

***Sunrise Pointe Vistas Homeowners Association
3280 S Camino Del Sol #110
Green Valley AZ 85622***

October 28 2011

Courtesy reminder and notice to all Owners of Sunrise Pointe Vistas HOA

Dear Homeowner:

Sunrise Pointe Vistas is a planned community created and governed by recorded deed restrictions (CCR's). The purpose of this concept is to ensure the development of the Association as it was originally envisioned. Further, the CCR's guarantee that Sunrise Pointe Vistas will continue to be a beautiful and well -maintained community.

Certain restrictions have been established in order to preserve the uniform and aesthetic appeal of the community. Although compliance may sometimes seem to be a personal annoyance, the CCR's are enforced logically and impartially. In this way, the property values are enhanced for all owners. The Association is responsible for ensuring that compliance with the CCR's is consistently maintained

During the summer the Board of Directors diligently prepared a new homeowners handbook. It has been approved by your Board and we are enclosing a copy for your personal records.

We are asking that all owners be "Good Neighbors". Many lots and homes currently have weeds. We ask that you please check your yard and insure that it is free of weeds, debris, dead plantings, dead tree branches, etc.

***Last but not least, please save this date! The Annual Meeting will be January 17 2012
Santa Rita Springs – Fiesta room at 6:30 pm. (same locations as last year!)***

Should you have any questions, please do not hesitate to call or email me.

Sincerely,



Debra E. Carson

Project Manager - Debra@AzPremierProperties.com

Homeowner's Handbook

Architectural Review Committee

of the

Sunrise Pointe Vistas Homeowners Association

Green Valley, Arizona

October 2011

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PURPOSE OF ARCHITECTURAL REVIEW COMMITTEE

Articles VIII and IX of the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Sunrise Pointe Vistas Homeowners Association and the Santa Rita Springs Master Association provide for an Architectural Control Committee (hereafter referred to as the Architectural Review Committee [ARC]) appointed by the Board of Directors of the Sunrise Pointe Vistas Homeowners Association. The purpose of the ARC is to clarify and enforce the existing CC&R's and to review homeowners' submittals for improvements made to homes or landscapes after the close of escrow.

Section 8.9 of the CC&R's gives the ARC discretion in reviewing proposed changes to a homeowner's property. "The ARC shall exercise its discretion in deciding whether or not an alteration or modification is in harmony with the overall scheme of the subdivision development. The ARC shall have the right to deny alterations or modifications for purely aesthetic reasons if the ARC considers the alteration or modifications to be unattractive in relation to the overall scheme of the development or if the ARC considers the alteration or modifications to be a nuisance or upset of design or if the ARC considers the alteration or modifications to be in contrast to or out of harmony with the style of existing structures or if the physical views of the properties will be disrupted by the alteration or modification."

Landscape and architectural standards are critical to the overall value of the community. The intent is to work with homeowners to protect the aesthetic appeal of the community in regards to overall appearance, architecture and landscapes.

SECTION I

LANDSCAPE AND ARCHITECTURAL GUIDELINES

Each homeowner in Sunrise Pointe Vistas signed a document during close of escrow agreeing to abide by the CC&R's for Sunrise Pointe Vistas. As part of a master planned community, each homeowner is also required to uphold the Declaration of CC&R's for Santa Rita Springs Master Association.

This Homeowner's Handbook is the Architectural Review Committee's attempt to provide a guide to the CC&R's that is brief, easy to read and will provide some specific guidelines in the area of landscape, architecture and other areas that affect the appearance of our subdivision. Each section is referenced to the CC&R's so you are able to refer to both documents as you consider improvements on your property.

Violations of these provisions are subject to the enforcement procedures described in SECTION III.

LANDSCAPING (Section 8 and Sections 9.6 thru 9.10, and 9.21 of the CC&R's)

NOTICE: Landscape design, yard art and any decorative items placed on homes that are visible from the street shall be in keeping with the Southwestern desert design of the subdivision.

The following shall require ARC approval:

- All landscaping to be placed on visible portions of each built-on lot or any new plantings whose subsequent growth may protrude above the wall. The character of the landscaping must be compatible with the standards set for the community.
- Landscaping by the builder or approval by the ARC is no guarantee that subsequent growth of trees and shrubs will not affect views. If such a situation exists, the ARC encourages homeowners to exercise good neighbor policy. Keep landscaping properly and considerately trimmed. Inform your neighbor if trees or shrubs are obstructing view.
- All lawn ornaments or large decorations which are visible from the street such as birdbaths, animals, statues, lantern men, gazing balls, fountains, etc.
- Hardscape accents such as brick pavers used to construct stepping stones and borders. Acceptable colors include desert hues and other natural colors.
- Hardscape materials such as concrete, brick, flagstone or tile used to construct patios, new or modified walkways, new driveway extensions, freestanding or retaining walls, seating areas or other similar structures.

