

SaddleBrooke Ranch  
Architectural and Landscaping Committee

**Homeowner Checklist**  
**Initial Landscape and Hardscape**

***This form must be attached to a General Application.***

Homeowner \_\_\_\_\_ Date \_\_\_\_\_ Unit \_\_\_\_\_ Lot # \_\_\_\_\_

Address \_\_\_\_\_ Oracle AZ 85623 Phone # \_\_\_\_\_

E-Mail Address \_\_\_\_\_ Closing Date (\*) \_\_\_\_\_

Landscape Contractor \_\_\_\_\_ Phone # \_\_\_\_\_

Model Name or Number \_\_\_\_\_ Elevation \_\_\_\_ Color Scheme # \_\_\_\_\_

Gravel size:(min ½" to max 1") \_\_\_\_\_ Color \_\_\_\_\_

**(\*) Initial landscapes must be completed within 90 days after closing date.**

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

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

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*Notes are meant to be helpful but may not completely satisfy ALC requirements.*

*Refer to the ALC Guidelines for complete requirements.*

**One circle MUST be checked next to each line.**

*Check **Y** if this is something you are doing currently under this application,  
otherwise check **N**.*

**Y   N**

- 1. Air Conditioner** - Screened by structure or by at least one plant that will immediately cover the majority of the air conditioner from street view at planting.

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 locations 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                  Patios**

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. Fences** See item 23 (Walls) to indicate fence plans.**7. Fireplaces (exterior/permanent), Fire Pits, Kivas**

Drawing required. Location must be shown on plan. (max 6' above original grade)

A. Fireplace: Material \_\_\_\_\_ Color \_\_\_\_\_ Height \_\_\_\_\_

B. Fire pit: Material \_\_\_\_\_ Color \_\_\_\_\_ Height \_\_\_\_\_

C. Kiva: Material \_\_\_\_\_ Color \_\_\_\_\_ Height \_\_\_\_\_

**8. 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 and cannot exceed 20' or the height of the residential structure, whichever is less.

***Homeowner must follow Local, State and Federal Guidelines.***

B. Windsock (picture required)

Y N

**9. Fountains/Water Features** - (max height 5') Drawing/Picture required. Location must be shown on the plan.

Location \_\_\_\_\_ Materials \_\_\_\_\_ Height \_\_\_\_\_

**10. Gates**

If not a standard gate, attach picture/drawing of gate including finishes. See guidelines for gate materials. (Standard gate is plain wrought iron: no picture required.)

Quantity \_\_\_\_\_ Location(s) must be shown on plan, indicated by gate #.

1)	H _____	W _____	Std	Y	N	Color/Finish _____	Picture	Y	N
2)	H _____	W _____	Std	Y	N	Color/Finish _____	Picture	Y	N
3)	H _____	W _____	Std	Y	N	Color/Finish _____	Picture	Y	N

**11. Gazebos** - Drawing, plot plans and setbacks must all be submitted to the ALC.

Color(s) \_\_\_\_\_ Roof Material \_\_\_\_\_

Contractor \_\_\_\_\_ Phone # \_\_\_\_\_

***The location, plans, and the contractor must be approved by the Developer.***

**12. 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 \_\_\_\_\_

**13. Gutters and Downspouts** - attach a completed Gutter Application.

**14. Lighting Exterior** - Halogen bulbs are not permitted. Location must be shown on the plan.

A. Low voltage Landscape

B. Additional Exterior Lighting (120V) : Pictures and description required. Show locations.

Number of fixtures: \_\_\_\_\_

Max lumens/ watts (per fixture) \_\_\_\_\_ Lumens Watts

**15. Planters** - Drawing required and location must be shown on plan.

Material \_\_\_\_\_ Height (max 24") \_\_\_\_\_ Width \_\_\_\_\_ Length \_\_\_\_\_

Color \_\_\_\_\_

**16. Ramadas/ Porch and Patio Covers** - Drawing required and location must be shown on plan with setbacks indicated. Color must match house color or trim color.

