

Revised October 15, 2021

COTTONWOOD RANCH ARCHITECTURAL COMMITTEE RULES “Design Guidelines”

PURPOSE

These Design Guidelines provide an overall framework by establishing criteria for architectural style and design, landscape concepts, site improvements, colors, and materials to help maintain the integrity of Cottonwood Ranch (the "Community"). Since the Design Guidelines are only one of the many items considered by the Architectural Committee during review of Architectural Design Review forms, thus, compliance with the Design Guidelines does not guarantee approval of an application. Any conflicts may be referred to the Board of Directors.

These Design Guidelines, dated October 15, 2021 supersede previous issues of this document. This document is assembled under the authority specified by the “Declaration” in Article VII, section 4, titled “Architectural Committee Rules.” This document may be revised from time to time, to embrace unanimous board actions on various issues and to reflect accepted community standards as they have evolved at Cottonwood Ranch.

In the event of conflict between these Design Guidelines, the Declaration (CC&Rs), and any governmental ordinance, building code or regulation, the more restrictive standard shall prevail. Approval by the Architectural Committee of any plans, drawings or specification for any work done or proposed, shall not be deemed a waiver of the Architectural Committee's right to withhold approval of any similar plan submitted at a later date.

City of Cottonwood permits also may be required for certain work, including pools, spas, fences, etc. Approval by the Architectural Committee does not eliminate the need for city permits in these cases.

Prior to starting construction or installation of any visible exterior changes to a property, including some landscaping, written approval from the Architectural Committee is required. A completed Architectural Design Review form with necessary plot plan, drawings and dimensions showing the proposed change must be submitted to the Architectural Committee for approval. Forms are available at the Clubhouse or on the Cottonwood Ranch website. Requests may be left with the Clubhouse manager or emailed to the Architectural Committee. Submittals must be received no later than noon the Sunday prior to the meeting or they will not be reviewed until the next monthly meeting. Failure to obtain approval prior to commencement of the project may result in a fine as established by the Ranch Board of Directors.

The Architectural Committee has up to 45 days to review each request and accept or reject the proposed design changes. Work must be started within 120 days of approval. Once started, work must be completed within 90 days. The Architectural Committee must be notified if unforeseen problems delay the completion date so an extension can be issued.

ARCHITECTURAL COMMITTEE APPEALS PROCESS

If a request submitted to the Architectural Committee is denied, homeowners may submit an appeal to the committee to meet in person to review the decision. All appeals must be submitted in writing within 30 days after receipt of notification of denial from HOAMCO and received no later than noon of the day of the next regularly scheduled meeting of the committee. Any additional information may be presented to the committee at the meeting for reconsideration of the request. The Architectural Committee will re-review the application and submit its decision to HOAMCO.

If the appeal to the Architectural Committee results in confirmation of the denial of the request, the homeowner may appeal the decision of the committee to the Board of Directors. All appeals shall be submitted to HOAMCO in writing within 30 days of receiving the second notice of denial of the request. HOAMCO will notify the Board and the Architectural Committee that an appeal has been submitted and will schedule a hearing with the Board. The Chair or a designated member of the Architectural Committee will be present at the Board appeal.

The homeowner will have the opportunity to present the reason for the appeal and the original request to the Board for their consideration of the appeal. The decision of the Board will be final.

GUIDELINES

ANTENNAS & SATELLITE DISHES Exterior antennas, aerials, satellite dishes, or other apparatus for the transmission or reception of signals in the electromagnetic spectrum are permitted in acknowledgment of the provisions of Subpart S of Part 1 of Title 47 of the Code of Federal Regulations. These devices must be on the back of the house, or on the back half of the edge of the roof below the peak of the roof. Any other placement for reception purposes must be submitted to the Architectural Committee for approval prior to installation. Wires should be hidden from view or painted to match the house and attached to the house. These devices should be painted so that their color blends with their background, except where such painting voids the warranty of the transmission/reception device or affects its performance.

Approval requests for larger antennas (e.g.: 36") will be very carefully scrutinized by the Architectural Committee for placement and screening so that they are not objectionable to neighboring properties.

Applications for amateur or CB antennas must include a detailed description of antennas and placement. Excessively large antennas and/or towers will not be allowed.

BASKETBALL GOALS All basketball goal installation requires prior written approval from the Architectural Committee. Permanently installed goals are prohibited in the front of the house, as are goals that are attached to the house. Portable goals are allowed in the front of the house but must be stowed out of sight when not in use.

