely affect the rights of the surrounding property owners and residents.
8. The Variance is in harmony with the general intent and purposes of the Covenants and Architectural, Landscape, and Land Use Guidelines.
9. The Variance does not violate State law or the provisions of Pima County ordinances.
10. If the Variance is from a height limitation or setback limitation and no reasonable use of the property can be made unless the Variance is granted.

4 Land Use Guidelines

4.1 Residential Use

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

4.2 Rentals

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

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

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

4.3 Business Uses

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

Estate Sales and Garage/Yard Sales require prior Board approval. Such sales are restricted to the sale of personal items owned and used solely by the owner of the property where the sale is conducted. No items from outside the property may be brought in and included in the sale. Such sales may be up to two days in duration between the hours of 8:AM and 4: PM.

4.4 Temporary Housing

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

4.5 Temporary Structures

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

5 Landscaping Guidelines

Homeowners who are contemplating landscape alterations shall use the approved "Plant Species Native to Catalina Foothills No. 7". See cfe7.org or Appendix E for the approved CFE7 Plant List. "Plant Species Native to Catalina Foothills No. 7" and Appendix F has other informational resources.

All changes in plant material not considered as maintenance (as specified in Paragraph 3) shall be subject to approval of the PRC and shall conform to the provisions of the Guidelines. Existing landscape plants on a Lot which are on the "Prohibited Plant List" (see Appendix D or the CFE#7 website, cfe7.org) may remain in place; however, should any such plant material die, the

homeowner shall not replace them with any plant other than those on the approved "Plant Species Native to Catalina Foothills No. 7" at Appendix E (C2.16.1).

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

All trees and other vegetation planted on any of the Properties shall be kept trimmed to a height which will not materially interfere with the principal mountain, desert, and/or city views from neighboring Lots. Principal view is deemed to comprise 80% or more of the total width of the view. The principal view from a lot may also include distinctive features or characteristics of the mountains, desert, or city that are visible from a lot. Vegetation that naturally propagates is not subject to this restriction. (C2.16.3).

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

5.1 Preserving Natural Vegetation and Terrain

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

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

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

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

5.2 Zones

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

5.2.1 The Private Zone

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

5.2.2 The Transition Zone

The Transition Zone is defined as no more than a fifteen (15) foot wide perimeter around any structure or walled area. This fifteen foot perimeter shall not encroach upon any required setback. Any new plantings in this area shall be consistent with the approved "Plant Species Native to Catalina Foothills No. 7" (see Appendix E or the Association website, cfe7.org) and may have desert-colored decorative rock on the bare areas. (NOTE: Due to the 30-foot setback requirement some properties may not include a Transition Zone.)

5.2.3 The Native Desert Zone

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

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

5.3 Appearance of Lots

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

5.3.1 Rubbish, Garbage, and Storage

No Lot or portion thereof shall be used in whole or in part for the storage or dumping of rubbish of any character whatsoever or for the storage of any property or thing that will cause such Lot to appear in an unclean or untidy condition or that will be obnoxious to the eye. Debris boxes and

temporary storage containers placed on a Lot for more than a week's duration require approval from the PRC. Debris boxes and temporary toilet facilities at an approved construction site shall as much as possible be screened from view and shall be removed from the construction site as soon as job progress allows their removal (C3.10).

5.3.2 Trash and Recycling

Containers used for recycling and trash shall remain concealed at all times from view of other Lots and roads and shall not at any time be placed along street rights-of-way. The Board may engage a single company for trash removal and recycling services. Each household shall contract with and use only the single company selected. Before such action is taken, the Board shall get the approval of the Owners. Approval shall be deemed given if a vote is taken at an Association meeting, and a majority of votes present in person or by absentee ballot are in favor of a single company for trash removal and recycling services (C3.14).

5.3.3 Vehicle Parking

Operative passenger vehicles may be parked unrestricted on any Lot. This includes vehicles such as a sedan, pickup truck, minivan, SUV, or motorcycle. All other vehicles including but not limited to, boats, trailers, construction, recreational, commercial, and camping vehicles, shall not be parked, or placed on a Lot for any period in excess of four 2-day periods in any one calendar month, unless parked or placed within an enclosed structure approved by the PRC. Any vehicle with a GVWR (Gross Vehicle Weight Rating) over 8000 pounds is presumed to be a commercial or camping vehicle unless demonstrated otherwise. Such 2-day periods shall not run consecutively. As used in this Section, the term "day" shall mean a full 24-hour day or any part thereof. Out-of-area visitors with above-described vehicles may be accommodated for periods not to exceed seven days in a six-month period by providing the Association with information stating the time and duration of the visit. (C3.15, C3.16)

6 Architectural Review Guidelines

6.1 Antennas

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

6.2 Cooling and Heating Equipment

No evaporative cooler, air-conditioning equipment, heating equipment, or cooling or heating ducts shall be placed, installed, or maintained on the roof or wall of any building or structure. All cooling

and heating equipment shall be ground-mounted and concealed in an enclosure approved by the PRC (C2.14.12).

6.3 Driveways and Roads

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

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

6.4 Exterior Lighting

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

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

a) Lights are on only when needed,

b) Only areas that need light receive it (see cfe7.org/guidelines/lighting.pdf),

c) Lights shall be no brighter than necessary,

d) Blue-light emissions are minimized, and

e) Lights must be fully shielded (point downward and not outward or towards the sky).

Efficient lighting practices help with the following:

a) Curtail light pollution, reduce skyglow, and improve the nighttime environment for astronomy;

b) Help protect the natural environment from the adverse effects of night lighting, and;

c) Conserve energy and resources.

6.5 Fencing, Walls, and Gates

No wire fencing (e.g., chain-link, woven-wire fabric, "chicken" wire) shall be erected, placed, or permitted upon any part of the subdivision. Metal and wood fencing conforming to the setback and height restrictions of the Covenants is permissible but shall be subject to design review by the PRC.

