

# Wayne Ranch Community Association Design Guidelines



Wayne Ranch Community Association  
P.O. Box 5720  
Mesa, AZ 85211

PREFERRED COMMUNITIES  
"LOVING WHERE YOU LIVE."



**ARCHITECTURAL  
DESIGN GUIDELINES**

**FOR**

**WAYNE RANCH  
COMMUNITY  
ASSOCIATION**

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## WAYNE RANCH DESIGN GUIDELINES

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### ANTENNAS

Antennas one meter or less in diameter or diagonal measurement which are designed for over-the-air reception of signals from direct satellites (DHS), multi-channel multi-point distribution (wireless cable) providers (MMSAS) or television broadcast stations (TVBS), together with their associated mounting hardware and mast, if applicable (as "Antenna System") and which are placed, installed or kept outside a Dwelling Unit must comply with the following restrictions, unless the particular restriction would impair the user's ability to receive signals from a provider of DBS, MMDS, or TVBS (a "Provider"):

- An Antenna System must be placed on the Lot in such a manner so as not to be visible from any other Lot, Common Area or street.
- If an Antenna System cannot be placed on the Lot in such manner as to not be visible from any other Lot, Common Area or any street without impairing the user's ability to receive signals from Provider, an Antenna System must be screened by landscaping or by some other means so that it is not visible from any other Lot, Common Area, or any street.
- If no other location is available without impairing the user's ability to receive signals from a Provider and an Antenna System must be mounted on a residence or other structure and is visible from and other Lot, Common Area or any street, the Antenna System must be painted a color which will blend into the background against which the Antenna System is mounted.

### AWNINGS

Awnings are prohibited (except temporary awnings utilized at the model complex during the sales/marketing window.)

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## **APPROVALS**

Pursuant to the Declaration of Covenants, Conditions & Restrictions, Builders desiring to construct improvements within Wayne Ranch must be approved by the Architectural Control Committee or their designee (the "Committee") prior to submittal to the City or the commencement of construction and must include, as applicable, the following:

- Floor plans for each proposed improvement.
- Elevations of home or proposed addition or alteration.
- Exterior paint color samples.
- Sample roof tiles with list of manufacturer, style, model number and/or color.
- Landscape plans and plant lists.

## **ARCHITECTURAL STYLE**

All homes will be constructed in a southwestern style.

# WAYNE RANCH

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### **BASKETBALL GOALS**

Basketball goals are permitted in front yards adjacent to driveways only upon prior written approval from the Committee and if they are pole mounted and permanently installed. Pole and/or mounting fixtures are required to match the exterior house colors. **Basketball goals may not be attached directly to any residence.**

- Permanent basketball poles located in front or rear yards must be painted to match the color of the body of the exterior of the home.
- Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. Clear Plexiglass backboards are acceptable without painting.
- All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitute grounds for fines and/or removal.
- Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
- Courts may not be painted or permanently outlined on the driveway or other concrete surfaces.
- Lighting for night use of the equipment is prohibited
- Portable basketball goals are expressly prohibited, except in rear yards with adjacent neighbor approval.
- Permanent basketball goals located in the rear yard must comply with all of the above applicable guidelines.

### **BUILDING HEIGHTS**

Building heights are limited to two-story structures with a maximum height of thirty (30) feet above the finished floor.

### **COLORS/TONES**

Exterior colors of all buildings and structures will be southwestern, desert hues and must be approved by the Committee. Southwestern accent trim colors are permitted. Bright colors will not be permitted. Any change of exterior color, body or trim, must have prior approval of the Committee.

### **CONSTRUCTION PERIOD**

Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent of a different deadline for completion of construction (which may be shorter or longer, at the discretion of the Committee), such construction shall be completed within six (6) months from the date of the Committee's approval of the application.

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## **DISCLAIMER FOR LIABILITY**

The Committee shall have no liability in connection with or related to approved or disapproved plans, specifications, or improvements. The approval of plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

It is strongly recommended that the owner retain professional services for building design construction and landscape planning and design.