CONCRETE STAIN/COLOR FOR PATIOS AND WALKWAYS Coloring of exterior concrete patios and walkways must have prior Architectural Committee approval. Surface textures and colors must complement the materials of the house. Any concrete must be stained in one of the following approved Behr or comparable muted tones:

- Old Adobe
- Sand
- Greystone
- Cinnamon Stone
- Copper Canyon
- Walnut

Natural flagstone or concrete pavers may also be used to resurface concrete patios and walkways.

DECORATIVE ITEMS Decorative items are allowed in front and rear yards, subject to the guidelines described below in the section labeled "House/Yard Art"

DRIVEWAY EXTENSIONS

- Driveways – only poured concrete is an acceptable material for driveways. Blocks or pavers are not permitted.
- Extensions - The use of concrete or other paving materials to increase the square footage of existing driveways is prohibited. Additional driveways separate from the existing driveway are also prohibited. Decorative walkways not to exceed 18” wide may be placed adjacent to existing driveways with Architectural Committee approval. The Committee may allow a 36-inch “decorative walkway” on the waste container storage side of the garage only. This must not be considered a driveway extension and vehicles must not be parked on it. Existing driveways may not be painted or stained.

FENCES, WALLS & GATES All walls and fences, not installed by the Developer, must have written approval from the Architectural Committee prior to obtaining a building permit from the City of Cottonwood:

- A. Party walls and fences shall be constructed similarly to the walls installed by the Developer. Party walls are defined as walls separating two lots. Gates shall be constructed of the same material as the fence; gates installed in block walls shall be constructed of wrought iron. No chain link gates shall be allowed. All fences, gates and party walls must be painted using the approved colors (see PAINT COLORS in these Guidelines.)
- B. Party walls and fences installed by an Owner shall not exceed five (5) feet in height above grade. Solid party walls and fences are expressly prohibited, except as may be specifically approved by the Architectural Committee.

Party walls and fences installed along the side lot lines of the garage side of the house shall not extend further toward the street than the front wall of the garage. Party walls and fences installed on the non-garage side of the house shall not extend further toward the street than the front wall of the house.

- C. All interior and exterior lot walls and fences including, but not limited to, wrought iron walls or fences, including those installed by the developer, shall be maintained and repaired by the respective lot owner. All wrought iron must be maintained in a rust free condition and painted in the approved color. Pine dowel fences must be 3 or 4 inches in diameter and must be kept painted and in good condition. Pressure treated is recommended. Fence rails sagging more than 2-1/2” must be replaced.

- Interior/ patio walls must not exceed three (3) feet in height. If the walls are made of concrete block and stucco to match the texture of the house, they should also be painted to match the body or pop-outs of the house.(See section on PAINT COLORS)

D. Fencing for pools or spas shall meet building code requirements, with the material of construction to consist of the same materials used in the Common Area fencing (i.e., block and wrought iron, or as otherwise approved in writing by Architectural Committee.

E. Fencing for an animal enclosure is allowed in the rear yard only. Specific location, design, and construction materials must have prior written approval from the Architectural Committee.

- We recommend 4” by 2” welded wire fence and down to ½ “square welded wire. Wire fencing shall not be higher than the top rail of the fence. (Chicken wire is not allowed)
- Kennels are not permitted.

FLAGPOLES Removable flagpoles placed in sockets mounted to the house or garage and not exceeding 5 feet in length do not require approval but must not extend above the roof line. Prior written approval of the architectural committee is required for all other flagpoles. Pole height and placement must be specified in the application. The height of the flagpole is limited to no more than the height of the rooftop of home.

FLAGS No more than two (2) flags may be displayed at once. Committee approval is not required for the display of the following flags:

1. The American flag or an official or replica of a flag of the United States army, navy, air force, marine corps or coast guard by an association member on that member’s property if the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94 344; 90 Stat. 810; 4 United States Code sections 4 through 10).
2. The POW/MIA flag.
3. The Arizona state flag.
4. An Arizona Indian nations flag
5. The Gadsden flag.

FRONT ENTRY PATIO ENCLOSURES Front entry patios may be enclosed using security doors made of steel. No aluminum doors are allowed. An architectural design review form must be submitted along with **specific** product information. The front entry patio enclosure door and frame must match the color of the house fascia/trim.

