

GILBERT HEIGHTS ASSOCIATION

SUGGESTED PARAMETERS FOR LANDSCAPING DESIGNS

BACKGROUND:

Gilbert Heights is a unique, prestigious and elegant community that has been designed for those who wish to live in a quality environment that maintains a setting of superior values. Current residences enjoy spacious, lush, green lawn areas, accented with invigorating, Southwestern shrubbery and trees. Complementing the natural plant life are other environmental elements such as granite, boulders, river rock and hardscapes which balance the concept of the Gilbert Heights community. In an attempt to maintain the tradition of the current architectural excellence, the Gilbert Heights Architectural Committee has established an acceptable set of guidelines. Please refer to these guidelines when providing the design for your front yard plan. Remember, however, that the Architectural Committee will have to approve your final design prior to the installation on your property. In the event that the submitted plan does not meet approval by the committee, a corrective action plan with comments will be provided to the homeowner for review.

This document was compiled by the Gilbert Heights Architectural Committee in November, 1992.

APPROVAL PROCESS

Prior to undertaking any landscaping construction, or proposed landscaping construction of any residential unit, a complete set of plans shall be submitted to the Architectural Committee for approval. Approval is required prior to commencing ALL front yard development, including but not limited to; landscaping, walls, patios, sidewalks, structures, equipment and awnings.

Homeowners shall submit drawings and specifications describing the proposed improvements. Landscaping plans shall include plant specification and location, as well as proposed walks, patios, sidewalks, walls, structures, equipment and lighting. The Architectural Committee shall have 45 days to review, deny, or approve the design.

As outlined in the C. C. and R's, each front yard design shall be landscaped within 120 days of the certificate of occupancy. Homeowners are encouraged to retain a landscape designer and have their plans submitted to the Architectural Committee prior to final inspection, no later than 30 days after occupancy of the home.

LANDSCAPING

GOALS AND OBJECTIVES:

Gilbert Heights is an outstanding example of the great Southwest vegetation topography; therefore, the climate, plant materials and accents are important considerations in the design of the landscape plan.

The use of lush plants in all visible areas and the use of non-allergenic grasses is intended to create a community with is in harmony with the surrounding residences. A greenbelt* effect is required to comply with the original intent of the Gilbert Heights Community. (see background page 1).

Each residential design may include the use of masonry landscape wall or brick work that compliments the materials of the home. The use of boulders, stone, river rock and natural colored granite are also acceptable materials. The lawn area should make up a minimum of 50% of the total design and shall be watered by an automatic sprinkling system or flood irrigation as a secondary system.

* Greenbelt – Lush vegetation; shrubs, trees, grasses and ground covers.

PLANT PALETTE:

The Architectural Committee has found that the plants included in the following list are compatible with the environment of the Gilbert Heights Community. Any species not contained herein may not be planted within Gilbert Heights without approval by the Architectural Committee.

SHRUBS:

Abelia	Giant Bird of Paradise
Acacias	Hibiscus
African Iris	Indian Hawthorn
Agapanthus	Japanese Aralia
Arborvitae (dwarf)	Japanese Boxwood
Bird of Paradise (tropical)	Junipers (all)
Blue Solanum	Lantana (all)
Cape Honeysuckle	Mexican Bird of Paradise
Cape Jasmine	Mexican Honeysuckle
Cassia	Moring Glory
Day Lily	Nandina
Desert Broom	Natal Plum (all)
Desert Honeysuckle	Philodendron
Desert Spoon	Photinia
Dodonaea (purpura or green)	Pinapple Guava
Dwarf Rosemary	Plubagos
Dwarf Pomegranate	Pittosporum (all)
Dwarf Oleander (pink, red, salmon)	Privet (Jap. wax-leaf gloss)
Dwarf Myrtle or Crepe Myrtle	Pyracantha Santa Cruz
Enonymus (all)	Red Yucca
Firecracker Plant	Red Bird of Paradise
Firethorn	Roses
Gardenia	Rubber Plant

Sago Palm
Santolina
Shrimp Plant Sweet Broom
Sweet Broom
Texas Sage (Ranger)
Umbrella Plant

Viburnum
Xylosma
Yaupon Holly
Yellow Bells
Yucca Gloriosa
Yew (Japanese)

TREES:

Acaia
Ash (all)
Blue Palo Verde
Bottle Tree
Brazilian Pepper
Carolina Laurel Cherry
Carob
Chilean Mesquite
Cocculus
Desert Willow
Dwarf Peach
Elm (all)
Evergreen Pear
Ficus (all)
Ironwood
Jacaranda