The following shall not require ARC approval:

- Replacement of existing trees or shrubs in kind which may have died or been damaged.
- Holiday lawn ornaments or decorations installed 30 calendar days prior to the holiday and removed 14 calendar days after the holiday.

WALL DECORATIONS ON FRONT, SIDE OR BACK EXTERIOR OF HOUSE OR DECORATIVE ITEMS VISIBLE FROM THE STREET (Section 8.2 of the CC&R's)

The following shall require ARC approval:

- Any decorative items on the house and visible from the street such as wall sculptures (suns, animals, Southwestern designs, etc.).
- Any front porch furniture or decorative items visible from the street.
- Any patio awnings or extensions.

It is prohibited to hang laundry on property.

Any items placed on a common wall (such as planters, vases, birdfeeders, etc.) must be approved by the homeowners sharing the wall.

PAINTING UTILITY BOXES: Property of Tucson Electric Power, Cox, Qwest

The ARC has established a policy, approved at the April 8 (2003) meeting of our Board of Directors, for any homeowner wishing to paint utility boxes:

- Utility boxes may be painted in an oil-base paint that matches the house color with no decorations or designs to be added. Please submit your plan for ARC approval.
- If you have removed letters and numbers, please contact customer service of the utility company to arrange for replacement. If any of your utility boxes have tilted over time, you may also call customer service of the particular utility and request that the box be straightened.

LIGHTING (Sections 8.2, 8.9 and 9.11 of CC&R's)

The following shall require ARC approval:

- Flood lights, lampposts or other exterior lights. The light emitting element and reflecting device of all lighting units shall be hooded or shielded so that it is not visible from any adjacent lot. The wattage shall not exceed 40 watts per bulb.
- Motion lights must turn off within 5 minutes.

The following shall not require ARC approval:

- Accent Malibu type lighting if less than 15 lights are installed and the bulbs are white or amber, not exceeding 18 watts per bulb and not exceeding 24 inches in height from ground level. Illumination shall not cause excessive glare or light spillage onto adjacent lots.
- Holiday lighting installed no more than 30 calendar days prior to the holiday and removed 14 calendar days after the holiday associated with the lighting.

SECURITY/SCREEN DOORS (Sections 8.2 and 9.20 of the CC&R's)

No attachment to an existing structure shall be placed without submitting complete plans to the ARC with specifications showing the design, materials and color scheme. The ARC shall exercise its best judgment to the end that all improvements will conform to and harmonize with the existing surroundings and structures.

- Only decorative wrought iron is permitted to protect doors, windows and front or rear courtyards. Material used inside frame of door should be solar screen material or perforated metal, painted the same color as the frame of door.
- The color must be the same as the house or house trim or black.
- Designs on all security/screen doors require ARC approval. Designs shall be a desert or Southwestern motif.
- The frame and design of the door will be painted one color (monochromatic).

PATIO EXTENSIONS

In reviewing submittals for approval of patio extensions, the ARC will consider approving the following types of structures:

- Ramada-type extension made of wood or metal, painted with same color as the house. The structure should be in harmony with the design of the home. Both plan and elevation views of the structure must be included along with a drawing of lot dimensions and the exact location of the structure.
- Retractable awning with metal frames the same color as the house. Nylon/fabric awning can be extended 10 feet over the uncovered portion of the patio.
- Screened porch with metal frame and solar screen panels. The porch will enclose all or part of the patio area.

FLAGPOLES AND FLAGS

Flagpoles

- Must be at least ten (10) feet from any street and from all other lot lines. The top of the flagpole may be no higher than the highest point of the house and in no case may it exceed twenty (20) feet in height. Flagpoles shall be either a natural silver metal color or fiberglass. Only one flagpole per lot is allowed.

Flags

- Shall not exceed three (3) by five (5) feet in size.
- No more than 2 flags or 2 windsocks may be flown on any property.
- May also be flown from bracket-mounted poles near the garage area. The above flag sizes and number of flags also apply.