GUTTERS AND DOWN SPOUTS Gutters that match the fascia/trim and downspouts that match the body color of the home may be installed without specific approval of the Architectural Committee. Downspouts must be placed in such a manner that they do not drain onto neighboring property.

Use of high quality materials that offer long life is strongly suggested, as the gutters must be maintained in good condition.

HOUSE/YARD ART House/Yard Art is defined as all inorganic materials attached to homes or placed in yards. All House/Yard Art installed in the front or side yard may not exceed three (3) feet in height and must be submitted to the Architectural Committee for written approval prior to installation. House/Yard Art shall be limited to a reasonable number as determined by the Architectural Committee on a case-by-case basis. The Architectural Committee shall have the right to refuse approval for any

lawn art requests considered unsuitable, undesirable or detrimental to any other property, in its opinion, for aesthetic or any other reason. Factors the Architectural Committee will consider are size, location and number of individual pieces, color and compatibility with design of home and neighborhood. House/Yard Art shall be limited to a reasonable number.

HVAC No additional heating, air conditioning, or evaporative cooling unit shall be installed on any property without the prior written approval of the Architectural Committee. All units shall be ground mounted and located in the side or rear yards. Replacement units must be placed at the same location as the original unit and do not need Architectural Committee approval,

LANDSCAPE Owners shall be required to landscape and maintain their yards in accordance with Article VIII, Section 1(i) of the Declaration. All major landscaping plans must receive prior written approval from the Architectural Committee. Major projects would include significant changes to the appearance of the property; i.e. terracing, planting of trees and shrubs, water features, etc. Architectural Design Review forms must be accompanied by a detailed landscape drawing on a city-issued plot plan of the property and a list of the proposed plant materials. Removal or replacement of dead or overgrown plants with recommended plants does not require prior approval. Homeowners may choose not to replace removed plants. Removal of trees causing sidewalk or driveway damage does not need the approval of the Architectural Committee. No planting along lot borders shall exceed five (5) feet in height. Outlining property boundaries is prohibited except for Architectural Committee approved shrubs and retaining walls.

- A. **Front Yard Landscaping** Recommended shrubs and flowers (Appendix A) may be planted without prior Architectural Committee approval. Planting of **ANY** tree must have prior Architectural Committee approval to ensure that size and placement will not affect any neighboring property. A detailed drawing and tree name(s) must accompany the Architectural Design Review form. Plants and shrubs must be maintained to restrict growth onto public sidewalk areas. Plants and shrubs may not be planted near the sides or in front of the Ranch bollard lights.
- B. **Drainage Easements** Owners shall not obstruct, divert, alter or interfere in any way with the drainage of ground and surface water upon, across or over any portion of the lots, rights-of-way, common area(s) or property. Each Owner shall, at their own expense, maintain the drainage ways and channels on their Lot in proper condition free from obstruction.
- C. **Fine Grading and Mounding** Fine grading is a critical aspect of landscaping. Each Lot has been graded so that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. Every effort should be made to make mounding appear natural.
- D. **Granite/Gravel** Adopted 1" Payson concrete (P.C.), 1" Apache Pink and ½" Apache Pink are the approved gravel colors and sizes. This material is supplied by Bedrock. Refreshing existing granite or landscape designs using these approved granite colors does not require prior approval of the Architectural Committee. If crushed granite is other than the approved colors, an Architectural Design Review form must be submitted and the color and size must be explicitly defined or samples of the granite must be provided with the approval request. No artificially colored granite or other rock will be permitted.
- E. **Ground Cover** Ground cover, inert material and any other landscaping softscape or hardscape (concrete, brick, tile, wood, rock, etc.), shall not be used to spell out or form names, nicknames,

initials, names of states or cities, athletic teams, slogans, states, emblems, geometric patterns or any other word, image, symbol or communication. Ground cover may not exceed 15% of any front, back or side yard and may not encroach onto neighboring property or public sidewalks or streets.

- F. Plant Material See Appendix "A" for the list of City of Cottonwood Recommended Landscaping Plant List. Any plant that does not appear on the approved list must have prior Architectural Committee approval.