## **DRIVEWAYS**

Widening of driveways requires prior approval of the Committee. The Committee submission must include a dimensioned plan of the existing lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surfaces must be stated on the plan.

## **EXTERIOR HOUSE MATERIALS**

Finished building materials must be applied to all exterior sides of buildings and structures (final paint or stucco finish). Acceptable materials include stucco, masonry and brick (approved by the Committee).

## **FENCING AND WALLS**

Rear yard fencing is required on all lots and shall be approximately 6' in height as measured from adjacent ground level, unless otherwise approved by the Committee. Fencing located between dwelling units and facing the street (commonly known as fence returns) shall be stuccoed and painted, stained or integral colored so as to be consistent throughout the subdivision. All fencing between dwelling units, not facing or adjacent to public right-of-way or open space can be unfinished block.

### *Fencing not permitted:*

- Chain Link
- Wood Slat
- Wood Picket
- Free Standing on Property Line

Wood slats are permitted as part of a metal frame gate within a masonry block fence.

Garden walls are permitted to a maximum height of 48" and must match the architectural finish, texture, and style of the house.

# **WAYNE RANCH DESIGN GUIDELINES**

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## **FINE GRADING AND MOUNDING**

Fine grading is a critical aspect of landscaping. Each lot shall be graded such that all storm water will drain away from the house. It is extremely important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. Because of the difficulty and importance of maintaining the individual lot drainage pattern and creating natural appearing mounding, it is recommended that a Registered Landscape Architect or design professional be consulted. Mounding and other proposed grade changes will be closely scrutinized.

## **FLAGPOLES**

Homeowners are strongly urged to use brackets mounted on the house or garage to display flags. The only flags, which may be displayed without prior approval, are the American flag, State flags and military flags.

When installing flagpoles, the poles cannot exceed 20' in height and have a removable sleeve, must be painted to match the exterior house paint color and be located within 10' of any part of the house structure. The flag must be displayed in compliance with the Federal Flag Code (copies may be obtained from the property manager). Flag sizes may not exceed 3' x 5' in diameter. If the flag is not being flown for a period exceeding one week, pole must be removed from sleeve and stored as to not be visible by any neighboring property until continued use is re-established. A map of the lot indicating the location of the pole must be submitted to the ACC prior to installation regardless of intended flag to be displayed.

## **GARAGES**

All home construction must have an enclosed garage integrated with the house. Garage doors shall be sectional and windows are encouraged. Garage doors should remain closed when the garage facility is not in use. Open carports or garage conversions are not permitted except in the case of model homes whereby conversions are permitted until the end of the selling period when they must be restored to a full garage.

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## **GATES**

Gates must have a metal frame and may have wood slats. Gates opening onto common areas are prohibited. Double gates, where permitted, may be installed to allow wider accessways to back yards. Double gates must also have metal frames and may have wood slats. All gates must be natural wood colored or painted to match the color of the adjacent block wall.

Gates shall not be permitted in any perimeter theme wall without prior approval of the Committee.

## **HEADER MATERIAL**

Headers shall be used to contain and separate rock ground cover from grass and common areas. Brick, steel, concrete and 1/4" pressure treated redwood is permitted. Headers may not exceed 12" in width and shall be flush where they abut other paved areas. Railroad ties, plastic, aluminum, or redwood header smaller than 1/8" x 4" are prohibited.

## **IRRIGATION SYSTEMS**

All landscaped areas must be equipped with an underground irrigation system. A low-pressure drip irrigation system is encouraged for all trees, shrubs and ground cover areas. Daytime watering of shrubs and turf areas should be avoided.



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## LANDSCAPE REQUIREMENTS

In order to develop landscaping consistency throughout the neighborhood, a minimum of two (2) 15-gallon trees and six (6) 5-gallon plants are required in the front yard of each lot. These will be selected from the plant list as described in Exhibit A. Plants listed, as "for rear yards only" should not be used in front yards. Covered open porches, courtyards, low walls, fountains or other features, may be used to supplement and create imaginative landscape designs subject to approval of the Committee and any other stipulations contained within these Design Guidelines.