GUTTERS AND DOWNSPOUTS (Section 8.9 and 9.7 of the CC&R's)

The following shall not require ARC approval:

- Installation of gutters and downspouts painted to match the color of the house or trim adjacent to the installation.

It is prohibited to change the established rainwater drainage pattern within perimeter walls or elsewhere upon the lot.

REPAINTING HOUSE, TRIM, WALL OR FENCE (Sections 8.8 and 8.9 of the CC&R's)

The following shall require ARC approval:

- Any change or repainting of house, trim or wall colors.
- Stuccoing of interior or exterior of walls. Stuccoed walls MUST be painted to match the house color.

DRIVEWAY AND ENTRY WAY SURFACES (Sections 8.2, 8.9 and 9.21 of the CC&R's)

Each driveway or entryway must be concrete. Any sealer used on the driveway should be consistent with the original concrete color.

The following shall require ARC approval:

- Driveway extensions or accents such as brick or flagstone.

REAR AND SIDE YARD IMPROVEMENTS (Sections 8.9 and 9.6 of the CC&R's)

The following shall require ARC approval:

- Pools, spas, waterfalls and components such as slides, gazebos, machinery, etc.
- Any permanent structures such as storage sheds, patio fireplaces, patio covers, gazebos, awnings, etc.
- Any increase in wall height. All lot owners affected by the change must sign a request for changes made to a "shared" wall.
- Removal of a wall, or portion thereof, to facilitate access.

PLACEMENT OF TELEVISION DISHES (Section 9.19 of the CC&R's)

Installation of a television dish shall require ARC approval.

The ARC is aware of the Federal Communications Commission regulation which guarantees the right of any homeowner to get maximum possible reception from a television dish. However, the FCC does not prevent Homeowner Associations from regulating the placement of the dishes as long as reception is not impaired. Recognizing that dishes must face in a particular direction, the following regulations will apply to the installation of new dishes after permission from the ARC has been received:

- Maximum allowable diameter is 24 inches.
- Ground or wall installation is not allowed on that portion of the house facing the street.
- Ground installation is the first preference if reception is available on the side or rear of the house.
- Lower wall traversing to upper wall is the next choice if on the side or rear of the house.
- Roof is the next option. On slanted tile roofs, if possible, installation should be on that area not facing the street.
- Chimney installation is a last resort and the ARC expects that it will seldom be necessary.

CONDITIONS AFFECTING SAFETY AND APPEARANCE OF THE COMMUNITY

TRASH PLACED FOR PICKUP (Sections 9.11 and 9.14 of the CC&R's)

- All garbage or trash shall be placed or kept in covered trash containers. Plastic bags of trash may not be left for pickup due to birds and other wildlife.
- Trash should only be placed outside on days of trash pick-up.
- All rubbish, trash or garbage shall be removed from property and not allowed to accumulate.

NUISANCES (Section 9.11 of the CC&R's)

- Loud or offensive noise, excessively glaring or bright lights, foul odors or other nuisances shall not be permitted to exist or operate within the properties.
- Rubbish or debris of any kind, including animal feces, which would render a property unsanitary, unsightly or offensive will not be permitted.
- Weeds and dead vegetation must be removed from all lots or yards.

PARKING AND STORAGE OF VEHICLES (Section 9.13 of the CC&R's)

- Owner's motor vehicles shall be stored in a garage. If there is insufficient room in the garage, a vehicle may be parked upon the paved driveway of the residence. Owners shall not routinely park vehicles on the street. This is only permitted while loading or unloading or while the homeowner is performing household activities in the garage.
- Parking and/or storing of recreational or commercial vehicles is prohibited on all portions of the properties.
- Recreational vehicles owned by members or guests may be parked on the driveway of an owner's lot or on the street for no more than two (2) days and one (1) night within any fourteen (14) day period. Large RV Vehicles that cannot be accommodated other than on the street should be parked in such a manner that provides minimal obstruction of traffic. Use of a recreational vehicle as sleeping quarters on either a temporary or permanent basis is strictly prohibited on any portion of the properties.
- Guest vehicles are permitted to park on the street for no more than 6 hours during any 24-hour period.
- Any guest's automobile which will be parked overnight must be parked in the driveway of the residence.
- Outside storage or parking of motor vehicles in stages of construction, reconstruction, modification or rebuilding parts of motor vehicles such as frames, bodies, engines or other parts or accessories is prohibited.

ARC Tree Policy: to be placed in Homeowners' Handbook under Landscape and Architectural Guideline (Sections 9.8 and 9.9 of the CC&R's)

The following shall require ARC approval:

Any tree to be placed on homeowner's property in front or back yard.