Exceptions: A temporary cage made of wire fencing not exceeding three feet in height may be placed around individual plants to protect them from being consumed by wildlife (R3-3.24).

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

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

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

6.6 Flag Poles

Flag poles may be up to fifteen (15) feet tall or up to the height of the parapet (as measured in feet and inches from the finished floor), whichever is less. A flagpole shall be no closer than twenty (20) feet to any rear or side setback line and no closer than thirty (30) feet to a side abutting a public road. The PRC may determine if the proposed flag pole height and flag size(s) are reasonable for the proposed setting.

All flag displays must comply with Federal and State statutes.

6.7 Gas Meters

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

6.8 Height Restrictions

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

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

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

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

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

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

6.9 Mailboxes

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

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

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

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

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

6.10 Play or Sport Equipment and Patio Umbrellas

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

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

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

6.11 Rainwater Harvesting

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

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

6.12 Roof Coatings

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

6.13 Setback Requirements

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

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

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

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

6.14 Signs

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

6.14.1 Name Plates

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

6.14.2 For Sale, For Rent, and Open House

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

6.14.3 Political Signs

Political signs are only allowed in accordance with ARS §33-1808 (see www.azleg.gov/ArizonaRevisedStatutes.asp) or any commensurate superseding statute (C3.11.3). No political sign may be erected on a Lot, except that:

1. From that date that lies 71 days prior to a primary federal, state, or local political election date and not later than fifteen days after the corresponding general election date, each Lot may contain up to a maximum aggregate total dimensions of not greater than nine square feet of political signs related to candidates and/or issues that will be on the ballot; notwithstanding the time limits of this sentence, signs for any candidate in a primary election who does not advance to the general election shall be removed not later than fifteen days after the primary election;
2. For association-specific elections, from that date on which the Association provides ballots concerning an Association election and not later than three days after the election, each Lot owned by a Member may contain up to a maximum aggregate total dimensions of not greater than nine square feet of association-specific signs.
3. Using profanity and discriminatory text, images or content based on race, color, religion, sex, familial status, or national origin as prescribed by federal or state fair housing laws is prohibited. (C3.11.3)

6.14.4 Security Signs

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

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

6.14.5 House Number “Monuments”

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

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

6.14.6 Estate Sale and Garage/Yard Sale Signs

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

6.15 Solar Installations

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

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

Public policy encourages the use of solar power, and for many residents, investment in solar technology may be a wise decision. In 2007 the Arizona Legislature amended the Arizona Revised Statutes (A.R.S. §33-1816) to promote public policy supporting installation of solar energy devices.

The solar collectors are the most visible and potentially most unappealing part of the installation. Collector placement and orientation directly affect system efficiency, and as such, Board influence regarding project approval is most limited by A.R.S. §33-1816. Although the Board cannot reject a project because of collector placement, the PRC will require that the installation minimize the

adverse visual impact on neighbors in order to preserve the property values and rural characteristics of the neighborhood.

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

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

a) Any visible metal flashing, trim, equipment underside, support structures, etc. are to be painted to match the adjacent surface.

b) With the exception of equipment that is not to be painted for safety reasons (as determined by the equipment manufacturer), equipment mounted on the side of the home is to be painted to match the home and existing equipment colors, or where deemed necessary, ground-mounted equipment will be shielded by a wall of similar construction and color as the home or landscaping.

c) Non-collector equipment installed without PRC approval will be treated as nonconforming improvements.

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

6.16 Storage Tanks

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

6.17 Subjective Design Elements

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

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

1. When the chair of the PRC receives an application for a project which he/she considers might not be in harmony with the aesthetic character of the neighborhood, the applicant shall be informed that the project is subject to further review.

2. The applicant shall then give his/her neighbors an opportunity to review the proposed changes so that they may make their comments regarding the proposal to the Board. The Board shall make a determination as to which neighbors will be most impacted by the project under consideration and send them a "Project Review Comments" form (see Appendix C). The neighbors will then make their comments and send the completed form directly to the Board.
3. Once the comments have been received from the selected neighbors, the project shall be placed on the agenda for the next scheduled meeting of the Board. The applicant may make a presentation to the Board prior to a discussion of the item during the closed session of the meeting. Following this discussion a vote shall be taken to either approve or disapprove the elements of the application which have been under consideration.
4. Based upon the Board's vote, the chair of the PRC shall process the application and send it to the Owner indicating the action of the Board.

6.18 Utility Lines

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

6.19 Water and Sewage

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

6.20 Window Treatment

Since exterior mounted rolling shutters and screens are clearly visible from the exterior of a structure, they clearly come under the purview of the PRC. Any Owner wishing to install them must make application to and receive approval from the PRC before installation begins. The PRC will review such applications using the same standards of conformance to the general surroundings that it uses in all of its reviews. Therefore, issues of visibility from public areas and neighboring properties, color, and material will all be relevant. (R11)

6.21 Exterior Color

All exterior painting projects must go through the Project Review Application process even when repainting the same color. All color selections must be in harmony with the architectural character,

aesthetics, and the natural landscape of CFE7. Exterior colors should be within an earthy desert palette with a light reflectance value (LRV) no greater than 80.

Houses that are currently painted white or near white cannot be repainted using a painter's matching technology. A specific Color and Manufacturer must be selected so that the Light Reflective Value can be confirmed. For homeowner reference and convenience, a pallete of appropriate colors has been curated by the HOA and may be seen at:

https://www.dunnedwards.com/colors/color-ark-pro/catalina-foothills-estates-number-7/approved-color-palette/

This collection of nearly 50 colors is divided into colors suitable for body and trim, and a smaller selection of more saturated colors for trim only. Homeowners are not required to choose a color from this curated palette. Similarly, this palette is composed of Dunn Edwards colors but no homeowner, nor their paint contractor is required to use Dunn Edwards.

