

LANDSCAPE DESIGN CONSIDERATIONS

1. **PROPERTY LINES AND UTILITY EASEMENTS** – the home sites at Palm Creek are very close to each other. Naturally, you don't have the space to plan for large elaborate patios, walls and plantings. Also know that there are utilities hidden below the earth almost everywhere around your home. Please consider the following:
 - a) ***Do you know where your property lines are?*** If you're not sure, contact Guest Services and arrange for someone from Staff to come to your site for clarification.
 - b) ***Do you have any fire hydrants, street lights or utility boxes?*** Nothing can block access to any utilities or hydrants. There can be no plants within six feet of a fire hydrant, electrical transformer, electrical pedestal, water riser, cable or phone cabinets or sewer connections. The basal area of street lights need to be protected from our corrosive soil and water if walls are built around the base of them. Please don't cover water valves on your home site. These water valves become critical when shutting down the domestic water system for repairs.
 - c) ***Do you know where the utilities are buried on your property?*** There are utility easements on the rear property lines of every space at Palm Creek. There are a few home sites with utility easements on the side property line. Not very often, but occasionally, Staff may need access to these shared utilities. Because of this fact there are a few restrictions and requirements associated with the utility easements on your home site. We still encourage the use of walls, pavers, plants and private living areas in these zones but it would be to your benefit to learn about the Do's and Don'ts of these areas before you get too far along with your design.

2. **PLANT SELECTION** – there is a vast selection of plants that will grow in the Sonoran Desert because of the sub-tropical climate. Before making final selections, please consider the following:
 - a) ***Have you considered your neighbors when selecting and locating your plants?*** One thing you'll learn about the cultivated varieties of plant species that grow in the desert is that given a little water, and with our warm temperatures, they are extremely fast growing. Look around the Resort for examples of the plants you are considering. You will find many of these species at full maturity. Sometimes this can be an eye opener. Will the plants you've selected overgrow your home site and push into your neighbor's spaces? Another aspect to consider is trimming and shaping requirements. Do they grow really fast? So fast that you'll spend more time trimming than you are having fun? Also, annoying as it seems, a good majority of the trees and shrubs that grow in Arizona are armed in one way or another. Are you prepared to trim a plant that has thorns or spines that are two inches long? Cactus can be a real problem when it is time to thin them out. Another annoyance to consider is that just about every plant creates at least some litter. Some plants create a lot of litter and have found their way on to the 'Prohibited Plant List'. One way to get your neighbor upset with you is to plant a tree that fills their gutters with leaves every two weeks. If your landscape becomes messy or an 'eyesore', Palm Creek Management may request a 'Landscape Clean-up' be performed. If requests are ignored, Management reserves the right to have the landscape cleaned up at the Owner's expense.
 - b) ***Is the plant you're considering frost sensitive?*** Many of you have seen what happens when we have a hard freeze in the Casa Grande area. Do your research. If you're not comfortable, contact Guest Services and ask for help from someone on our Staff or go to your local nursery and ask them.
 - c) ***Are your plantings obstructing your neighbor's view?*** This concern pertains to Golf Course spaces. If you have a Golf Course space, you may submit for approval, a design that extends your living space beyond the rear property line up to within 5 feet from the concrete curb that surrounds the turf. Shrubs/trees/plants within the 'view corridor' are limited to a maximum of 48". (Management reserves the right to review and define where the limit of landscape is on a home by home basis.) You must consider yours neighbor's 'view corridor' to the Golf Course when selecting plants. If your new landscape grows to the point where it is obstructing your neighbor's view, you may receive a request to trim up or thin a tree or lower the height of a shrub. Of course, there will be other restrictions on the permanent nature of materials used over the top of the utility easement; such as, concrete, plants or a solid wall on top of a utility easement.
 - d) ***If you intend to install any landscape plants in the ground, did you know that an automated irrigation system will be require?*** When you go back to your summer homes, temperatures climb well above 110 degrees. Sometimes for extended periods of time. The automatic irrigation system will keep your plants alive until your return.