To the extent landscaping conforms to the requirements set forth herein, no approvals shall be necessary. Non-conforming landscaping is subject to removal or conformance if not otherwise approved by the Committee.

Each individual home site will be required to complete front yard landscaping within ninety (90) days from the date of certificate of occupancy. It is recommended that backyard landscaping be installed at this time too, since construction access to the backyard is often through the front yard.

Again, it is strongly recommended that the owner retain professional services for landscape planning and design.

## LIGHTING

The use of outside lighting is allowed with the following restrictions:

- Exterior lighting must be soft and indirect with no light sources directly visible to neighboring properties or creating any nuisance.
- No colored light bulbs, lenses, or reflections are permitted.
- No outdoor flood lights where light spills over onto a neighbor's property except in the case of model home(s).
- Low-pressure sodium bulbs are discouraged.
- All outside lights shall be screened wherever possible with walls, plant materials or internal shielding.
- Malibu type lights are permitted.
- Low voltage lighting is acceptable.

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## ORNAMENTS

No figurines, shrines or fountains are permitted in front yards unless screened from view of the street (see Water Features Section for specific permitted criteria.) All functional and/or decorative items must be approved before being placed in the front yard or rear yard with view fencing (i.e.: swings, benches, stools, etc.)

## PATIO COVERS

Patio covers must be painted to match the existing trim of the home and all must have a permit issued by the City/Town. Roofing materials shall match that which was installed by the builder on the original roof of the home or that which were offered as an option by the builder for the patio cover. Asphalt, shingles (including rolled shingles) are expressly prohibited. Roof shall be flat or match the pitch of the home. All patio covers, not installed by the builder, will need to be reviewed by the Committee on an individual basis prior to installation.

## POOLS AND SPAS

Plans for pools and spas need not be submitted for Committee approval.

Pool slides need to be approved and will be considered based upon appearance, height, and proximity to other properties.

Perimeter walls on lots bordering common landscaped areas may not be torn down for access during pool construction. Access must be gained by tearing down a front wall of the lot, leaving the perimeter wall intact, thereby assuring the texture and color consistency throughout the community. Any walls removed for pool construction must be rebuilt and finished to match the original.

All pool and spa equipment must be screened from view of neighboring property.

### Pool Fencing:

The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing shall be a neutral earth tone color to match or blend with the exterior color of the home and meet all City, State and Federal requirements.

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## **ROCK GROUND COVER**

Rock ground cover may be decomposed granite or other natural rock material approved by the Committee. All bare earth must be covered.

### **Decomposed Granite**

Decomposed granite in the front yard or areas visible from the street must be earth toned in color. Acceptable colors include:

- Amber
- Coral
- Gold
- Red
- Mauve
- Beige

Artificially colored rocks (blue, green, white or other non-earth tones) are not permitted. Only  $\frac{3}{4}$ " or  $\frac{1}{2}$ ' minus or screened sizes are acceptable. All decomposed granite shall be spread a minimum of 2" deep, and shall be treated with pre-emergent weed control at regular intervals to retard weed growth.

### **Boulders**

Only granite boulders of a color similar to the indigenous rock of Arizona are allowed. They must be buried with  $\frac{1}{3}$  the diameter below grade.

### **River Run Rock**

River run rock shall be 3" to 8" in diameter. Not more than 10% of the front yard landscape area may be river run rock.

## **ROOF MOUNTED MECHANICAL EQUIPMENT**

In general, roof mounted mechanical equipment is prohibited. Solar panels may be permitted, however, if located on the roof pitch opposite the street side elevation and screened so that it is not visible to the adjacent property. Screening must be compatible with the building design and all roof mounted mechanical equipment must be approved by the Committee.

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## **ROOFING**

Roof covering materials shall be concrete tile. No composite shingle roofing or shake will be allowed.

All vent pipes extending through a roof shall be painted to match the roof tile. All flashing will also be painted to match the roof tile.