The following resources are available to homeowners who wish to get the right tree for the right place:

- ARC list of 12 best small trees (20 feet tall or less) for landscaping in Green Valley. The list, developed by Greg Corman at Gardening Insights in Tucson, may be obtained from a member of the ARC. It is posted on the Sunrise Pointe Vistas website: www.SunrisePointVistas.homestead.com/SPV_HOA.html
- Master gardeners are available to discuss trees and provide handouts at the Pima County Cooperative Extension Office on La Canada in Sahuarita.

See Appendix A for acceptable trees and plants.

See Appendix B for trees and plants which are prohibited in Sunrise Pointe Vistas.

SECTION II

APPROVAL AND COMPLETION OF ADDITIONS (Sections 8.9 thru 8.15 of the CC&R'S)

Except for work to repair damage and/or to return the premises to the original condition, all exterior changes, additions to an existing home or landscape changes must be submitted to the ARC for consideration. The ARC meets each month. Dates and times of meetings are subject to change.

Each submittal must include full details of the planned project including:

- The lot owner's name, phone number, address and lot number.
- Name, address, license and phone number of any contractor(s) to be used.
- A detailed description of work to be done.
- A list of materials to be used, including any make and model if applicable, and color schemes. Please provide accurate scale drawings (approved by Pima County, if necessary) and the exact location of the proposed addition or deletion including a surveyor's report where applicable. An elevation of the structure must be attached for room additions or other structures that tie into the roofline.

The Committee will accept and review only signed correspondence written by the concerned or requesting party. Please use an ARC Submittal Form for Improvements which may be obtained from an ARC member or downloaded from the Sunrise Pointe Vistas web site: www.sunrisepointvistas.homestead.com/SPV_HOA.html.

No project may be started until the ARC has issued a written approval. The ARC shall have no more than 45 calendar days after receipt of a complete submittal to review and respond to a request for exterior changes to a home or lot. If the ARC fails to respond within 45 calendar days, the homeowner may proceed with the project.

Licensed Contractors

The ARC advises that homeowners select a licensed and bonded contractor for any improvement projects of their property. Contractor licensing status may be checked by calling the Registrar of Contractors.

SECTION THREE

ENFORCEMENT PROCEDURES AND PENALTIES

NOTICE: Pursuant to Arizona Statutes Section 33-1803, which provides that, after notice to the Owner and an opportunity for a hearing before the Board of Directors, the Association is empowered to impose fines for violations of the CC&R's.

- **Nonconforming Improvements to Property or Violations of CC&R's**

The ARC will issue a written notice to an Owner stating nonconforming architectural improvements or violations of our CC&R's. The notice will specify the nature of the nonconformity or violation and the action required of the Owner to correct the violation and give a time period of 30 calendar days to make the correction. The notice will include a statement that any subsequent violation of the same rule may result in the imposition of sanctions, including liens and fines.

- **Written Notice of Hearing**

If a violation continues past the period allowed in the written notice, the Board of Directors, through its management, shall serve the Owner with written notice of a hearing to be held by the Board of Directors. The notice shall contain:

- The nature of the alleged violation.
- The time and place of the hearing which shall be not less than ten (10) calendar days from the date of the notice.
- An invitation to attend the hearing and produce any statement, evidence and witnesses on the Owner's behalf; the proposed sanction to be imposed which may include the imposition of a fine and the payment of any attorney fees incurred by the Association.

- **Hearing**

The hearing shall be held by the Board of Directors in executive session. The Owner shall be afforded a reasonable opportunity to be heard. Prior to any sanction becoming effective, the Board shall submit proof of the notice and the invitation to be heard which shall be attached to the minutes of the meeting. Such proof shall be deemed adequate if the officer or person who delivered such notice enters a copy of the notice together with a statement of the date and manner of delivery into the minutes. The notice requirement is satisfied if the Owner appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanctions imposed.

- **Fines and Sanctions**

At the conclusion of the hearing, the Owner shall be excused from the hearing and the Board shall determine the amount of the fine to be imposed based on the seriousness of the violation, whether this is a first violation or a continuing

violation, whether the type of offense poses a danger to property or any person and whether the Owner agrees to abate the violation within the time specified by the Board. After the amount of the fine is determined, the Board shall send notice to the Owner of the amount of the fine, any other sanctions imposed by the Board and the due date for payment of the fine.

