

# Pointe South Mountain

Architectural Guidelines



**FirstService**  
RESIDENTIAL

# ARCHITECTURAL AND LANDSCAPE MODIFICATIONS GUIDELINES

## Pointe South Mountain Residential Association

### 1. Application Review Time

PSMRA's governing documents allow 45 days maximum for approval, approval with stipulations or disapproval of ACC requests. To expedite process, please include detailed plans.

### 2. Adjacent Property Owners Letter

All adjacent property owners, either contiguous or across the street, are to be given notice and the opportunity to write a letter of support or of concern to any project that visually or environmentally affects their property or their property rights.

### 3. Project Plans should include:

- a. Detailed plan of existing property, house or landscaping drawn to scale.
- b. Show property lines, curbs, sidewalks, walkways, streets or arroyos, and existing plants.
- c. Show proposed changes including new plants, location, size of container in gallons for each plant; new walkways, paving, patio covers, shades and other features to be constructed.
- d. Include materials such as brick, tile, stucco, Mexican tile, etc. Include proposed and existing colors.

### 4. Irrigation systems

- a. Must be underground and have accessible control system to handle emergency situations.
- b. Separate shut-off valves accommodate continued landscape watering during extended absence. Courthome owners are required to shut off interior water if gone more than 3 days.

### 5. Granite and artificial turf -- see guidelines attached

## 6. Minimum Landscaping Requirements per HBA's Sect 3.7

#### Courthomes

2 - 15 gal trees  
 1 - 5-gal palm  
 2 - 5-gal bougainvillea  
 4 - 1 gal bougainvillea  
 All plants must be within  
 Exterior Residence lines

#### Garden Attached

4 - 15 gal trees (min 2 in front)  
 2 - 5 gal palms (min 1 in front)  
 2 - 5 gal bougainvillea (min 1 in front)  
 4 - 1 gal bougainvillea (min 2 in front)  
 At least 1/2 of the above must be  
 located in front yard

#### Single Family Detached

4- 15 gal trees (min 2 in front)  
 3 - 5 gal palms (min 2 in front)  
 2 - 5 gal bougainvillea (min 1 front)  
 4 - 1 gal bougainvillea (min 2 front)  
 At least 1/2 of the above must be  
 located in front yard

**All types of homes must have a minimum of 70% grass or approved ground cover on any areas Visible From Neighboring Property as defined in HBA's.**

*Revised and Approved 06/17/2019 PSMRA ACC*

# RECOMMENDED PLANT PALETTE

TREES		PALMS	
COMMON NAME	LATIN NAME	COMMON NAME	LATIN NAME
Abyssinian Acacia	Acacia abyssinica	Mediterranean Fan Palm	Chamaerops humilis
Afghan Pine	Pinus eldarica	Mexican Fan Palm	Washingtoniarobusta
African Sumac	Rhus lancea	Pygmy Date Palm	Phoenix robelenii
Australian Willow	Geijera parviflora	Sago Palm	Cycas revoluta
Blue Leaf Wattle	Acacia saligna	Windmill Palm	Trachycarpus fortunei
Brazilian Rosewood (Jacaranda)	Jacaranda mimosifolia		
Cascalote	Caesalpinia cacalaco		
Chilean Mesquite	Prosopis chilensis		
Desert Fern	Lysiloma microphyllia		
Mastic Tree	Pistacia lentiscus		
Mexican Bauhinia	Bauhinia congesta		
Monk's Pepper	Vitex agnus-castus		
Oleander Tree	Nerium oleander		
Olive Swan Hill	Olea europaea		
Palo Blanco Acacia	Acacia willardiana		
Palo Verde	Parkinsonia microphylla		
Purple Leaf Plum	Prunus cerasifera		
Rubber Tree	Ficus Elastica		
Sweet Acacia	Acacia farnesiana "Smalli"		
Texas Ebony	Pithecellobium flexicaule		
Texas Mesquite	Prosopis glandulosa		
Tipu Tree	Tipuana tipu		
Prague Viburnum Tree	Prague Viburnum		
Weeping Bottle Brush	Callistemon viminalis		

**Note: Please consider future tree size when planting. Planting near walls or foundations can cause future damage. Homeowners are responsible for any damage caused. Many trees are suitable for planting in containers and should be considered for smaller yards.**