Overhead screens, shade covers, patio roofs and other similar structures shall be integrated into the design of the home and constructed of materials and color to match or complement the structure or shall be screened with a parapet wall. All such roofs must be submitted to the Committee for approval prior to installation.

## **SECURITY DOORS AND SCREEN DOORS**

Security doors, security gates and screen doors must be submitted to the Committee for approval prior to installation.

## **SETBACKS AND STREETSCAPES**

No two (2) front elevations that are identical are permitted to be built adjacent to one another. This will ensure visual relief and varying streetscapes throughout the project.

## **SOLAR PANELS**

Solar panels will not be permitted unless approved by the Committee. Any approved solar panel will blend with the existing roof and be screened from view. Panels can have a surface area of eight (8) feet by six (6) feet and must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline and must not be visible from public view. Any solar panels and/or equipment exceeding a surface area of eight (8) feet by six (6) feet must be ground mounted and shall not be visible from neighboring property or public view.

## **STORAGE SHEDS**

Storage sheds will need to be submitted for approval by the Committee: They should not exceed the maximum height of the immediately surrounding wall(s) or fence(s) and should be screened from view of all common areas. If the shed height will exceed surrounding walls or fences, Approval of the Neighbor Acknowledgement Form (herein attached) is needed and must be attached to your submittal for approval. A minimum setback of seven feet (7') must be utilized from all party or perimeter walls/fences.

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### **SWING SETS, PLAY STRUCTURES**

The location of swing sets, play structures and the like are subject to approval of the Committee if they can be seen by a neighbor standing in their yard looking over the adjacent fence separating lots. The Committee will consider a request for locating swing sets, play structures and the like if the properly filled out form (Exhibit B) is attached to the request together with a detailed drawing or photograph. A swing set, play structure request needs to include a dimensional backyard layout and approval of the structure by the two closest neighbors to the play structure and/or swing set at the time of installation.

### **TURF (GRASS AREAS)**

Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls, or topographical features such as mounding or boulders.

### **VARIANCES**

In the event a variance is requested, the following items must be submitted to the Committee.

- A typed letter referencing the address of the home involved, the name of the subdivision, a request that a variance be granted, a description of the variance(s) requested, and the reason for needing the variance(s).
- Any plans, photographs or other visual aids, which will help to explain the variance(s) request, should be included.
- If a landscape variance is requested, a landscape plan should be prepared and submitted which shows the footprint of the house and indicates plant varieties and locations.

The Committee will endeavor to respond in writing to a request for variance(s) within thirty (30) calendar days of receipt.

### **WATER FEATURES**

Water features are permitted within rear yard areas. Any items in the rear yard must not exceed the fence line height. Water features will be permitted in the front yard only if the feature is located near the entry to the house and if it is screened from view of the street by a 36" to 48" high decorative wall.

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**WINDOW COVERINGS** Permanent draperies or suitable window treatments shall be installed on all front-facing windows within sixty (60) days of occupancy. All first floor windows visible from the street must have customary window treatments. Newspaper, sheets or reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall not be installed or placed upon the outside or inside of any windows. Bright colors are not permitted.

No aluminum material or other reflective material(s) may be installed in windows. Bronze or charcoal sunscreen material may be installed. The frame or window/sun screens must match the screen material or the existing window frames.

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## EXHIBIT A

### APPROVED PLANT LIST

The following is the approved plant for the selection of plants for home and landscape tract landscaping. Plants not on the list may still be used with the approval of the Committee. Homeowners are encouraged to develop a landscaping plan for their properties and then select plants that will look good on the property and in the context of neighboring properties. Property owners should be mindful of the water and irrigation requirements for specific plants and groups of plants, the maintenance requirements, and the size and shape that selected plants will attain in the coming years.

Homeowners can develop a landscaping plan with a desert theme, or a more lush landscape theme, or a combination of both. Landscaping suited to the southwest desert environment is highly recommended. Homeowners may use decomposed granite, or grass turf or a combination of both, in front yard areas in conjunction with their selected plant material.