LIGHTING (OUTDOOR) The City of Cottonwood has regulations that ensure minimal light pollution, reduce glare, increase energy conservation, and maintain the quality of the City of Cottonwood's physical and aesthetic character. All outdoor lighting, **not installed by the Developer**, must be reviewed and approved in writing by the Architectural Committee prior to installation. The following are the minimum standards for replacement outdoor lighting:

- A. Outdoor garage lights must be on from dusk to dawn.
- B. Outdoor lighting shall be hooded or shielded such that the light shines primarily on the lot on which it is installed. Lights that create glare visible from other lots are prohibited.
- C. Homeowners must ensure that all exterior lighting on the house is in proper working order. All Outdoor light fixture bulbs shall be between 25 and 60 watts, white or yellow in color and all front exterior lights shall be the same both in color and wattage. Colored lights may be used for holidays in addition to the Christmas season, but are limited to one week in advance and one week after the occasion (see Cottonwood Ranch Rules and Regulations, Section 6 for Holiday Lighting.) All lighting must comply with the City of Cottonwood's Ordinances or Codes, or Architectural Committee rules, whichever is more restrictive.
- D. Driveway, Pathway and Patio Lights shall not exceed eighteen (18) inches in height. All other Outdoor Accent Lighting should be shielded with plants or other landscaping materials to prevent outward glare.

PAINT COLORS If you are painting your entire house you **MUST** use one of the currently approved color schemes **AND** submit an Architectural Request Form. All approved color scheme selections are available in the paint books at the Club House. If you are touching up a portion of your house (for example the pop outs are faded), you must use the identical color. This does not require an Architectural Request Form.

When selecting a color for your home, the three colors within a color scheme must be used as indicated in the paint scheme. For example, your house fascia/trim, body, and pop-outs must match the paint book examples. The soffits must be painted to match the body of the house. No mix and match of the color schemes is allowed.

Front entry doors may be painted one of the accent colors approved for their house paint scheme. The paint must be satin finish – no flat or high-gloss enamel may be used. Door frames shall match the color of the fascia/trim color of the house. Doors painted to match the fascia/trim or pop-outs of the house and doors with natural wood finish are acceptable. This applies **only** to front entry doors. Side entry or other doors must be painted to match the body color of the house.

- Block walls and metal fences shall use Sherwin Williams Alluring White (SW6343) or equivalent when repainting existing fence. If installing a new metal fence, the factory finish must closely match the approved color of Alluring White. A color sample must accompany the Architectural Committee Design Review form.

- Pine dowel fences shall use Sherwin Williams Sable (SW6083) or equivalent.
- Screen and Security doors colors. See the section Screen and Security Doors.
- Garage doors must be painted to match the body of the house.
- Shutters must be painted to match the fascia/trim of the house.

PATIO COVERS/ENCLOSURES Patio covers/enclosures shall be constructed of durable materials that will withstand the elements. Approval requests shall clearly specify the overall design and materials used in construction. All patio covers or enclosures must be attached to the house. No free-standing structures such as gazebos or pergolas are permitted. All patio covers/enclosures must receive prior written approval by the Architectural Committee. Fabric awning materials are not permitted for patio covers. Acceptable sun screen material colors include tan, bronze, gray or charcoal. Enclosure frames must match the screen material or color of the body of the house unless otherwise approved by the Architectural Committee. Fabric materials are not permitted for patio covers.

- Screen Enclosures – Acceptable sun screen material colors include tan, bronze, gray or charcoal. Enclosure frames must match the screen material or color of the body of the house unless otherwise approved by the Architectural Committee.
- Glass Enclosures – Framing for glass enclosures must closely match the color of the body of the house. Aluminum framed glass enclosure color is subject to Architectural Committee approval.

PLAYGROUND EQUIPMENT Back yard playground equipment will be limited to a simple swing set and/or slide which do not exceed 8 feet in height and 12 feet wide. Play houses less than 5 feet high may also be considered. Playground equipment that includes a covered play deck roof shall not exceed ten feet in height. The play deck roof material shall be wood or a composite. Fabric canopies are prohibited. Approval is required for these items, showing their size and location on a city-issued plot plan and pictures and specifications should be included with the submittal. It is strongly recommended that you obtain approval prior to purchase. Other configurations may be considered on a case by case basis, considering overall size, location, and visual impact on the neighborhood.

POOLS AND SPAS All pools and spas must receive prior written approval from the Architectural Committee. Perimeter walls and fences on Lots bordering Common Areas will not be removed to allow access to rear yards. Access must be gained through the front of the Lot. Pool or spa maintenance equipment must not be visible from a neighboring property.

ROOF & ROOF STRUCTURES Replacement roofing materials must closely match the original roof color. All vent pipe stacks, gutters, flues and any other equipment protruding above the plane of the roof and shall be painted to match the roof. Any modification to the roof requires Architectural Committee approval.