A. Ramada - Material \_\_\_\_\_ Height \_\_\_\_\_ Color \_\_\_\_\_

Contractor \_\_\_\_\_ Phone # \_\_\_\_\_

B. Porch - Material \_\_\_\_\_ Height \_\_\_\_\_ Color \_\_\_\_\_

Contractor \_\_\_\_\_ Phone # \_\_\_\_\_

C. Patio Cover - Material \_\_\_\_\_ Height \_\_\_\_\_ Color \_\_\_\_\_

Contractor \_\_\_\_\_ Phone # \_\_\_\_\_

**17. Screen Doors and Security Doors** - Drawing/Picture and location description required.

A. Screen Door(s)

1) Location \_\_\_\_\_ Color(s) \_\_\_\_\_ Material \_\_\_\_\_

Contractor \_\_\_\_\_ Phone # \_\_\_\_\_

2) Location \_\_\_\_\_ Color(s) \_\_\_\_\_ Material \_\_\_\_\_

Contractor \_\_\_\_\_ Phone # \_\_\_\_\_

B. Security Door(s)

1) Location \_\_\_\_\_ Color(s) \_\_\_\_\_ Material \_\_\_\_\_

Contractor \_\_\_\_\_ Phone # \_\_\_\_\_

2) Location \_\_\_\_\_ Color(s) \_\_\_\_\_ Material \_\_\_\_\_

Contractor \_\_\_\_\_ Phone # \_\_\_\_\_

**18. 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 # \_\_\_\_\_

## 19. Spas and Swimming Pools

- A. In-ground spas and swimming pools - Attach application "ALC Pool/Spa Permit Application".  
Pool and Spa equipment must be screened so they are sound insulated and not visible from neighboring property.

Description of Screening \_\_\_\_\_

- B. Free Standing Spas - Attach pictures. Indicate location on plan. The exposed sides of prefabricated spas must be concealed with approved screening material. The sides of the original spa must not be visible from neighboring property with the exception of equipment access.

Description of Screening \_\_\_\_\_

## 20. Sunscreens, Security Shutters and Fixed Window Screens – Hardware must match house or trim.

- 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.

## 21. Tiles, Exterior (ceramic/decorative) – sample or picture required – not permitted on house.

Location \_\_\_\_\_ Color(s) \_\_\_\_\_ Height \_\_\_\_\_ Width \_\_\_\_\_

## 22. 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 trees in the guidelines (Appendix C).

Provide complete specifications for any tree not on that list. A source for description is the website:

<https://garden.org/plants/> or <https://davesgarden.com/guides/pf/>

## 23. Walls and Fences– all walls/fences must be shown on the plan, **including existing walls and fences.**

Wall Notes:

- All masonry party walls that face the street, common areas, golf courses or empty lots must be painted Dunn Edwards High Noon – LRV47 (code DEC 743)
- All party walls between two lots must be situated on the property line. Party walls adjoining a common area or the golf course must be INSIDE the property line by a minimum of 1" (including the footer).
- Wrought iron fences must be painted black except for unit 46A which must be painted Dunn Edwards Chocolate Chunk (DE6070).
- Any Screening Fence (Scrn Fnc) must adhere to ALC standards. Ask for a printed copy of the standards.
- All walls must be constructed of block with stucco. Fences must be wrought iron matching the developer standard.

**A. Party Wall Left** – Attach Party Wall Permission Form(s) Neighbor Developer*If on common area or golf course fill out below:*

Masonry Height \_\_\_\_\_ Length \_\_\_\_\_ Wrought Iron: Height \_\_\_\_\_ Length \_\_\_\_\_

Color- Homeowner: House High Noon Outside: High Noon Scrn Fnc Y N**B. Party Wall Right** – Attach Party Wall Permission Form(s) Neighbor Developer*If on common area or golf course fill out below:*

Masonry Height \_\_\_\_\_ Length \_\_\_\_\_ Wrought Iron: Height \_\_\_\_\_ Length \_\_\_\_\_

