

For ALC use only
Received by SBR ALC:

SaddleBrooke Ranch
Architectural and Landscaping Committee

Homeowner's Checklist - Initial Landscape and Hardscape ONLY
This form must be attached to a General Application and Plan.

Print or key the required information shaded on this form.

Homeowner _____ Date _____ Unit _____ Lot # _____

Address _____ Oracle AZ 85623 Phone # _____

Gravel size (min 1/2" to max 1") _____ Color _____

House model name or # _____ Elevation _____

Please check applicable box(es) for *builder* installed options:

- Rolling Screens/Shutters Gutters/Downspouts Security Screen Doors
 Gates Driveway Pavers Patio Pavers Walkway Pavers

Notes are meant to be helpful but do not specify complete ALC requirements.

Refer to the latest ALC Guidelines for complete requirements.

One box MUST be marked next to each line.

Y N *Check Y if this is something being done under this application, otherwise check N.*

1. **Air Conditioner/Evaporative Cooler/Mini Split/Generator Screening** – By structure or by plant material that will immediately cover more than 50% of “A”, “B” or “C” below from all street views.

A. Air conditioner screening: Must be shielded from all street views. Screened by: _____
Note: If using plant material to shield, it must shield more than 50% at time of planting.

B. Evaporative cooler screening: Must be shielded from all street views. Screened by: _____
Notes: If using plant material to shield, it must shield more than 50% at time of planting. May not be mounted on the roof. All conduits must be painted to match adjacent surface

C. Mini split screening: Must be shielded from all street views. Screened by: _____
Note: If using plant material to shield, it must shield more than 50% at time of planting.

D. Generator screening: Must be shielded 100% from all neighboring properties for both view and sound. Must be located as far as possible from neighboring buildings so as to reduce noise to adjoining properties and cannot be attached to a party wall. Screened by: _____

2. **Arches** – Dimensioned drawing required – Location must be shown on plan.
Materials _____ Veneered Y N If Y, Material _____
Attached to _____ Height _____ Width _____

3. **BBQ's, Grills and Bars (built-in)**
Dimensions and location must be shown on plan. Materials _____

Y N

4. Driveway, Walkway Extensions or Coatings – Drawing required. Location must be shown on plan.

- A. Driveway/ Driveway Extension (includes driveway aprons)
Material _____ Color _____ Pattern _____
Contractor _____ Phone # _____
- B. Walkway(s)/Walkway Extension
Material _____ Color _____ Pattern _____
Contractor _____ Phone # _____
- C. Coatings: Driveway Walkway Patio(s)
Material _____ Color _____ Pattern _____
Contractor _____ Phone # _____

5. Decks, Pavers and Patios/Patio Extensions – Drawing required. Location must be shown on plan.

- A. Decks: Material _____ Height _____ (max 8" above original grade)
- B. Pavers: Material _____ Color/Pattern _____
- C. Patios: Material _____ Height _____ (max 8" above original grade)
- D. Patio extensions: Material _____ Height _____ (max 8" above original grade)

6. Fireplaces (permanent), Fire Pits and/or Kivas (no application required for portable)

Drawing required. Location must be shown on plan.

- A. Fireplace: Material _____ Color _____ Height _____
- B. Fire pit: Material _____ Color _____ Height _____
- C. Kiva: Material _____ Color _____ Height _____

7. Flagpoles and Windsocks – Location must be shown on plan.

- A. Flagpole Height _____ Color _____
Flagpole must be located a minimum of 10' (ten feet) from any property line (excepting common area or golf course, when it can be as close as 6' (six feet)). The height cannot exceed 20' (twenty feet) or the height of the residential structure, whichever is less.
- B. Windsock (picture required)

8. Fountains/Water Features – (max height 5' (five feet)) Drawing/Picture required. Location must be shown on plan.

Location _____ Material _____ Height _____

9. Gazebos – Drawing, plot plans and setbacks must all be submitted to the ALC.

Color(s) _____ Roof Material _____
Contractor _____ Phone # _____

Y N

10. Grass – Natural and Artificial – Location must be shown on plan.

- A. Natural Grass (only permitted in rear yard)
% of rear yard covered by natural grass _____ Type of grass _____
- B. Artificial Grass - Minimum weight 80 oz, pinned and weighted down with sand/black beauty dust. % of coverage on Front yard _____ Side yard _____ Rear yard _____