You are 100% responsible for the health and well-being of your landscape plants. Summer Staff will only go as far as reporting obvious declines in landscape plantings or leaking pipes to Guest Services. Staff is not allowed to hand water plants suffering from stressful conditions. Arrangements for a summer Caretaker do not excuse you from the required automated system. If the planting's appearance becomes detrimental to the beauty of Palm Creek, you will be notified and could possibly be charged for plant removals or clean-ups. There is another option. If you can prove in your design selection that water would be detrimental to the health of the plants you have chosen, then you can submit for approval of a dry landscape planting. Obviously we live in the desert and we are not going to discourage you from installing cactus species that don't require water. Do your research and provide us with a list of species that can survive summer in Arizona without supplemental irrigation. Remember, many of the cacti sold in Arizona nurseries must have supplemental irrigation during the harsh summer months.

3. **PROHIBITED PLANTS** – there are some plants that are not allowed at Palm Creek Golf and RV Resort. Please refer to this list when selecting plants for your landscape. Palm Creek Management reserves the right to add or delete plants from the list that have been deemed unsuitable for the Resort. Please see Addendum: PROHIBITED PLANT LIST
4. **DRAINAGE** – the drainage around your home sites is extremely important. When making any landscape additions around your home, no matter how insignificant they may seem, please consider the flow of water away from your home site to the street where it can drain to one of the Resort retention basins.
 - a) When considering your landscape design, you must be sure that you have not impeded or obstructed the flow of water across your space or your neighbor's space? Most Palm Creek home sites have been engineered for water to flow from the rear of the home site towards the street. Perimeter sites may or may not be engineered to flow from the front of the site to the rear where it must exit through a hole in the base of the wall. When designing walls, pavers, seating or plantings, one must carefully consider a way for water to freely exit your space and your neighbor's space.
 - b) Palm Creek management will check landscape additions to assure that drainage appears to flow away from owner's homes, however, palm creek management cannot be held responsible for any water damage due to water flowing under homes when the work was performed personally by owners or outside vendors.
5. **SLEEVES AND DUCTS** – sleeves and ducts become important when building landscape features over the top of existing irrigation and communication lines. They are also important for future construction.
 - a) Sleeves and ducts are empty, oversized pipes that are installed as insurance when adding concrete, walls, pavers or any other landscape elements over the top of existing systems. They are also used to assure that there is a future pathway for any new system that may be added in the future. Please sleeve whenever you are adding concrete, pavers, walls or any structure that would require an extreme effort to trench under or around in the future. If you are unsure of what should be sleeved when you start your project, please put in a request for help at Guest Services.
6. **IRRIGATION SYSTEMS** - as mentioned under Plant Selection that if you plan to install plants in the ground around your home site, an automated irrigation system is required. There are hundreds of systems and components available just in the Casa Grande area. Here are a few basic irrigation restrictions and requirements that will help you with your irrigation system:
 - a) All irrigation systems must originate at your own water source. You are not allowed to tap into the Resort system. Please determine which water riser is yours when adding an irrigation system.
 - b) It is highly recommended that all irrigation systems have an approved Backflow Prevention Device. Backflow prevention devices protect the common domestic water system from contamination. The Backflow Prevention Device must be 'wrapped' for freeze protection.
 - c) All irrigation systems installed at Palm Creek will be automated. Electric, battery or solar timers are acceptable. Timers should be shaded whenever possible. Do not install timers inside a home or shed. When you are away for the summer season, if there is a malfunctioning timer and it is inside a structure, Staff will have no choice but to turn the water off at its source. Please teach your Summer Caretaker how to use and program the timer. Palm Creek's Management and Staff cannot be held responsible for timers that malfunction. We will help with any situation when we can.