### SOUTHWEST DESERT LANDSCAPE PLANT LIST

	<u>Common Name</u>	<u>Botanical Name</u>
Trees	Abyssinian Acacia	Acacia abyssinica
	Argentine Mesquite	Prosopis alba
	Blue Palo Verde	Ceridium floridum
	Chilean Mesquite	Prosopis chilensis
	Creosote Bush	Larrea divaricata
	Desert Fern	Lysiloma microphyllum
	Desert Ironwood	Olneya tesota
	Desert Spoon	Dasyilirion wheeleri
	Desert Sweet Acacia	Acacia smalli
	Desert Willow	Chilopsis linearis
	Foothill Palo Verde	Cercidium microphyllum
	Golden Ball Lead Tree	Lucaena retusa
	Honey Mesquite	Prosopis glandulosa
	Mescal Bean	Sophora secundiflora
	Mexican Ebony	Pithecellobium mexicana
	Palo Blanco	Lysiloma candida
	Palo Brea (Sonoran Palo Verde)	Cercidium praecox
	Palo Blanco Acacia	Acacia willardiana
	Screwbean Mesquite	Prosopis pubescens
	Shoestring Acacia	Acacia stenophylla
	Sweet Acacia	Acacia farnisiana
	Texas Ebony	Pithecellobium flexicaule
	Velvet Mesquite	Prosopis velutina
	Western Honey Mesquite	Prosopis glanulosa

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	White Bark Acacia	Lysoma candida
Agave	Cowshorn Desmettiana Marginata Mescal Ceniza Murphy's Octopus Parry's Royal Smooth-edged	Agave bovicornuta Agave desmettiana Agave americana Agave colorata Agave murpheyi Agave vilmoriniana Agave parryi Agave victorae-reginae Agave weberi
Aloe	African Aloe Coral Aloe Medicinal Aloe Tree Aloe Tree Aloe	Aloe saponaria Aloe striata Aloe barbadensis Aloe ferox Aloe mariothii
Cacti	Beavertail Prickly Pear Blind Prickly Pear Buckhorn Cholla Compass Barrel Cactus Englemann's Prickly Pear Fishhook Barrel Golden Barrel Cactus Hedgehog Cactus Hildmann's Cereus Mexican Organ Pipe Purple Prickly Pear Robust Prickly Pear Saguaro Santa Rita Prickly Pear Teddy Bear Cholla Trichocereus	Opuntia basilaris Opuntia rufida Opuntia acanthocarpa Fercactus acanthodes Opuntia phaeacantha Feroactus wislizenii Echinocactus grusonii Echinocereus engelmannii Cereus hildmannianus Pachycereus marginatus Opuntia macrocentra Opuntia robusta Carnegia gigantea Opuntia sanat-rita Opuntia bigelovii Trichocereus candicans
Ocotillo	Ocotillo Ocotillo Macho, Chunari	Fouquieria splendens Fouquieria macdougalii
Yucca	Banana Beaked, Beard Blue Joshua Tree Soaptree Spanish Dagger/Palm Lily	Yucca baccata Yucca rostrata Yucca rigida Yucca brevifolia Yucca elata Yucca gloriosa