Project Review Application Form and Instructions

Instructions to Homeowner

There are three options available for filing a Project Review Application (PRA):

1. The fastest way to file is electronically by logging into your account at the Association's new Engage website. It is in the "Online Forms" folder under the "For Residents" drop-down menu. You can add scanned documents and photos to it. If you do not already have an online account, you can create one using the Engage link found at the original cfe7.org website and following the directions provided.

2. The other electronic filing option is via email. Print out a copy of the PRA below and fill it out. Scan the completed PRA and any supporting documentation and send them to projectreview@cfe7.org.

3. Major projects (including but not limited to extensive home renovations) may require a hard copy of blueprints and/or architectural drafting packages that cannot be electronically submitted (refer to the Supporting Documentation section below). In that case, or if you simply prefer not to use one of the first two options, then complete and sign the PRA (using either a copy from below or the fillable version available on the Engage website under "Community Documents" and then "Forms" in the "Resources" drop-down menu) and send it with any supporting documentation by USPS mail to:

Catalina Foothills Estates No. 7 Association
c/o HBS/Stratford Community Management
P. O. Box 64758
Tucson, AZ 85728

After initial review of the PRA, the Project Review Committee (PRC) may require that additional supporting documentation be provided either electronically or in hard copy format.

Once filed, the PRA and any supporting documentation will be reviewed by the PRC. Upon approval, your application will be returned to you via email or mail, depending upon how it was submitted, with the name and signature of the PRC member approving it. If the PRA is not approved, it will be returned with an explanation for the reasons why and suggestions on how the project could be altered to bring it into compliance with our CC&Rs and Architectural, Landscape, and Land Use Guidelines. It is a good idea to involve a member of the PRC at the early planning stages, especially for major projects, to save time and make sure that the process will go smoothly.

If you have any questions, please call the Board Secretary at the number shown at cfe7.org.

Approval of any project by the PRC DOES NOT WAIVE THE NEED TO OBTAIN ANY REQUIRED GOVERNMENTAL PERMITS. In turn, obtaining governmental permits DOES NOT WAIVE THE NEED FOR APPROVAL OF THE PRC OR THE ASSOCIATION'S BOARD PRIOR TO CONSTRUCTION.

FAILURE TO OBTAIN THE NECESSARY APPROVAL PRIOR TO CONSTRUCTION: (1) CONSTITUTES A VIOLATION OF THE CC&RS; (2) MAY REQUIRE MODIFICATION OR REMOVAL OF UNAUTHORIZED WORK; AND (3) MAY MAKE YOU LIABLE FOR THE ASSOCIATION'S ATTORNEY FEES IF LEGAL ACTION IS INSTITUTED TO SEEK COMPLIANCE.

Homeowner's Check List

Project Conformance to Covenants

Make sure your project conforms to the Covenants and the Architectural, Landscape, and Land Use Guidelines which can be found on either of the Association's websites. Problems are commonly found with setback, height, and native vegetation protection requirements.

The Application

1. Make sure the application is legible and completely filled out, i.e., lot number, owner's name and contact information, date of application, description of planned changes, color samples, etc.
2. Include one self-addressed, stamped envelope in which a copy of the application and hard copies of the materials can be returned if filing by mail.

Supporting Documentation

For applications that require drawings and plans:

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

PROJECT REVIEW APPLICATION
CATALINA FOOTHILLS ESTATES ASSOCIATION NO. 7

LOT NUMBER: _____

Property Owner: _____

Property Address: _____

Contact Phone: _____ Contact Email: _____

Project Dates:

Expected Start: _____ Expected Finish: _____

Builder/Contractor Name and Address:

Description Of Work:

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

Signature of Owner: _____ Date: _____

Received by Catalina Foothills Estates No. 7 Association

Date: _____ By: _____ Project Review Committee

( ) Approved As Noted By: _____ Date: _____

( ) Denied By: _____ Date: _____
Reason:

Final Review By: _____ Date: _____

Appendix B - Request for Variance Guidance

Before applying for a Variance, contact a Project Review Committee member to discuss your request and get information on the process. If you are unable to contact a committee member the Board Secretary can guide you in the right direction.

At a minimum, the following items should be submitted when requesting a Variance:

1. A letter or email to the Board explaining the specific Variance and the reasoning to warrant a departure from the Covenants and/or Guidelines. This correspondence must include the name of the property owner, address, lot number, and applicant's telephone number. (NOTE: A variance can not be detrimental to any other lot within CFE#7)
2. Supporting documentation as required, which may include the following:
   a) Site Plan - Must show all property lines, existing and proposed improvements, lot dimensions, and setback lines
   b) Exterior drawing – Must show the exterior elevations of the existing and proposed structures, including the finish grade and dimensioned heights
3. The applicant may be required (or may desire) to attend a meeting of the CFE#7 Board and present his/her case for granting the Variance and answer questions from Board members. The homeowner shall contact the Secretary of the Board at least two weeks prior to the next scheduled meeting and request to be placed on the agenda.

   (NOTE: The Board may provide owners of properties that would be affected by the Variance an opportunity to provide comments. They may be provided a "Project Review Comments Form", a copy of the Variance request, and other relevant supporting documentation. The determination of which properties would be impacted is at the discretion of the Board.)

Appendix C - Project Review Comments Form

The Board uses this form to solicit comments from homeowners who might be affected by an architectural project, landscape project, and/or land use modification submitted in accordance with Appendix A or Appendix B. The Board determines which neighbors may be affected. This form, along with the application, supporting documents, and a self-addressed, stamped envelope will be sent to affected neighbors. The annotated form will be returned to the Board Secretary.