Lysiloma Thornberi
Magnolia
Mimosa
Silk Oak
Orange (Dwarf only)
Pineapple Guava
Purple Leaf Plumb
Rubber Tree
Sugar Plum Tree
Sweetbay
Texas Ebony
Texas Mountain Laurel
Willow Pittosporum
Weeping Willow
Yellow Oleander (Thevetia)
Xylosma Congestum

PALMS:

California or Mexican
Canary Island Date
Mediterranean Fan
Mexican Blue

Pindo
Queen
Sago
Windmill

PINES:

Aleppo
Canary

Japanese Black
Mondell-Goldwater

GROUND COVER:

Asparagus Fern
Blackfoot Fern Daisy
Desert Broom
Dichondra
Dalea Greggii
Juniper Species
Lippia
Gazania
Germander
Halls Honeysuckle
Hearts of Flower

Ivy
Morning Glory
Myoporum
Primrose
Rose Mary (dwarf)
Trailing African Daisy
Trailing Lantana
Verbena
Vinca species
Zinnia

GROUND COVER:

Bougainvillea	Jasmine (Star, Carolina)
Cats Claw	Lady Banks Rose
Creeping Fig	Queens Wreath
Halls Honeysuckle	Passion Vine
Ivy	Pink Trumpet Vine
Japanese Yew	Pyracantha

PROHIBITED PLANT MATERIAL: Front yard

The following vegetation types and varieties are expressly prohibited for front yard landscapes:

1. Olive trees (*Olea Europaea*) of any type.
 - Basal suckering, flower and fruit litter; highly allergenic (hayfever)
 - Verticillium wilt and black scale; not recommended for lawn areas.
EXCEPTION – Swanhill Fruitless variety; must provide proof
2. Nerium Oleander other than the dwarf varieties, patio trees and Thevetia species.
 - Too overwhelming in scale; can grow as large as 20 feet or more; evasive root system, hard to eradicate once established; not refined enough for front yard landscapes.
3. Fountain Grass (*Pennisetum Setaceum*) and pampas grass.
 - Spreads and grows where not wanted
 - Extremely messy and difficult to eradicate once established.
 - Rank and weedy look especially in the winter months.
4. All varieties of citrus, except the dwarf species.
 - Excessive fruit drop.
 - Development of a citrus environment is not in the guidelines for community character. The backyard is the proper place for citrus where it can be cultivated for its fruit and appreciated as a personal tree.
5. Mexican Palo Verde (*Parkinsonia Aculeate*)
 - Extremely messy; seeds litter and reseed profusely
 - Ranky and sparsely foliated; other Palo Verdes such as the Blue are much more acceptable.
6. No cactus, particularly Saguaros, Ocotillos, Barrel, Cholla and Prickly Pear cactus.
 - Does not cater to the lush green character of the Gilbert Heights Community

- Desert environment plant material

7. Eucalyptus

- Overpowering in height (exceeding 100 feet) with a proneness to tilt or fall over from strong winds; branches and tops break leaving litter.
- Some species produce a large amount of litter, bark, seeds and leaves.
- Greedy, evasive root system.
- Not good choice for lawn areas.
- Iron chlorosis; yellows and drops leaves.

PROHIBITED PLANT MATERIAL FOR REAR YARDS FOR ENTIRE COMMUNITY:

- Olive trees – see number 1 above.
- Mexican Palo Verde and Eucalyptus – see numbers 5 & 7 above.
These trees are allowed ONLY when they are properly incorporated into a design where they do not interfere with neighboring pools, yards and walls.
- Saguaros and Ocotillos – see number 6 above.
Plants have tendencies to reach visual heights that would be viewed from the community.

REQUIRED FRONT YARD PLANTING:

The minimal requirements are the following:

1. Lawn areas 50% minimum. All designs will be evaluated on an individual basis. The lawn MUST be confined by a continuous walkway, brick, Saltillo tile, Mexican tile, slump block, concrete or decorative walls. Headers must not exceed twelve inches in width and shall be above grade. Topographical features such as mounding and boulders are encouraged to enhance design quality.

Acceptable lawn grass types such as the following Bermuda hybrids:

- Santa Anna
- Midiron
- PD-100
- Tiff green 328

Other grass types subject to approval by the Architectural Committee.

Winter lawns must be over-seeded with a perennial Kentucky bluegrass hybrid or equivalent rye seed.