The Board has the power to impose a fine for each day that the violation continues and to accelerate the fine based on the length of time that the violation continues. The Board may also impose on the Owner as an additional penalty any attorney fees incurred by the Association which relate to the violation and/or the hearing.

Each day a violation continues after notice to cease has been given shall constitute a separate violation. Depending upon the violation, there may be a combination of penalties, including fines that range as follows:

- Minimum monetary assessment of \$10.00 and/or \$10.00 for each day that the violation exists and/or continues.
- Maximum monetary assessment of \$100.00 and/or \$10 for each day that the violation exists and/or continues during the first 30 calendar day period. If the violation continues past 30 calendar days, the fine will be increased to \$20 per day for the second 30 calendar day period and \$30 per day for the third 30 calendar day period.
- Minimum suspension of voting for a period not to exceed 60 calendar days.
- Maximum suspension of voting for additional 60 calendar day periods if any such infraction is not corrected during the preceding 60 calendar day suspension period.

- Payment of Fines and/or Penalties

The Board shall advise the Owner that any fine which is not paid within fifteen calendar days of its due date is delinquent and is subject to a late payment penalty of 10% of the amount of the fine or \$15.00, whichever is greater, as provided for in Arizona Statutes Section 33-1803.

In the past, the Association's course of action to collect non-paid debts was to file liens on properties. This guaranteed collection of the debts upon sale of the property. While effective, such means of collection was not timely. Therefore in the future in addition to filing liens, the Association will also pursue collection through collection agencies and through other legal means. In such cases, the Owner will be responsible for the costs incurred by the Association.

APPENDIX A

Small Trees for Landscaping in Green Valley

List developed by Greg Corman at Gardening Insights in Tucson

Trees are usually the largest and most important components of a landscape so getting the “right trees for the right places” is essential for a design that will function well and look good. This might seem obvious but poor tree choices are common and it’s not hard to find evidence like “truck-pruned” street trees, mangled plantings under utility wires and topped trees near billboards. These problems are often the result of putting BIG trees where SMALL trees would have been better. Small trees are ones that normally grow to 20 feet tall or less and can be pruned to have single or multiple trunks and a raised canopy.

The trees listed below are low or moderate water users and are proven to tolerate the heat and cold of this area. They are just a few of the possible species for planting here. A more extensive list is available from Gardening Insights. Call 520-603-2703 for a complimentary copy.

1) *Acacia aneura* “Mulga”

Mulga is a small tree with variable growth habit and leaf shape. Generally it has an upright habit with rather narrow leaves. Yellow flowers appear after good rainfalls but are not significant enough to be an important horticultural feature. Mulga is drought and frost tolerant. It is an attractive gray Australian tree that looks good with Sonoran desert plants and is ideal for patios, medians and streetscapes where a low maintenance, thornless tree is required. Grows to 18-20 feet and is very low maintenance and uses little water.

2) *Acacia berlandieri* “Guajilo”

This Texas tree is ferny and lacy, lending a soft, tropical feel to a landscape. It is drought and frost tolerant, grows fairly quickly and is mostly thornless. By nature it is a shrub but it can be pruned into a tree and is easily maintained that way. In mild climates it is nearly evergreen and reaches 15 feet in height. It is attractive in flower, easy to care for and makes an ideal patio or oasis zone tree.

3) *Acacia schaffneri* “Twisted acacia”

The leaves of twisted acacia grow closely along its branches and create a sculptural effect. It is a very drought and cold tolerant species that can be evergreen but is deciduous in colder winters. With its strange growth habit and bright yellow flowers, twisted acacia makes a great specimen tree.

4) *Chamaerops humilis* “Mediterranean fan palm”

This palm is one of the hardiest species and is grown as far north as Vancouver. It does very well in the desert Southwest and provides a tropical look without growing out of scale like most palms. Its small size, multi-trunked habit and deep green foliage make it a perfect oasis zone plant.

5) *Ebenopsis ebano* “Texas ebony”

This mostly evergreen tree has glossy dark foliage that lends a tropical effect to a garden. It is very thorny and difficult to maintain when small but eventually grows beyond the need for pruning and is worth all the scratches it caused. Texas ebony is certainly one of the most attractive trees for Southwestern landscapes. It even looks good bare with interesting gray bark and zigzag branches. It is drought and frost tolerant and quite clean too. Note: It can exceed 20 feet tall in very favorable and warm conditions.