11. Lighting Exterior – Halogen bulbs are not permitted. Location must be shown on plan.

- A. Low Voltage Landscape number of lights _____
- B. Additional Exterior Lighting (120V): Pictures and description required. Show locations.
Lights must be Dark Sky compliant and bulbs must be shielded.
Number of fixtures _____ Max lumens/watts (per fixture) Lumens _____ Watts _____

12. Planters – Drawing/picture required. Location must be shown on plan.

Material _____ Height (max 24") _____ Width _____ Length _____
Color _____

13. Ramadas/Porch and Patio Covers – Drawing required. Location must be shown on plan with setbacks indicated. Color must match house color or fascia color.

- A. Ramada – Material _____ Height _____ Color _____
Contractor _____ Phone # _____
- B. Porch Cover – Material _____ Height _____ Color _____
Contractor _____ Phone # _____
- C. Patio Cover – Material _____ Height _____ Color _____
Contractor _____ Phone # _____
- D. Patio Roof Coating – Must match the color installed by the builder.
Material _____ Height _____ Color _____
Contractor _____ Phone # _____

14. Screen Doors and Security Doors – Drawing/Picture required. Location must be described.

- A. Screen Door Security Door
Location _____ Colors _____ Material _____
Contractor _____ Phone # _____
- B. Screen Door Security Door
Location _____ Colors _____ Material _____
Contractor _____ Phone # _____

Y N

15. **Sunscreens, Security Shutters, Fixed Window Screens and Screened Enclosures** Hardware must match house or fascia. Awnings of any kind are not permitted.

- A. Sunscreens – attach plans showing location, color of screen and color of hardware.
- B. Security Shutters – attach plans showing location and color of materials.
- C. Fixed Window Screens (side and rear only) – attach plans showing location, color of screen and color of hardware.
- D. Screened Enclosures – attach plans showing location, color of screen and color of hardware.

16. **Tiles, Exterior** (ceramic/decorative) – sample or picture required – not permitted on house.
 Location _____ # of tile _____ Color(s) _____
 Height _____ Width _____

17. **Trees** (must be shown on plan at mature size)
 Focal Tree or Cactus _____

The front landscape must contain a focal tree or columnar cactus. **The tree must be at least 5' (five feet) tall or a columnar cactus must be at least 6' (six feet) tall at planting from grade level or mound.**

See the list of *Recommended plants for SaddleBrooke Ranch* on the website, or the list is available in the HOA office. Also take note of the *List of Prohibited Trees*. It is available at the same locations.

If you select a tree or plant that is not on the recommended list, please provide complete specifications. A source for information is <https://garden.org/plants/> or <https://davesgarden.com/guides/pf/>

Description of tree/plant not on recommended list:

Special Situations or Exceptions to the Guidelines

Note: The Homeowner is responsible for cleanup and restoration of original conditions to the area surrounding the home lot affected by the activities to the property by themselves or their contractors. This includes vacant lots, common areas and streets.

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Reminders: Please check to acknowledge:

- Initial landscape must be completed within 90 days of close of escrow.**
- If a swimming pool is included in the initial landscape, 90% of the front landscape must be completed within 90 days of close of escrow. A 10' (ten foot) access is allowed for pool construction.**
- Mounds cannot exceed 18" (eighteen inches) in height.
- Trash cans must not be visible from the street or neighboring property.
- If there is an irrigation box, the location must be noted on the plan and it must be opposite the swale from the foundation of the house.
- Storage facilities/structures must not be visible from street or neighboring property.
- Satellite dishes must be painted the color of the body of the house.*

IMPORTANT:

Any change to the original approved plans made during construction must be presented to the ALC before implementation. Small plants are excluded.

Homeowner(s) Signature _____ Date _____

_____ Date _____

ALC Signature _____ Date _____

See the General Application for approval status.