PROJECT REVIEW COMMENTS
CATALINA FOOTHILLS ESTATES ASSOCIATION NO. 7

Property Owner: _____ Lot #: _____

Property Address: _____

The Board of the Catalina Foothills Estates No. 7 Association has received a request for a project from one of your neighbors. As a neighbor who may be impacted by the requested project, the Board is requesting your comments.

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

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

_____ I/we endorse the request for project as submitted.

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

Additional Comments:

Printed Name: _____ Lot #: _____

Signature: _____ Date: _____

Contact Phone: _____ Contact Email: _____

Appendix D - Prohibited Plant List

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

TREES	
Common Plant Name *Scientific Plant Name*	**Description**
African Sumac *Rhus lancea*	A widely-promoted, low-water-use landscape tree that threatens riparian areas by diverting channel flow, thus enhancing the potential for streambank erosion, and it can displace mesquites. Besides producing abundant seeds, it also spreads by suckers and competes with native plants for water.
Mediterranean Cypress *Cupressus sempervirens*	A formal tall cylindrical shape, not in keeping with the desired desert aesthetic. They are a magnet for rodents.
Aleppo pine *Pinus halepensis*	Grows 20-50 feet tall, can grow a foot a year, often starts out as a "living Christmas tree" The oil from fallen needles and shade from the canopy suppress the growth of native plants underneath. Their large size means they often drop unwelcome tree debris into neighbors' yards.
Pinyon *Pinus edulis*	Pinyon Pine is a gnarled evergreen with horizontal branches. It is symmetrical and bushy when young, but develops a flat crown with age. Its mature height is 20' with a spread of nearly double that. It is susceptible to wind damage.
Afghan Pine *Pinus eldarica*	Often entering residential landscapes as a "Living Christmas Tree" it soon loses its conical shape and becomes rangy while retaining its mostly upright habit. Can grow to 50' in height.
Palm trees Family Arecaceae	All species visible from outside the lot are prohibited. Can grow to a height of 60'. Falling fronds can be a hazard to people and animals. Because of their great height they are prone to lightning strikes resulting in fires.
Eucalyptus *Eucalyptus sp.*	All Eucalyptus varietals that can be seen from outside the lot are prohibited. They can grow to a height of up to 60'. They have invasive and aggressive root systems that will deprive other plants of water, even on adjoining lots. They are prone to wind damage and their size can make fallen limbs a danger to property. Their oily leaves make them an extreme fire hazard,

Grass	
Common Plant Name *Scientific Plant Name*	**Description**
Fountain Grass *Pennisetum alopecuroides*	An African grass that spreads aggressively by seed and forms dense clumps, choking out native plants and altering wildlife habitat. Fountain grass is an extreme fire hazard to homes, native plants, and animals. Fountain grass comes in many varieties. All should be considered invasive until tested and verified. No variety is recommended for planting.
Buffelgrass *Pennisetum ciliare*	Buffelgrass, a close relative to fountain grass, is also a dangerous fire threat.
Bermuda Grass *Cynodon dactylon*	Aggressively invades yards, gardens, and riparian areas; inhibits the natural meandering of streams; competes with native plants for space, light, and nutrients; and forms dense mats that inhibit the growth of other species. Removal is difficult because of an extensive system of underground stems, up to 1 foot deep in soil. Bermuda grass can also be a hay contaminate.

Flowers	
Common Plant Name *Scientific Plant Name*	**Description**
Periwinkle *Vinca major* *Vinca minor*	As with many invasive plants, its beauty is deceiving. Vinca is an aggressive groundcover with trailing stems that root wherever they touch the soil. It also resprouts from stem fragments, enabling it to spread rapidly along creeks and moist drainages, where it competes for resources and smothers native vegetation.

For a complete list of invasive plants, visit:
http://www.aznps.com/invasives.php

Appendix E - Plant Species Native to CFE#7

Plant Species Approved for Catalina Foothills Estates #7

This document is an abbreviated version of the official plant list found on the CFE7.org website. The up-to-date full version with extensive information and pictures of each species is available on the website. Plants are organized by small, medium, and large trees, cacti, shrubs, succulents, and vines. Homeowners should consult the website when planning landscape projects.

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

Transition Zone

Herbaceous, Small Shrubs, & Succulents (< 2FT)

Common Name	Flower Color	Sun Exposure	Notes
Arizona Wrightwort	white with purple	full, partial	(*Carlowrightia arizonica*) butterfly larval source
Longflower Tubetongue	white	full, partial	(*Justicia longii*) beautiful evening, early morning flowers, moth pollinated, beautiful in bloom
Mohave Milkweed	whitish/ yellow	full	(*Asclepias nyctaginifolia*) large, attractive flowers, Queen butterfly larval source
Dwarf Desert Plumeria	yellow	full, partial	(*Haplophyton crooksi*i) great tough local plant, summer/ fall bloomer
Shin Dagger Agave	yellow	full, partial	(*Agave schottii* var. *schottii*) spreads into colonies, bat and hummingbird pollinated, fragrant flowers, cold hardy to 10 degrees
White Bursage	yellowish	full	(*Ambrosia dumosa*) requires well drained/sandy soil, extremely tough once established