6) *Eucalyptus torquata* “Coral gum”

Gum is a term usually reserved for smooth barked Australian trees but this tree has dark gray bark that does not peel like that of many Eucalypts. It is a “well behaved” tree with gray-green leaves and coral pink flowers. Its upright habit makes it a good street tree. It grows at a moderate rate. Because the flower color can vary from a deep coral to a pale, uninteresting white, purchase Coral gum in bloom.

7) *Eysenhardtia orthocarpa* “Kidneywood”

Kidneywood grows upright and reaches 15 feet tall. It attracts butterflies. It is a deciduous tree with shaggy tan bark and fragrant white flowers. It is easy to maintain, thornless and quite clean because its leaflets and seeds are small and don’t create much litter. Kidneywood is a native of southern Arizona. Many tree experts agree that it should be used more in desert landscapes.

8) *Havardia pallens* “Tenaza”

Tenaza is an upright, thorny and ferny leaved tree that grows quickly and makes a great street or median tree. Its fuzzy flowers attract lots of insects and smell nice too. It is generally evergreen and tolerates temperatures in the low 20’s. Tenaza deserves wider use in desert landscapes.

9) *Parkinsonia microphylla* (*Cercidium microphyllum*) “Foothills palo verde”

This tree is common in southern Arizona. It has green bark and multiple trunks near the base. Masses of yellow flowers appear in late spring. This is a good tree to buy large because of its slow growth rate. It tolerates heat and cold and poor soils. Naturally occurring specimens are intolerant of irrigation or heavy pruning.

10) *Sophora secundiflora* “Texas mountain laurel”

Texas mountain laurel is usually a shrub but it can be trained into an attractive tree with little effort and lots of time. It has glossy evergreen leaves and purple flowers that smell like grape “Kool-Aid” and attract big black carpenter bees. It is drought and cold tolerant but suffers damage from caterpillars some springs. The leaves are replaced quickly but if the flower buds get eaten, there is no spring show. The seeds of Texas mountain laurel are poisonous but are so hard they present little real risk.

APPENDIX B

PROHIBITED TREES AND PLANTS (See symbol key following.)

<u>Tree/Plant Name</u>	<u>Reason for Prohibition</u>
Arborvitae (<i>Thuja</i> species)	H,P
Arizona Cypress (<i>Cupressus arizonica</i>) or Italian Cypress (<i>Cupressus sempervirens</i>)	S,P
Ash species (<i>Fraxinus</i>)	S, P, L
Aspen (<i>Populus</i> species)	S,I,W,R,B
Bermuda Grass (<i>Cynodon</i> species, except seedless TIF series)	A, W, I California
Pepper (<i>Schinus molle</i>)*	R,S,L,P
Cottonwood (<i>Populus</i> species)	S,I,W,R,B
Date Palm (<i>Phoenix dactylifera</i>)	S,P
Desert Broom (<i>Baccharis sarothroides</i>)	A,I
Elm species ((<i>Ulmus</i>))	I,S,P,R
Eucalyptus species	S,P,L
Fountain Grass (<i>Pennisetum setaceum</i>) – except purple form	I,L
Ivy English or Algerian (<i>Hedera</i> species)	I,P,H
Mexican Fan Palm (<i>Washingtonia robusta</i>)*	S
Mulberry (<i>Morus alba</i>)	S,P,A
Olive (<i>Olea europaea</i>) except fruitless selections, e.g. "Swan Hill" "Wilsonii" or "Little Ollie"	I,S
Pampas Grass (<i>Cortaderia selloana</i>)	I,S
Injurious leaves, can grow to 20 ft. tall, very invasive	S,L
Pine (<i>Pinus</i> species) except <i>Pinus edulis</i> , <i>Pinus</i>	S,W,I,R,B
Poplar (<i>Populus</i> species)	S,B,R
Silk Oak (<i>Grevillea robusta</i>)	S,I,P,H
Sycamore species (<i>Platanus</i>)	I,B,L
Tamarisk (<i>Tamarix aphylla</i>)	I,S,B,P,W
Weeping Willow (<i>Salix babylonica</i>)	

Symbols Key

A = Allergenic
 B = Brittle to breakage
 F = Frost sensitive
 H = Heat, aridity sensitive
 I = Invasive
 L = Heavy Liner

P = Pest prone
 R = Subject to root rot
 S = Size is unacceptable
 W = Excessive water required

*Acceptable with appropriate site and written comments from neighbors.

The list of prohibited trees/plants has been reviewed and approved as appropriate for Green Valley by Pima County Master gardeners.