- d) The irrigation system must be a drip or trickle style system.
- e) All hose bib battery timers will be exposed to the elements. Construction of covers made of wood, plastic, cloth or other materials will not be allowed over the apparatus.
- f) All electric remote control valves must be in an underground valve boxes. This will protect the valve from the elements. No above ground covers will be allowed.
- g) There must be a Pressure Regulator and a Wye Filter Assembly on every battery timers and remote control valves. These two components must also be concealed in a below grade valve box whenever possible.
- h) All pipe and distribution systems must be buried below ground. You are not allowed to place the irrigation pipes just below the surface of the granite; it must be buried a minimum of 4" below the soil surface.
- i) There can be no galvanized fittings anywhere in the system because of our corrosive water at Palm Creek.
- j) The irrigation system must have an easy or 'quick' disconnect at the water riser. This can be done with a threaded union. This will allow resort Staff the opportunity to efficiently work on the water riser if deemed necessary.

7. **LANDSCAPE MATERIALS AND COLOR SELECTIONS** - Palm Creek Management would like to limit the diversity of materials used not only in the construction of your home, casitas and sheds but also in the landscape as well. It is our belief that there must be some consistency or simplicity in the selection of materials used at Palm Creek or the Resort could lose some of it's simple beauty. It is hard to predict what ones' taste will bring to the table. For that reason, we will continue to monitor, suggest and advise in the selection of all materials and colors. There have been standards set in the Resort by current and previous Management, Staff and Residents. Of course the Design Review process is always open to new ideas and we encourage you to submit these ideas for review. The following guidelines will help you with some of the obvious selections. This is not meant to be an 'all inclusive' list, so it is recommended that you seek approval on all materials used in your landscape.

- a) All walls will be Slump Block. The color is Buff. You can preview these walls on Cole Circle north from Moon Rise Lane to Sunrise Vista Lane. The Slump Block walls occur on both the east and the west sides of the street. The walls must be grouted with a color that matches the block. There will be no 'dry stack' or 'Keystone' type walls allowed at Palm Creek. There is a 48" height restriction on all walls unless approved by Palm Creek Management. The cap material on all walls will be slump 'Rowlock' style and the color will be brown.
- b) All gravel groundcovers will be granite. The only color of granite allowed is Grande Rose as supplied by Pioneer Materials. The size and gradation is 'screened' 1/2". There are over 100 different colors of granite available in Arizona. If we allowed every color, visually it would be overwhelming and impossible to match at a future date if it needed to be 'touched up'.
- c) Mulch and wood chip groundcovers are not allowed. Heavy 'flash' rains and heavy winds that occur in the Sonoran Desert distribute this lightweight material everywhere. Scorpions can also be attracted to the decaying, moist wood chips.
- d) Trellises, arbors, pergolas and lattice works will be made of weather resistant wood (redwood or cedar) or metal that can hold up during our harsh summer winds, sun and heat. Absolutely no PVC plastic trellises, arbors, pergolas or lattice will be allowed in the Resort.
- e) Pavers, bricks and stepping stones will be 'earth tone' in color. No glass marbles allowed.
- f) Concrete colorants, stains and epoxy coatings will be 'earth tone' in color.

ADDENDUM: PROHIBITED PLANT SPECIES

TREES

Acacia Salicina
Acacia Saligna
Acacia Schaffneri
Albizzia Julibrissin
Brachychiton Populneus
Carya Illinoensis
Casuarinas spp.
Catalpa spp.
Chilopsis Linearis
Cupressus Airzonica
Eucalyptus spp.
Ficus Nitida
Fraxinus spp.
Gleditsia Triaacanthos
Grevillea Robusta
Jacaranda Mimosifolia
Juglans spp.
Lagerstromia spp.
Lagunaria Patersonii
Leucaena Retusa
Morus Alba
Olneya Tesota
Parkinsonia Aculeta
Pinus spp.
Pistacia spp.
Platanus spp.
Populus spp.
Rhus lancea
Salix spp.
Tamarix spp.
Ulmus Parvifolia

SHRUBS

Bougainvillea spp. **
Baccharis Sarothroides

GRASSES

Bamboo spp.
Pennisetum Setaceum

CACTUS

Cholla

*spp = multiple species

**Bougainvillea Variety "Torch Glow" is allowed at Palm Creek