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	Curveleaf/Pendulous Yucca	<i>Yucca recurvifolia</i>
	Spanish Bayonet/Dagger Plant	<i>Yucca aloifolia</i>
	Yellow/Red	<i>Hesperaloe parviflora</i>
Shrubs and Ground Covers	Senna	<i>Cassia purpurea</i>
	Arizona Rosewood	<i>Vauquelinia californica</i>
	Arizona Sophor	<i>Sophora arizonica</i>
	Bambo Grass	<i>Muhlenbergia dumosa</i>
	Beard Tongue/Parry's, Canyon, Firecracker, Rock, Scarlet	<i>Penstemon species</i>
	Bird of Paradise	<i>Caesalpinia platyloba</i>
	Black Dalea (Sierra Nigra)	<i>Dalea frutescens</i>
	Blue Ranger (Cimarron Sage)	<i>Leucophyllum zygophyllum</i>
	Blue Sage	<i>Salvia charnyorioides</i>
	Brittle Bush	<i>Encelia farinosa</i>
	Boothill	<i>Eupatorium greggi</i>
	Bull Grass	<i>Muhlenbergia emersleyi</i>
	Candle Bush	<i>Cassia circinnata</i>
	Catclaw Acacia	<i>Acacia greggii</i>
	Chihuahuan Sage	<i>Leucophyllum laevigatum</i>
	Coahuilan	<i>Hesperaloe funifera</i>
	Copper Bird of Paradise	<i>Caesalpinia pumila</i>
	Coral Yucca	<i>Hesperaloe narviflora</i>
	Cresote Bush	<i>Larrea tridentata</i>
	Crucifixion Thorn	<i>Canotia holacantha</i>
	Deer Grass	<i>Deer Grass</i>
	Desert Bird of Paradise	<i>Caesalpinia gilliesii</i>
	Desert Carpet (Trailing Acacia)	<i>Acacia Redolens</i>
	Desert Cassia	<i>Cassia nemophila</i>
	Desert Holly	<i>Atriplex hymenelytra</i>
	Desert Lavender	<i>Hyptis emoryi</i>
	Desert Milkweed	<i>Asclepias subulata</i>
	Desert Ruellia	<i>Ruellia penninsularis</i>
	Desert Salt Bush	<i>Atriplex polycarpa</i>
	Desert Spoon	<i>Dasyliron wheeleri</i>
	Fairy Duster (Baja Red)	<i>Calliandra californica</i>
	Fairy Duster	<i>Calliandra penninsularis</i>
	Feather Dalea	<i>Dalea pulchra</i>
	Feathery Cassia	<i>Cassia artemesiodes</i>
	Fern Acacia	<i>Acacia angustissima</i>
	Firecracker Bush	<i>Justica candicans</i>
	Four Wing Salt Bush	<i>Atriplex canescens</i>
	Golden Wonder Cassia	<i>Cassia goldmannii</i>
	Goodings Verbena	<i>Verbena Goodingii</i>

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Green Cloud/White Cloud	<i>Leucophyllum frutescens</i>
Hop Bush	<i>Dodonea viscosa</i>
Hummingbird Flower	<i>Zauschneria latifolia</i>
Indigo Bush	<i>Dalea bicolor</i>
Indigo Bush	<i>Dalea wislizeni</i>
Jojoba	<i>Simmondsia chinensis</i>
Justica	<i>Justica Fulvicoma</i>
Leather Leaf Acacia	<i>Acacia craspedocarpa</i>
Little Leaf Cordia	<i>Cardia parviflora</i>
Mealy Cup Sage	<i>Salvia farinacea</i>
Mescal Bean, TX Mtn. Laurel	<i>Sophora secundifolia</i>
Mexican Bird of Paradise	<i>Caesalpinia mexicana</i>
Mexican Honeysuckle	<i>Justicia spicigera</i>
New Zealand Cassia	<i>Cassia candoleana</i>
Old Man Salt Bush	<i>Atriplex nummularia</i>
Quail Bush	<i>Atriplex lentiformis</i>
Pink Fairy Duster	<i>Calliandra Eriophylla</i>
Purple Prickly Pear	<i>Opuntia Santa Rita</i>
Red Bird of Paradise	<i>Caesalpinia pulcherrima</i>
Rio Bravo	<i>Leucophyllum langmaniae</i>
Ruellia	<i>Ruellia californica</i>
Salt Bush	<i>Atriplex mulleri</i>
Scrub Oak	<i>Quercus turbinella</i>
Shrubby Cassia	<i>Cassia wislezenii</i>
Silver Cassia	<i>Cassia philodinea</i>
Silver Cloud	<i>Leucophyllum candidum</i>
Sturts Cassia	<i>Cassia sturtii</i>
Sturts Desert Peas	<i>Cliaanthus formosus</i>
Texas Cassia	<i>Cassia biflora</i>
Velvet Pod Mimosa	<i>Mimosa dysocarpa</i>
Blackfoot Daisy	<i>Melampodium leucanthum</i>
Bursage	<i>Ambrosia deltoidea</i>
California Fuchsia	<i>Zauschneria californica</i>
Desert Mallow	<i>Sphaeralcea amibila</i>
Gold Mount, Purple, Confetti	<i>Lantana species</i>
Mexican Blue Sage	<i>Salvia chamaebryoides</i>
Mexican Primrose	<i>Oenothera berlandieri</i>
Myoporum	<i>Myoporum pavifolium</i>
Rock Verbena	<i>Verbena pulchella "gracilior"</i>
Scarlet Sage (Autumn)	<i>Salvia greggii</i>
Trailing Indigo Bush	<i>Dalea greggi</i>
Prairie Zinnia	<i>Zinnia grandiflora</i>
Desert Marigold	<i>Baileya multiradiata</i>
Golden Fleece Dahlberg Daisy	<i>Dyssodia pentachaeta</i>