SCREEN AND SECURITY DOORS Silver-colored or white screen doors are prohibited. Specific approval of the Architectural Committee is not needed for screen doors/security doors installed in the opening of the front and rear door, and whose color (including frame) matches the color of the house fascia/trim. Security doors may be painted in one of the accent colors approved for the house paint scheme and must be submitted to the Architectural Committee for approval.

SIGNS The only signs permitted on any Lot shall be:

- A. Residential identification signs, consisting of a face area of seventy-five (75) square inches or less for identification of the occupant and their address, in a style approved by the Architectural Committee.
- B. One sign of customary size (18" x 24" with optional 6" x 24" rider) may be temporarily erected or placed on a Lot for the purpose of advertising the Lot for sale or rent.
- C. Two home protection/security signs of a face area of seventy-five (75) square inches each or less in a location approved by the Architectural Committee. Such signs to be provided by the security/alarm company providing such services to the Owner.
- D. Temporary signs may be placed by a contractor while construction work is in progress. Such signs must be removed when the work is completed.
- E. Political and Campaign signs – Signs shall not require a sign permit from the City of Cottonwood, but shall be subject to the following regulations:
 - 1. Political signs may not be erected prior to seventy-one (71) days before the election. All such signs shall be removed within three (3) days after an election day.
 - 2. Political signs may only be placed on an owner's property. Signs are not allowed on the common area of the Association.
 - 3. The number of political signs is not limited, except that the maximum aggregate total dimensions of all political signs on a member's property shall not exceed nine square feet.

Note: The above conforms to Arizona statute 33-1808.

SOLAR SYSTEMS These rules seek to provide reasonable guidelines for the design and installation of residential solar systems while remaining compliant with Arizona Revised Statute 33-1816.

- A. Acceptance by the Architectural Committee and necessary City of Cottonwood permits must be obtained prior to starting Installation.

Note: Brochures or photos of similar installations will be helpful to the Architectural Committee.

Plans showing the location and number of collector panels and location of any other external system components must be submitted with the design approval form. **Elevation views are also required when panels are not to be mounted flat on the roof or ground.**

- B. Whenever possible, roof mounted solar equipment should be located flat on the roof and not extend significantly above the roof's peak.
- C. Ground mounted solar equipment should be concealed from neighbor's views whenever possible.
- D. Supporting structures or framework and the backs of the solar panels, if visible, should be anodized or painted to blend in with the roof or house color. (Framework associated with panels mounted flat on the roof usually is not sufficiently visible to require this).

E. All external plumbing or electrical conduit lines must be painted consistent with the building color, i.e. conduits on the body of the house should be the body color, and those on the roof should be painted to closely match the roof color. External body mounted equipment (inverters, junction boxes, etc.) also should be painted match the body color if it does not adversely affect the unit's performance.

STORAGE SHEDS- PERMANENT Permanent storage sheds may be permitted; however, they must be submitted for written approval by the Architectural Committee prior to being submitted for a building permit application with the City of Cottonwood. Construction materials shall be the same used in the construction of the house (i.e., 2x4 construction with stucco exterior and tile roof to match existing construction). Storage sheds will not be permitted to encroach into building setbacks or public utility easements. The Architectural Committee will consider visibility from neighboring properties when reviewing location and size of any proposed storage shed. All applications for approval must include a dimensional site plan on a city-issued plot plan and possible screening alternatives.

STORAGE CABINETS One small storage unit with dimensions not to exceed 5 feet wide, 3 feet deep, and 3 feet high, and with colors complementary to the house colors, may be placed adjacent to the house in rear yards without Architectural Committee approval. Larger storage units or sheds, and those intended for placement other than in the back yard must be approved by the Architectural Committee.

SUN SCREENS FOR WINDOWS Acceptable sun screen material colors include tan, bronze, gray or charcoal. Window screen frames must match the screen material, existing window frames on the home, or color of the home. Installation of window sun screens meeting these requirements does not need Architectural Committee approvals.

SUN SCREENS FOR PATIOS Roll up bamboo or plastic simulated-bamboo screens are not acceptable. Roll up fabric screens will be considered acceptable if the fabric color matches or is compatible with the house color. Vertical lattice work as a sun screen for patios is also considered acceptable if painted to match the house. Sun Screens for patios must be approved by the Architectural Committee.