Common Name	Flower Color	Sun Exposure	Notes
Western Mugwort	yellowish	full, partial	(*Artemisia ludoviciana*) aromatic foliage, butterfly larval source, great accent for silver foliage, spreads into clump
Blackfooot Daisy	white	full	(*Melampodium leucanthum*) very tough plant, typically grows on limestone, good nectar source
Brownplume Wirelettuce	pale lavender	full, partial	(*Stephanomeria pauciflora*) small much branched shrub, pink to lavender blossoms, understory plant, plant has a milky sap, butterflies visit flowers for nectar
Pringle's Prairie Clover	purple with yellow	full, partial	(*Dalea pringlei*) nice upright form for a small plant, butterfly larval host
Parry Marina	purple with white	full	(*Marina parryi*) interesting little plant, available occasionally
Red Hoarypea	pink	full, partial	(*Tephrosia vicioides*) butterfly larval source, unusual legume species
Western Betony	red	partial	(*Stachys coccinea*) hummingbird pollinated, tough and showy plant
Yellow Desert Mallow	yellow	full, partial	(*Abutilon malacum*) tough, attractive subshrub
Dwarf Desert Mallow	yellow	partial	(*Abutilon parvulum*) small groundcover, butterfly larval plant, good bee plant
Trans-Pecos Ayenia	white and pink	full, partial	(*Ayenia filiformis*) rare in cultivation, extremely ornate flowers, tough
Bladdermallow	cream	full, partial	(*Herissantia crispa*) great desert tortoise & native bee plant, interesting native groundcover
Arizona Rosemallow	yellow with red	full, partial	(*Hibiscus biseptus*) herbaceous perennial, larger blooms than H. coulteri, very pretty, great bee plant
Rock Hibiscus	lavender	full	(*Hibiscus denudatus*) very showy, local native plant - recommended, can attract butterflies and hummingbirds
Caliche Globemallow	orange with bright red stamens	full, partial	(*Sphaeralcea laxa*) the most common globemallow in the Catalina Mtns, butterfly larval host, thrives in caliche soils

Common Name	Flower Color	Sun Exposure	Notes
Wishbone Four O'Clock	white with pink	full, partial	(*Mirabilis laevis* var. *villosa*) very tough, and showy when in bloom, moth larval host
Rough Menodora	yellow	full, partial	(*Menodora scabra*) tough plant, lightly fragrant flowers
Plumbago, Leadwort	white	partial, shade	(*Plumbago zeylanica, P. scandens*) butterfly larval source, great shade plant, easy to grow
Wright Buckwheat	pink	full, partial	(*Eriogonum wrightii*) great late summer bloomer, butterfly nectar source, great accent plant
Goodding Verbena	purple to lavender	full or partial	(*Glandularia gooddingii, Verbena gooddingii*) great butterfly nectar plant, fragrant flowers, tends to reseed easily, short lived
Arizona Poppy	orange	full	(*Kallstroemia grandiflora*) annual wildflower, available as seed (Native Seeds Search)

Medium Shrubs & Succulents (2-7 Ft)

Common Name	Flower Color	Sun Exposure	Notes
Desert Honeysuckle	orange, red, or yellow	full, partial	(*Anisacanthus thurberi*) hummingbird pollinated, butterfly larval source
Twin Foldwing	purple	full, partial	(*Dicliptera resupinata*) butterfly larval source, tough & local, can handle full sun, partial or full shade, can reseed
Red Justicia	red	full, partial	(*Justicia candicans*) great hummingbird and butterfly nectar source
Pineleaf Milkweed	white	full, partial	(*Asclepias linaria*) likes good drainage, Queen butterfly larval source, nice dense shrub
Desert Milkweed	yellow	full	(*Asclepias subulata*) drought tolerant and tough, full sun, evergreen, can be overwatered, good drainage necessary, butterfly nectar source and host for Queens and Monarchs
Horsetail Milkweed	white	full, partial	(*Asclepias subverticillata*) the #1 Monarch host plant in southern Arizona, tolerates boggy soils

Common Name	Flower Color	Sun Exposure	Notes
Golden-Flowered Agave	yellow	full, partial	(*Agave chrysantha*) our local agave, rather xeric, bright yellow blooms, cold hardy to 10 degrees
Palmer's Century Plant	yellow	full, partial	(*Agave palmeri*) bat pollinated
Desert Spoon, Sotol	white	full, partial	(*Dasylirion wheeleri*) great accent plant, foliage forms a bluish cast to it, cold hardy to 0 degrees
Arizona Yucca	white	full, partial	(*Yucca arizonica,* Y. baccata v. brevifolia) moth larval source, cold hardy to 0 degrees
Brownfoot	pink	partial	(*Acourtia wrightii*) pink flowers (fragrant*)* attract butterflies
Sonoran Bursage	yellowish	full, afternoon shade	(*Ambrosia cordifolia*) attractive plant in the early spring with large lush foliage
Singlewhorl Burrobush	yellow	full	(*Ambrosia monogyra, Hymenoclea monogyra*) extremely tough, typically grows in dry washes, great for revegetation, host plant of the Burrobush Leaf Beetle, rodents feed on the buds and sprouts
Sweetbush	yellow	full, partial	(*Bebbia juncea* var. *aspera*) butterfly larval source, tough & local, sweet scented flowers, attracts bees
California Brickellbush	yellow	full, partial	(*Brickellia californica*) great pollinator plant and moth larval host, fragrant flowers at night, very tough once established, moth larval host
Coulter’s Brickellbush	yellow	full, partial	(*Brickellia coulteri* var. *brachiata*) the most xeric of the local brickellia’s, great pollinator plant
Green Brittlebush	yellow	full	(*Encelia virginensis, E. frutescens*) extremely tough and show, only disc flowers, butterfly nectar source
Turpentine Bush	yellow	full, partial	(*Ericameria laricifolia*) late fall flowers, great late season nectar source, fragrant foliage, evergreen, flowers are visited by many types of insects
Alkali Goldenbush	yellow	full	(*Isocoma acradenia*) very tough and xeric once established, great pollinator nectar source
Shrubby Thoroughwort	white	partial	(*Koanophyllon palmeri, Eupatorium palmeri*) blooms in monsoon seasons, moth larval host, tough plant

