

SaddleBrooke Ranch
Architectural and Landscaping Committee
Homeowner's Checklist
Initial Landscape and Hardscape

This form must be attached to a General Application and Plan.

Homeowner _____ Date _____ Unit _____ Lot # _____

Address _____ Oracle AZ 85623 Phone # _____

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

Initial landscapes must be completed within 90 days after closing date.

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 circle 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 Screening** - By structure or by at least one plant that will immediately cover most of the air conditioner from street view. 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 _____

4. **Driveway, Walkway Extensions or Coatings** – Drawing required. Location must be shown on plan.
 - A. Driveway Extension (includes driveway aprons)
Material _____ Color _____ Pattern _____
Contractor _____ Phone # _____

 - B. Walkway Extension
Material _____ Color _____ Pattern _____
Contractor _____ Phone # _____

 - C. Coatings: Driveway Walkway Patio(s)
Material _____ Color _____ Pattern _____
Contractor _____ Phone # _____

5. **Decks, Pavers and Patios** – 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)
6. **Fireplaces (exterior/permanent), Fire Pits, Kivas**
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' from any property line (excepting common area or golf course, when it can be as close as 6'). The height cannot exceed 20' or the height of the residential structure, whichever is less.
 - B. Windsock (picture required)
8. **Fountains/Water Features** – (max height 5') 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 # _____
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
 - 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 # _____
- 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 # _____
- 15. Solar Panels/Collectors** – Drawing and brochure showing materials are required. Drawing must show the number of panels and the means of attachment. Location must be shown on plans. Conduit/Plumbing must be painted to match the adjoining surface.
Contractor _____ Phone # _____
- 16. Sunscreens, Security Shutters, Fixed Window Screens and Screened Enclosures**
Hardware must match house or fascia.
- 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 – 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.
E. Awnings of any kind are not permitted.
- 17. Tiles, Exterior** (ceramic/decorative) – sample or picture required – not permitted on house.
Location _____ Color(s) _____ Height _____ Width _____
- 18. 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' tall or a columnar cactus must be at least 6' tall at planting.**
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.

Reminders: Please check to acknowledge:

If a swimming pool is included in the initial landscape, front landscape must be completed within 90 days of close of escrow. A 10' access is allowed for pool construction.

Mounds cannot exceed 18 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 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 Signature _____ Date _____

ALC Signature _____ Date _____

See the General Application for approval status.