TRASH CONTAINER ENCLOSURES The purpose of the enclosure is to hide the exterior placement of a trash container. Containers will be considered not visible from neighboring property or street when the enclosure is constructed of a 5-foot high solid "L" shaped wall attached to the house and the enclosure is painted to match the body of the house. Two forms of construction for trash enclosures are acceptable: cement block wall with stucco or weather resistant plywood, such as pressure-treated or marine grade. Open weave, lattice type structures are not acceptable. Enclosures must be constructed on the garage side of the house with a minimum three foot setback from the front of the garage. Openings facing the front of the house must have a solid gate made of pressure-treated or marine grade plywood or opaque metal painted to match the body of the house. Access, including visual access from the street, to gas and/or electric meters shall not be blocked by the enclosure. All enclosure requests must be submitted to the Architectural Committee for approval.

- Maximum trash enclosure size shall be four feet wide by eight feet long and five feet high.

WATER FEATURES AND FOUNTAINS Items such as fountains, although not considered lawn art, are permissible; however, they shall require prior written approval from the Architectural Committee.

WINDOW COVERINGS Permanent draperies or suitable window treatments shall be installed on all windows. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows.

Exterior window coverings or treatments used to decorate openings must be compatible with respect to materials and color, and with the style and color of the home. Written approval from the Architectural Committee must be received prior to installation.

WINDOWS – GARAGE DOOR Decorative windows in the top panel of garage doors may be installed. Due to the diversity of the window patterns available, all windows must be submitted to the Architectural Committee for approval. Windows must have clear glass. Stained glass or colored glass will not be approved.

WINDOW REPLACEMENT Replacement windows that are identical in size and shape to the original windows do not need prior Architectural Committee approval. Any alteration to window opening size or shape or window frames other than white must have prior Architectural Committee approval.

COTTONWOOD RANCH APPROVED PLANT LIST
NATIVE TREES

COMMON NAME	SCIENTIFIC NAME	SIZE/WATER	NOTES
Arizona Cypress	<i>Cupressus arizonica</i>	30-40'/very low	Dry soils, evergreen
Arizona Walnut	<i>Juglans major</i>	35-40'/low-mod	Stream banks/canyons
Neatleaf Hackberry	<i>Celtis reticulata</i>	20-30'/low	Riparian and desert areas
One-seed Juniper	<i>Juniperus monosperma</i>	15-25'/very low	Dry mesas, hillsides
Utah Juniper	<i>Juniperus osteosperma</i>	15-25'/very low	One main trunk, dry areas
Velvet Mesquite	<i>Prosopis velutina</i>	15-25'/very low	Riparian and desert areas
Gambel Oak	<i>Quercus gambelii</i>	20-50'/low	Prefers higher elevations
Arizona Ash (Velvet)	<i>Fraxinus velutina</i>	30-40'/low-mod	Streams and washes
Cottonwood, Fremont	<i>Populus fremontii</i>	40-60'/mod	Riparian, invasive roots
Desert Willow	<i>Chilopsis linearis</i>	10-25'/low-mod	Deciduous, flowering
Alder, Arizona	<i>Alnus oblongifolia</i>	40-50'/mod	Riparian
Elder, Arizona	<i>Sambucus Mexicana</i>	30'/mod	Riparian/desert grasslands
Goodding Willow	<i>Salix gooddingii</i>	30-50'/mod	Riparian, invasive roots
Sycamore, Arizona	<i>Platanus wrightii</i>	50'/mod	Riparian
Western Soapberry	<i>Sapindus saponaria</i>	50'/low	Riparian/desert grasslands