Common Name	Flower Color	Sun Exposure	Notes
Mariola	white	full, partial	(*Parthenium incanum*) evergreen, great smell to the foliage, flowers are said to be fragrant at night
Smooth Threadleaf Ragwort	yellow	full, partial	(*Senecio flaccidus* var. *monoensis*) large blooms, great pollinator plant, nectar source for many butterflies
Arizona Yellowbells	yellow	full, partial	(*Tecoma stans* var. *angustata*) great moth larval source, large showy flowers during warm weather, hummingbird & bumble bee pollinated
Tulip Pricklypear Cactus	yellow	full, partial	(*Opuntia phaeacantha*) coldy hardy to 20 degrees, provides cover and food for many animals
Desert Night-Blooming Cereus	white	partial, shade	(*Peniocereus greggii* var. *transmontanus*) blooms one night a year, animals eat fruits, huge beautiful flowers, large tuber, cold hardy to 20 degrees, fragrant flowers that open at night, visited by bats, plant with other desert shrubs and trees to provide support and protection, birds feed on fruits and seed
Joint-Fir, Mormon Tea	yellowish	full, partial	(*Ephedra aspera, E. nevadensis*) tough, makes delicious red tea, medicinal/stimulating
Bush Dalea	pink	full, partial	(*Dalea pulchra*) likes good drainage, showy when in bloom, butterfly larval host
Shrubby Desert Mallow	yellow	full, partial	(*Abutilon abutiloides*) full sun, butterfly larval lost, great bee plant
Desert Mallow	white with pink	full	(*Abutilon incanum*) full sun, butterfly host, semi- evergreen, white and pink blossoms
Parish's Indian Mallow	yellow	full or partial	(*Abutilon parishii*) state listed rare plant - grow for conservation, butterfly larval source, attractive plant, flowers open mid- to late-afternoon
Desert Rose-Mallow	yellow	full, partial	(*Hibiscus coulteri*) woody perennial, gorgeous large flowers, great bee plant, attracts butterflies and hummingbirds
Desert Globe Mallow	orange	full, partial	(*Sphaeralcea ambigua* var. *ambigua*) shortlived perennial, reseeds readily, butterfly larval source, great native bee nectar plant
Rose Globe Mallow	pink to lavender	full, partial	(*Sphaeralcea ambigua* var. *rosacea*) forms goodsized shrub, butterfly larval source, blooms spring to fall, a performer
Emory's Globe Mallow	bright orange	full, partial	(*Sphaeralcea emoryi*) butterfly larval host, great nectar source for native bees, reseeds readily, very common native species

Common Name	Flower Color	Sun Exposure	Notes
Showy Four O'Clock	magenta	full, partial	(*Mirabilis multiflora*) large showy flowers, moth larval source, forms large tuber, easy once established
Canyon Penstemon	bright pink	full, partial	(*Penstemon pseudospectabilis*) hummingbird pollinated, clasping serrated leaves
Smooth Bouvardia	red	full, partial	(*Bouvardia glaberrima*) hummingbird pollinated, moth larval source, very showy
Anderson Wolfberry	lavender	full, partial	(*Lycium andersonii*) edible red berries loved by birds & people, incredible wildlife plant
Narrlowleaf Wolfberry	lavender	full, partial	(*Lycium berlandieri*) edible red berries loved by birds & people, incredible wildlife plant, quail and songbirds use the plant for cover, feeding and roosting
Thornbush	white to pale purple	full, partial	(*Lycium exsertum*) edible red berries loved by birds & people, incredible wildlife plant, sexually dimorphic
Fremont Wolfberry	lavender	full, partial	(*Lycium fremontii*) edible red berries loved by birds & people, incredible wildlife plant, sexually dimorphic
Paleleaf Wolfberry	green	full, partial	(*Lycium pallidum*) huge green flowers, massive berries & leaves, very unusual wolfberry, the herbalists choice
Oreganillo, Wright's Bee Brush	white	full, partial	(*Aloysia wrightii*) fragrant foliage, great nectar source for pollinators

Large Shrubs, Trees & Succulents (> 7ft)

Common Name	Flower Color	Sun Exposure	Notes
Soaptree Yucca	white	full	(*Yucca elata*) native yucca, moth larval source, edible flowers, cold hardy to -10 degrees
Smooth Prickly Pear	yellow	full, partial	(*Opuntia laevis*) upright, arborescent prickly pear, with huge fruits that taste like honeydew melon, cold hardy to around 20 degrees
Netleaf Hackberry	white	full, partial	(*Celtis reticulata*) attracts over 30 species of birds, big butterfly larval host, slow growing unless given lots of water (then fast!), provides cover and food for many species of birds and mammals

Coursetia, Baby Bonnets	yellow and white	full, partial	(*Coursetia glandulosa*) butterfly larval source, nice local shrub, uncommon in landscaping
Sonoran Kidneywood	white	full, partial	(Eysenhardtia orthocarpa) butterfly larval source, lovely small patio tree, medicinal tee plant
Arizona Rosewood	white	full	(Vauquelinia californica var. californica) evergreen, slow growing, great screen plant, rather tough

Vines

Common Name	Flower Color	Sun Exposure	Notes
Arizona Swallow-Wort	whitish-yellow	full, partial	(*Cynanchum arizonicum, Metastelma arizonicum*) small, delicate milkweed vine that grows in tough desert conditions
Smallleaf Milkvine	dark purple (almost black)	full, partial	(*Matelea parvifolia*) butterfly larval host, extremely tough vine once established, nearly black flowers
Southwestern Pipevine	green and purple	light shade, shade	(*Aristolochia watsonii*) can be used as ground cover in heavily shaded areas, flowers may have musty odor, larval source for Pipevine Swallowtail Butterfly, foliage has purplish color, neat plant
Pringle's Clustervine	white	full, partial	(*Jacquemontia pringlei*) perennial native morning glory vine, strong bloomer
Schott's Yellowhood	yellow	full, partial	(*Nissolia schottii*) unique local vine that typically grows on adjacent shrubs
Slender Janusia	yellow	full, partial	(*Cottsia gracilis, Janusia gracilis*) extremely tough local plant, good desert tortoise plant
Bush Spiderling	yellowish-white	partial	(*Commicarpus scandens*) more of a sprawling vining shrub, great understory plant, moth larval host, tough
Mexican Passion Flower	purple and white	partial	(*Passiflora mexicana*) butterfly larval source, unique fragrance
Snapdragon-Vine	purple or red	partial	(*Maurandella antirrhiniflora, Maurandya antirrhiniflora*) hummingbird pollinated, pretty flowers, can reseed, great small vine