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Gold Crucifier  
Goldfield  
Mexican Gold Poppy  
Prickly Poppy  
Pink Verbena  
Yellow Bell

Rallistroemia grandiflora  
Baeria chrysostoma  
Eschscholzia mexicana  
Argemone plicantha  
Verbena Peruviana  
Tacoma Stans

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## LUSH LANDSCAPE PLANT LIST

	<u>Common Name</u>	<u>Botanical Name</u>
Palm Trees	Date Palm (rear yard only)	Phoenix dactylifera
	Mexican Blue Palm	Brahea armata
	Mexican Fan Palm	Washingtonia robusta
	Queen Palm	Arecastrum romanzoffianum
	Sago Palm	Cycas revoluta
	Windmill Palm	Charnaerops fortunei
Other trees	Evergreen Elm, Chinese Elm	Ulmus parvifolia
	Benjamina Ficus	Ficus benjamina
	Cork Oak	Quercus suber
	Indian Laurel Fig	Ficus microcarpa nitida
	Mondel Pine (rear yard only)	Pinus brutia eldarica
	Ash Trees	Fraxinus species
	Brazilian. Pepper Tree	Schinus terebinthifolius
	California PepperTree.	Schinus molle
	Chaste Tree	Vitex agnus-sactus
	Citrus (rear yard only)	Citrus
	Evergreen Pear	Pyrus kawakamii
	Jacaranda	Jacaranda mirnosifolia
	Holly Oak	Quercus ilex
Southern Live Oak	Quercus virginiana	
Shrubs and Ground Covers	Arcadia Juniper	Juniperus "arcadia"
	Australian Salt-Bush	Xylosma species
	Cape Honeysuckle	Tecomaria capensis
	Creeping Juniper	Juniperus horizontalis
	Dwarf Oleander	Nerium oleander
	Hibiscus	Hibiscus species
	Hummingbird Trumpet	Zauschneria latifolia
	Indian Hawthorn	Rhapiolepis indica
	Lavender Cotton	Santolina chamaecyparissus
	Mint Julep Juniper	Juniperus chinensis
	Mock Orange	Pittosporum tobira
	Oleanders (other than dwarfs)	Nerium Oleander
	Pendulus Yucca	Yucca recurvifolia
	Sprenger Asparagus	Asparagus Sprengeri
	Spanish Bayonet	Yucca aloifolia
	Spanish Dagger	Yucca gloriosa
Star Jasmine	Trachelopermum jasminoides	

**WAYNE RANCH  
DESIGN GUIDELINES**

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Prostrate myoporum  
Xylosma

Myoporaceae parvifolium  
Xylosma species

**WAYNE RANCH  
DESIGN GUIDELINES**

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**PROHIBITED FOR FRONT & REAR YARDS**

**Common Name**

**Botanical Name**

Cypress  
False cypress  
Olive (fruiting)  
Mexican Palo Verde  
Thevetia - Yellow Oleander  
Fountain Grass

Cupressus  
Chamaecyparissus  
Olea europaea  
Parkinsonia aculeata  
Thevetia peruviana  
Pennisetum setaceum