ADAPTIVE TREES

COMMON NAME	SCIENTIFIC NAME	SIZE/WATER	NOTES
Arizona Rosewood	<i>Vauquelinia californica</i>	8-10'/low	Evergreen, large shrub
Ash, Modesto	<i>Fraxinus velutina</i>	30-50'/low	Shade
Cedar, Deodar	<i>Cedrus deodara</i>	60-80'/very low	Evergreen, check varieties
Chinaberry	<i>Melia azedarach</i>	30-50'/low	Grows in poor soil
Chinese Pistache	<i>Pistachia chinesensis</i>	30-40'/low	Seasonal color, hardy
Crabapple, Flowering	<i>Malus varieties</i>	6-30'/low-mod	Check avail local varieties
Crepe Myrtle	<i>Lagerstroemia indica</i>	6-25'/low	Infrequent deep water
Elm, Chinese	<i>Ulmus parvifolia</i>	40-60'/low	Semi-evergreen
Emory Oak (Live Oak)	<i>Quercus emoryi</i>	20-50'/low	Lower slopes, evergreen
Hackberry, Common	<i>Celtis occidentalis</i>	45'/low-mod	Street tree
Honey Locust	<i>Gleditsia triacanthos</i>	35-70'/low	Street tree
Locust	<i>Robinia ambigua</i>	30-40'/very low	Aggressive roots
Monk's Pepper Tree	<i>Vitex agnus-castus</i>	10-20'/low	Chaste tree/deciduous
Pine, Aleppo	<i>Pinus halepensis</i>	30-60'low	Hardy to heat, aridity, wind
Plum, Flowering	<i>Prunus varieties</i>	20-30'/low-mod	Requires maintenance
Texas Mountain Laurel	<i>Sophora secundiflora</i>	15-25'/very low	Evergreen, parking lots
Texas Honey Mesquite	<i>Prosopis glandulosa</i>	25-30'/very low	Thornless available
Western Redbud	<i>Cercis occidentalis</i>	15-20'/low-mod	Large shrub
Ash, Green	<i>Fraxinus pennsylvanica</i>	40'/low-mod	Tolerates dry soil
Globe, Willow	<i>Salix matsudana</i>	20-30'/mod	Moist locations

COTTONWOOD RANCH APPROVED PLANT LIST

NATIVE SHRUBS AND BUSHES

COMMON NAME	SCIENTIFIC NAME	SIZE/WATER	NOTES
Catclaw Acacia	<i>Acacia greggii</i>	4-10'/very low	Common shrub/small tree
Cliffrose	<i>Cowania mexicana</i>	4-10'/very low	Dry rocky hillsides
Creosote Bush	<i>Larrea tridentate</i>	4-8'/very low	Roots emit repellents
Feather Dalea	<i>Dalea Formosa</i>	1-2'/very low	Dry rocky slopes
Graythorn	<i>Ziziphus obtusifolia</i>	6-10'/very low	Grasslands, bird habitat
Manzanita (Pointleaf)	<i>Arctostaphylos pungens</i>	4-6'/very low	Dry hillsides above 4,000'
Mountain Mahogany	<i>Cercocarpus montanus</i>	10-15'/low	High slopes
Mormon Tea	<i>Ephedra viridis</i>	2-6'/very low	Dry soil
Ocotillo	<i>Fouquieria splendens</i>	8-15'/very low	Steep hillsides, good drainage
Sage, Desert	<i>Salvia columbariae</i>	12-20'/very low	Sandy washes below 4,000'
Saltbush, Four-wing	<i>Atriplex canescens</i>	4-6'/very low	Common wildlife habitat
Scrub Oak	<i>Quercus turbinella</i>	6-10'/very low	High slopes, dry washes
Snakeweed	<i>Gutierrezia sarothrae</i>	2-4'/very low	Common over grazed area
Sugar Sumac	<i>Rhus ovata</i>	2-12'/very low	Part shade, dry slopes
Winter Fat	<i>Eurotia lanata</i>	2-3'/very low	(White sage) Open rangeland
Arizona Grape	<i>Vitis arizonica</i>	Sprawling vine	Along streams and canyons
Curly Dock	<i>Rumex crispus</i>	To 4'	Moist soil, streams/washes