Common Name	Flower Color	Sun Exposure	Notes
Virgin's Bower, Old Man's Beard	white	full, partial	(Clematis drummondii) prefers partial shade, prolific bloomer, butterfly larval host, native vine, pretty white flowers followed by wispy-looking plumes

Native Desert Zone

Herbaceous, Small Shrubs, & Succulents (< 2FT)

Common Name	Flower Color	Sun Exposure	Notes
Triangle-Leaf Bursage	yellowish	full	(*Ambrosia deltoidea*) extremely tough once established, great for restoration, important ground cover for wildlife, nurse plant for saguaros
Desert Bahia	yellow	full	(*Bahia absinthifolia*) tough plant
Desert Marigold	yellow	full	(*Baileya multiradiata*) short lived plant, but tends to reseed readily
Odora, Herba de Venado	white	full, partial	(*Porophyllum gracile*) fragrant foliage, moth larval source, very unique accent plant
Yellow Paper Flower	yellow	full, partial	(*Psilostrophe cooperi*) tough local plant, good nectar source
American Threefold	yellow	partial	(*Trixis californica*) great partial understory plant, good nectar source, covered with yellow flowers in spring
Zinnia	white	full	(*Zinnia acerosa*) extremely tough plant once established
Bristly Nama	purple	full, partial	(*Nama hispida*) in years of sufficient winter rainfall, speciesforms huge areas of large purple or reddish-purple mats
Gordon's Bladderpod	yellow	full	(*Physaria gordonii* var. *gordonii,* Lesquerella gordonii) annual wildflower, available as seed (Native Seeds Search)

Common Name	Flower Color	Sun Exposure	Notes
Lyreleaf Jewelflower	white	full, partial	(*Streptanthus carinatus* subsp. *arizonicus*) annual wildflower, pretty white flowers, available as seed (Native Seeds Search)
Strawberry Hedgehog Cactus	pink to red	full, partial	(*Echinocereus fasciculatus*) edible fruits, showy flowers, cold hardy to 10 degrees, fruits are eaten by birds and other animals
Fishhook Pincushion Cactus	pink	partial	(*Mammillaria grahamii*) large attractive flowers, delicious edible red fruits, one of the prettiest of the pincushions and our most common one
Arizona Lupine	purple	full	(*Lupinus arizonicus*) annual wildflower, available as seed (Native Seeds Search)
Desert Lupine	purple	full	(*Lupinus sparsiflorus*) annual wildflower, available as seed (Native Seeds Search)
Desert Senna	yellow	full	(*Senna covesii*) butterfly larval source, reseeds readily, short-lived perennial
Range Ratany	pink	full, partial	(*Krameria erecta,* Krameria parviflora) a hemi-parasite of other species, surviving when the soil is dry by taking nutrients and water from adjacent plants, also capable of photosynthesis, eaten by wildlife.
Chia	purple	full	(*Salvia columbariae*) strong, pleasant, sweet odor of sage, annual wildflower, available as seed (Native Seeds Search)
Adonis Blazingstar	yellow	full, partial	(*Mentzelia multiflora*) large blooms, extremely tough plant, tends to reseed
Owl's Clover	pink	full, partial	(*Castilleja exserta*) annual wildflower, reseeds readily, available as seed (Native Seeds Search)
Mexican Gold Poppy	yellow to orange	full	(*Eschscholzia californica* subsp. *mexicana*) annual wildflower, reseeds readily, available as seed (Native Seeds Search)
Parry Penstemon	pink	full, partial	(*Penstemon parryi*) our local species and the easiest to grow, hummingbird pollinated, can reseed, common Penstemon with pink flowers in spring
Desert Thornapple	white with purple throat	full, partial	(*Datura discolor*) showy flowers, annual but reseeds well, larval source for sphinx moth, TOXIC NOT RECOMMENDED FOR PLANTING
Desert Tobacco	white	full, partial	(*Nicotiana obtusifolia*) good nectar source, can bloom throughout the year, reseeds readily and can be weedy, used by hummingbirds when other nectar-rich sources are not available

Medium Shrubs & Succulents (2-7 FT)

Common Name	Flower Color	Sun Exposure	Notes
Canyon Ragweed	yellowish	full, partial	(*Ambrosia ambrosioides*) relatively evergreen, exudes great smell after a rain, good insect plant
Burroweed	yellow	full	(*Ambrosia salsola,* Hymenoclea salsola) extremely tough, cold and drought tolerant, good pollinator plant, great for revegetation
Brittle Bush	yellow	full	(*Encelia farinosa*) desert tortoises love flowers, great spring color, great nectar source for bees and butterflies
Burrowweed	yellow	full	(*Isocoma tenuisecta*) extremely tough, good nectar source in summer/fall, provides cover for wildlife, CAN BECOME WEEDY IN DISTURBED AREAS
Pencil Cholla	variable	full, partial	(*Cylindropuntia arbuscula*) nice small/medium sized cholla, easy to work with, fruit is eaten by browsing animals
Chain-Fruit Cholla	variable	full	(*Cylindropuntia fulgida*) great nesting habitat for birds, dense spines
Christmas Cholla	pale yellow or green	full	(*Cylindropuntia leptocaulis*) red fruits in wintertime, nice small branched easy to work with cholla, cold hardy to 10 degrees
Cane Cholla	variable	full	(*Cylindropuntia spinosior*) upright cholla, great for birds, cold hardy to 10 degrees
Fishhook Barrel Cactus	yellow to red	full	(*Ferocactus wislizeni*) our local barrel cactus, cold hardy to about 5 degrees
Engelmann Pricklypear Cactus	yellow	full, partial	(*Opuntia engelmannii* var. *engelmannii*) delicious edible fruits with red centers (when properly cooked), great for bees & wildlife, cold hardy to 10 degrees, provides cover and food for many animals,fruits are fed on by many browsing animals, one of the best-known native prickly pears of the Southwestern Deserts