Color- Homeowner: House High Noon Outside: High Noon Scrn Fnc Y N**C. Party Wall Rear** – Attach Party Wall Permission Form(s) Neighbor Developer*If on common area or golf course fill out below:*

Masonry Height \_\_\_\_\_ Length \_\_\_\_\_ Wrought Iron: Height \_\_\_\_\_ Length \_\_\_\_\_

Color- Homeowner: House High Noon Outside: High Noon Scrn Fnc Y N**D. Non-Party Wall**

Masonry Height \_\_\_\_\_ Length \_\_\_\_\_ Wrought Iron: Height \_\_\_\_\_ Length \_\_\_\_\_

Color- Homeowner: House High Noon Outside: House High Noon Scrn Fnc Y N**E. Return Wall Left** - Attached to existing party wall? Y N If Y, provide Party Wall Letter

Masonry Height \_\_\_\_\_ Length \_\_\_\_\_ Wrought Iron: Height \_\_\_\_\_ Length \_\_\_\_\_

Color- Inside: House High Noon Outside: House High Noon Scrn Fnc Y N**F. Return Wall Right** - Attached to existing party wall? Y N If Y, provide Party Wall Letter

Masonry Height \_\_\_\_\_ Length \_\_\_\_\_ Wrought Iron: Height \_\_\_\_\_ Length \_\_\_\_\_

Color- Inside: House High Noon Outside: House High Noon Scrn Fnc Y N**G. Retaining Wall** - See Guidelines for details of requirements.

Masonry Height \_\_\_\_\_ Length \_\_\_\_\_ Wrought Iron: Height \_\_\_\_\_ Length \_\_\_\_\_

Color- Inside: House High Noon Outside: House High Noon Scrn Fnc Y N

Y N

**H. Decorative pony wall(s)** must be stucco, painted the color of the body of the house or approved stone. Maximum height 42" (\*) Qty \_\_\_\_\_

1) Height \_\_\_\_\_ Length \_\_\_\_\_ Stone \_\_\_\_\_ Cap Y N Cap Color \_\_\_\_\_

2) Height \_\_\_\_\_ Length \_\_\_\_\_ Stone \_\_\_\_\_ Cap Y N Cap Color \_\_\_\_\_

**I. Seat wall(s)** must be stucco, painted the color of the body of the house or approved stone.

Maximum height 42" (\*) Qty \_\_\_\_\_

Height \_\_\_\_\_ Length \_\_\_\_\_ Stone/Material \_\_\_\_\_

**J. Trash Receptacle Screening Wall – (\*)**

On Property Line? Y N If Y, provide Party Wall Letter

Attached to existing party wall? Y N If Y, provide Party Wall Letter

***If No to both of these, fill out below:***

Masonry Height \_\_\_\_\_ Length \_\_\_\_\_ Color \_\_\_\_\_

Cap Y N If yes, Color/Material \_\_\_\_\_

**K. Courtyard Wall – (\*)**

Masonry Height \_\_\_\_\_ Length \_\_\_\_\_ Color \_\_\_\_\_

Cap Y N If Y, Color/Material \_\_\_\_\_

**(\*) May extend no more than 5' from the front of any part of the house closest to the street (which includes the garage).**

**24. Yard Art, Wall Art and Pots – Attach the Yard and Wall Art Checklist**

**Special Situations or Exceptions to the Guidelines**

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**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:**

- I. Satellite dishes must be painted the color of the body of the house.
- II. Mounds cannot exceed 18 inches in height.
- III. Trash cans must not be visible from the street or neighboring property.
- IV. 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.
- V. Storage structures must not be visible from street or neighboring property.
- VI. ***IMPORTANT: Any change to the original approved plans made during construction must be presented to the ALC before implementation. Small plants are excluded.***

Homeowners \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_\_

ALC Representative \_\_\_\_\_ Date \_\_\_\_\_

**See the General Application for approval status.**