ADAPTIVE SHRUBS AND BUSHES

COMMON NAME	SCIENTIFIC NAME	SIZE/WATER	NOTES
Heavenly Bamboo	<i>Nandina domestica</i>	6-8'/low-mod	Some water, shade
Bird of Paradise Bush	<i>Caesalpinia gilliestii</i>	4-6'/mod	Tree Var. 12'
Pittosporum (Tobria)	<i>Pittosporum tobria</i>	6-15'/low	Best some water
Photinia, Chinese	<i>Photinia serrulata</i>	6-12'/low	Water to establish
Autumn Sage	<i>Salvia greggii</i>	2-3'/very low	Southern Arizona native
Bird of Paradise, Yellow	<i>Caesalpinia gilliesii</i>	4-6'/low	Yellow flowers
Butterfly Bush, Fountain	<i>Buddleia alternifolia</i>	8-12'/low	Long flower clusters
Cotoneaster, Spreading	<i>Cotoneaster divaricata</i>	5-6'/low	Hardy deciduous
Deer Grass	<i>Muhlenbergia rigens</i>	3-4'/low	Clumps, grass-like
Desert spoon	<i>Dasyllirion wheeleri</i>	4-5'low	Grass-like clumps
Dusty Miller	<i>Artemisia stelleriana</i>	2-3'/low	Evergreen shrub
Globe Mallow	<i>Sphaeralcea ambigua</i>	3'/very low	Colorful flowers
Juniper	<i>Juniperus chinensis</i>	2-15'/very low	Evergreen
Juniper	<i>Juniperus Sabina</i>	2-4'/very low	Evergreen
Juniper, Spreading	<i>Juniperus horizontalis</i>	1-2'/very low	Evergreen groundcover
Pittosporum	<i>Pittosporum tobria</i>	6-15'/low	Best some water
Pyracantha (Firethorn)	<i>Pyracantha coccinea</i>	6-12'/low	Trains to fence
Rosemary	<i>Rosemary officinalis</i>	2-6'/low	Needs drainage, aromatic
Santolina, Gray	<i>Santolina chamaecyparissus</i>	1-2'/very low	Evergreen
Santolina	<i>Green Santolina virens</i>	1-2'/very low	Good ground cover
Sage, Big	<i>Artemisia tridentate</i>	3-6'/low	Evergreen, western native
Texas Sage	<i>Leucophyllum frutescens</i>	3-5'/very low	Purple sage, summer flowers
Viburnum, various	<i>Viburnum var.</i>	4-12'/low-mod	Partial Sun
Xylosma	<i>Xylosma congestum</i>	8-10'/low	Heat tolerant

COTTONWOOD RANCH APPROVED PLANT LIST

NATIVE CACTI AND SUCCULENTS

COMMON NAME	SCIENTIFIC NAME	SIZE/WATER	NOTES
Beargrass	Nolina microcarpa	4-6'/very low	Large grass-like, dry hillsides
Century Plant	Agave parryi	3'/very low	Tall stalk, Parry's Agave
Cholla, Plateau	Opuntia whipplei	2-4'/very low	Long branching sections
Hedgehog, Claret Cup	Echinocereus triglochidiatus	1-2'/very low	Dense mounds of stems
Hedgehog, Fendler	Echinocereus fendleri	6"-1'/very low	Small clumps, rocky slopes
Prickly Pear, Desert	Opuntia phaeacantha	2-5'/very low	Dry hillsides
Prickly Pear	Opuntia var.	1-6'/very low	Many varieties
Yucca, Banana	Yucca baccata	2-3'/very low	Dense flower clusters
Yucca, Soaptree	Yucca elata	2-15'/very low	Single trunk, flowering spike
Yucca, Spanish Bayonet	Yucca alioifolia	2-3'/very low	Accent plant, tall spike

ADAPTIVE CACTI AND SUCCULENTS

COMMON NAME	SCIENTIFIC NAME	SIZE/WATER	NOTES
Red Yucca	Hesperaloe paviflora	2-3'/very low	Flowering accent
Golden Barrel	Echinocactus grusonii	1-3'/very low	Color accent
Argentine Giant	Echinopsis candicans	2-4'/very low	Multiple large flowers

****PROHIBITED PLANTS****

BERMUDA GRASS	Cynodon dactylon	Invasive weed grass
DESERT BROOM	Baccharis sarothroides	Invasive weed plant
RED BROME	Bromus rubens	Non-native invasive winter grass
FOUNTAIN GRASS	Pennisetum setaceum	Self-seeding perennial bunchgrass
OLEANDER	Nerium oleander	Large invasive and toxic shrub
PAMPAS GRASS	Cortaderia selloana	Invasive club grass
GIANT REED	Arundo donax	Large, fast growing invasive non-native grass
RUSSIAN THISTLE	Salsola tragus & Salsola iberica	Small highly invasive shrub, "Tumbleweed"
TAMARISK	Tamarix chinensi "Saltcedar"	aggressive invasive tree or large shrub
PARADISE TREE	Ailanthus altissima	Tree-of-heaven, non native highly invasive
OLIVE TREE	Olea europaea	Allergy producing pollen. "Swan Hill", "Wilson Hill" and other non-flowering varieties may be considered
RUSSIAN OLIVE	Elaeagnus angustifolia	Non-native invasive tree
MALE MULBERRY TREE	Morus, make var	Noxious pollen producers
EUCALYPTUS TREE		
PALM TREES		