Common Name	Flower Color	Sun Exposure	Notes
Santa Rita (Purple) Prickly Pear	yellow	full, partial	(*Opuntia santa-rita*) attractive purplish pads, edible fruits, great for specialized native bees, cold hardy to 0 degrees
Longleaf Joint-Fir	yellowish	full, partial	(*Ephedra trifurca*) tough plant, makes delicious tea, medicinal/stimulating
Limber Bush	white	full	(*Jatropha cardiophylla*) interesting accent/specimen plant, great winter dormant look, unusual, cold hardy to around 15
Native Fairy Duster	pink	full, partial	(*Calliandra eriophylla*) hummingbird pollinated, butterfly larval source, tough, local & easy
Graythorn	white	full, partial	(*Ziziphus obtusifolia* var. *canescens*) birds love purple berries, moth larval source, preferred nesting plant for many bird species
Sacred Datura	white	full, partial	(*Datura wrightii*) intensely fragrant flowers, sphinx moth larval source, easy and beautiful in the summer, TOXIC NOT RECOMMENDED FOR PLANTING

Large Shrubs, Trees & Succulents (> 7FT)

Common Name	Flower Color	Sun Exposure	Notes
Desert Broom	white	full, partial	(*Baccharis sarothroides*) one of the best insect host plants in the desert (over 60 species), pioneer plant, CAN BECOME WEEDY IN DISTURBED AREAS
Sonoran Desert Willow	pink	full, partial	(*Chilopsis linearis* subsp. *arcuata*) hummingbird pollinated, moth larval source, lightly fragrant flowers, long thin drooping leaves
Saguaro	white	full, partial	(*Carnegiea gigantea*) slow growing, sensitive to root rot, delicious fruits, bat pollinated
Teddybear Cholla	greenish yellow to white	full	(*Cylindropuntia bigelovii*) densely covered with bright spines, great bird habitat or barrier plant, a preferred nesting site of the Cactus Wren
Staghorn Cholla	variable	full	(*Cylindropuntia versicolor*) nice upright cholla, great for nesting bird habitat, variable flower colors and cascading branches along with pendulous fruits make this an attractive plant

Common Name	Flower Color	Sun Exposure	Notes
Desert Hackberry	white	full, partial	(*Celtis pallida*) great wildlife shrub, mostly evergreen, spiny, erosion control, butterfly larval host
Desert Ironwood	pink	full, partial	(*Olneya tesota*) regionally native tree species (native to Tucson Mountains), good shade tree, requires good drainage, slow growing, edible tasty seeds, beautiful when in bloom, cold hardy to about 15 degrees
Blue Palo Verde	yellow	full, partial	(*Parkinsonia florida, Cercidium floridum*) showy native tree, somewhat fast growing, good shade tree, butterfly and moth larval host
Foothills Palo Verde	yellow	full	(*Parkinsonia microphylla,* Cercidium microphyllum) extremely tough and xeric, slow growing, butterfly and moth larval host
Western Honey Mesquite	yellow	full, partial	(*Prosopis glandulosa* var. *torreyana*) regionally native tree species, shade tree, great for wildlife & butterflies, sweet edible pods
Screwbean Mesquite	yellow	full, partial	(*Prosopis pubescens*) regionally native tree species, cool corkscrew beanpods, requires occasional supplemental irrigation
Velvet Mesquite	yellow	full, partial	(*Prosopis velutina*) butterfly larval source
Catclaw Acacia	yellow	full	(*Senegalia greggii,* Acacia greggii) very tough, huge butterfly larval plant, great pollinator nectar source, mature trees have alot of character
Whitethorn Acacia	yellow	full	(*Vachellia constricta, Acacia constricta*) full sun, well-drained soil, caliche ok, very tough, butterfly larval source
Ocotillo	red	full	(*Fouquieria splendens*) hummingbird pollinated, moth larval source, cold hardy to 10 degrees
Kearney Snakewood	yellow	full	(*Condalia warnockii* var. *kearneyana*) edible black berries, great bird plant, nice barrier plant, moth larval host
Hopseed Bush	greenish white	full, partial	(*Dodonaea viscosa*) great screen plant, fast grower, evergreen
Jojoba	green	full, partial	(*Simmondsia chinensis*) extremely tough, slow growing, evergreen, female plants produce nuts
Creosote Bush	yellow	full	(*Larrea tridentata*) the ultimate desert plant, amazing fragrance after rains, evergreen

Vines

Common Name	Flower Color	Sun Exposure	Notes
Climbing Milkweed Vine	white	full, partial	(*Funastrum, Sarcostemma cynanchoides*) vigorous and tough plant, butterfly and moth larval host, great wildlife plant, fragrant flowers; bees, moths and other insects have been observed visiting the flowers, MILKY SAP CAN BE SKIN IRRITANT
Finger Gourd, Coyote Gourd	yellow	full, partial	(*Cucurbita digitata*) forms tuber, very tough once established, large flowers and small round gourds, NOT RECOMMENDED FOR PLANTING, SPREADS

Appendix F - Community References and Resources

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

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

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

Appendix G - Reference for Seed Vendors

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

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