2. The design will have a minimum of the following sizes of plants.

- two (2) - 24 inch box trees or larger
- seven (7) - 15 gallon shrubs
- twenty five (25) - 5 gallon shrubs
- twenty five (25) - 1 gallon shrubs

- Shrub quantities dependant on overall lot size and available planting area.

VEGETABLE GARDENS:

A garden may be planted in the rear portion of the lot only. It must be shielded from view of the street.

ROCK GROUND COVER:

I. Granite:

All granite in the front yard area must be of a natural stone similar to the indigenous rock of the surrounding area. ONLY ¾", ½", 3/8" to ¾" mix, ¾" minus and ½" minus are acceptable. All granite areas shall be treated with a pre-emergent weed control at regular intervals for the retardation of weed growth.

The following is a suggested list of those colors that are approved for granite installation:

- Madison Desert Gold, Mohave Gold, Sunset Gold, Choctaw Gold
- Desert Beige, Desert Brown, Bronze
- Coral
- Autumn red, Mission red, Cherokee red, Mauve

All other colors subject to approval by committee: a gravel mixture and color must be provided to the committee prior to approval.

II. River Rock

River rock shall be of proper mixtures between 1.5" and 9" in diameter. Not more than 10% of the front yard landscape shall be of river rock.

Suggested river rock size mixtures:

75% @ 3" to 9" MINIMUM with 25% @ 1 ½" to 3" MAXIMUM

III. Boulders

Large boulders are encouraged as part of the design and should complement and blend properly into the landscape environment. Typically a minimum of 6 – 10 boulders should be used in each landscape design.

FINE GRADING AND MOUNDING:

Fine grading is a critical aspect of landscaping. It is important that a certain water retention be maintained when preparing the landscape site, especially if mounding or berming is proposed per the Town of Gilbert. Each lot MUST retain water collected from the 50 year rain storm; (equal to 3” of water collected over a 24 hour time period) including street and roof runoff. Avoid large abnormalities when constructing mounds. Mounding and other proposed grade changes will be closely scrutinized by the Architectural committee to ensure that effective drainage is maintained and that mounding appears natural.

WATER FEATURES:

Water features are permitted in the front yard as long as the feature is located near the entry of the house and is limited to no more than 6 feet in height. The color of the feature must be compatible with the color of the house and surrounding area.

EXTERIOR WALLS, FENCES AND GATES:

ALL exterior walls, fences and gates must be approved by the Architectural Committee prior to their installation. The committee will base its approval upon the following criteria.

- I. A landscape/decorative wall shall have a maximum height of 4 feet and shall complement the exterior of the home; i.e. stucco, brick, etc. If wrought iron is used, the total height shall not exceed 48 inches. The masonry portion of the wall shall not exceed 32 inches in height with the remaining height of the fence to be wrought iron. If columns are utilized in the design, they may not exceed 48 inches in height.
- II. If decorative walls are used, they should be placed within the lot lines without encroaching on the neighboring properties unless there is an agreement between the neighbors to have the wall centered on the lot line. Walls may be constructed in a recorded utility easement with the understanding that should the utility company require access, it would be the responsibility of the homeowner to remove and replace the wall. These walls shall not exceed 24 inches in height.
- III. All wall gates MUST be of wrought iron and the same height of the wall. If the gate has wood inserts, the wood must be left its natural color or stained and sealed. Painted gates are not acceptable.

Chairs and small tables are permitted on the front patio. Basketball hoops are not permitted in the front yard except by a design approval by the Architectural Committee with strict limitations: Must be visually acceptable, 30 feet from the street, self supporting (not on a house), have a glass backboard, and a visual barrier such as trees must be provided blocking the view from the street.

Also, all sport court designs must be submitted to the committee for approval.

- IV. All mailboxes should be designed to complement the elevation of the home and shall be constructed of brick, block or stucco material. Other designs may be acceptable with approval of the Architectural Committee.

LIGHTING:

The use of outside lighting is allowed with the following restrictions:

- I. Lighting shall be shielded such that the light shines primarily on a plant, wall or boulder. Lights which create a glare that is visible from other lots are prohibited.
- II. Light fixtures shall not exceed an illumination intensity of more than 1 foot candle power as measured from the lot line.
- III. Low pressure sodium bulbs are not permitted.
- IV. Outside lights should be screened where ever possible with walls, plant material, boulders, etc.

IRRIGATION SYSTEMS:

A drip irrigation system is strongly encouraged for all landscaped areas. Automatic sprinklers or SRP irrigation is **REQUIRED** for all lawn areas.

SUNSCREENS:

Sunscreen shall be black or bronze in color. In the case of white framed windows, a white framed window screen will be acceptable.