## SHRUBS

COMMON NAME	LATIN NAME
Baja Fairy Duster	Calliandra californica
Bamboo Muhly	Muhlenbergia dumosa
Black Dalea	Dalea frutescens
Bougainvillea, shrub	Bougainvillea sp.
Bougainvillea "Torch Glow"	Bougainvillea sp.
Bush Morning Glory	Convolvulus cneorum
Butterfly Bush	Buddleia davidii
Butterfly Gaura	Gaura lindheimeri
Cleveland Sage	Salvia clevelandii
Deer Grass	Muhlenbergia rigens
Desert Hibiscus	Lavatera bicolor
Desert Plumbago	Plumbago scandens
Desert Ruella	Ruella peninsularis
Dwarf Myrtle	Myrtuscommunis "compacta"
Granite Honey Myrtle	Malaleuca elliptica
Green Euryops	Euryops virides
Heavenly Bamboo	Nandina domestica
Hibiscus, San Marcos	Gossypium harknessii
Juniper	Juniperus chinensis
Knife Acacia	Acacia cultriformes
Lavender	Lavandula sp.
Little Leaf Cordia	Cordia parviflora
Mexican Honeysuckle	Justica spicigera
Mexican Sage	Salvia leucantha
Natal Plum "Tuttle"	Carissa macrocarpa
Oleander, Dwarf	Neirum oleander "petite"
Pineapple Guava	Feijoa sellowiana
Purple Hopbush	Dodonaea viscosa "pur"
Red Yucca	Hesperaloe parviflora
Rio Bravo Sage	Leucophyllum langmaniae
Rosemary	Rosmarinus officinalis
Silver Leaf Cassia	Cassia phyllodinea
Texas Ranger Sage	Leucophyllum frutescens
Texas Mountain Laurel	Sophora secundiflora

## GROUND COVER

COMMON NAME	LATIN NAME
African Daisy	Osteospermum fruticosum
Algerian Ivy	Hedera canariensis
Bermuda Grass	Cynadon dactylon
Bulbine	Bulbine frutescens
Gazania	Gazania rigens
Germander	Teucrium sp.
Ground Morning Glory	Convolvulus mauritanicus
Ice Plant (Red Spike)	Cephalophyllum aestonii
Indigo Bush	Dalea greggii
Lantana, purple	Verbenacea sp.
Lantana, white	Verbenacea sp.
Lilyturf	Liriope muscari
Mexican Petunia	Ruella brittonia "Katie"
Myoporum	Myoporum parvifolium
Periwinkle	Vinca major
Prairie Zinnia	Zinnia grandiflora
Purple Heart	Setereasea pallida
Rain Lily	Zephyranthes candida
Rosemary, Prostrate	Rosmarinus officinalis
Verbena	Verbena sp.
Yellow Dot	Wedelia trilobata

## VINES

COMMON NAME	LATIN NAME
Halls Honeysuckle	Lonicera japonica
Jasmine Varieties	Jasminium polyanthum
Lilac	Hardenbergia violacea
Pink Trumpet	Podranea ricasoliana

## ACCENT PLANTS

COMMON NAME	LATIN NAME
Agave	Agave sp.
Aloe	Aloe sp.
Blue Euphorbia	Euphorbia rigia
Blue Leaf Euphorbia	Euphorbia biglandulosa
Candelilla	Euphorbia antisiphilitica
Dusty Miller	Centaurea cineraria
Firecracker Penstemon	Penstemon eatonii
Giant Hesperaloe	Hesperaloe funifera
Mexican Bird of Paradise	Caesalpinia mexicana
Pampas Grass, Dwarf	Cortaderia selloana "pumila"
Spanish Dagger	Yucca gloriosa

## PSMRA: ACC Artificial Turf Guidelines

Any request for installation of artificial turf must include a minimum of one-foot square sample of the exact finished turf product along with the manufacturer's product specification. Material is to have full drainage system. Proposed specification/drawing for drainage system must be submitted to ACC for review.

Artificial turf may not exceed 70% landscape and cannot be of carpet material. Artificial turf must be installed in such a way as to appear seamless and uniform. All seams must be glued. Artificial turf must be professionally installed with a manufacturer's warranty of at least 7 years.

If converting to artificial turf in the front yard, all visible areas of grass must be changed to the same material, pile, weight, length, and color. Only natural grass colors are acceptable, to remain unchanged from the natural green lawn appearance.

**Only turf requiring infill installation will be allowed.** Infill material installation must be according to turf manufacturer's specifications or based upon standard industry guidelines.

### To Provide for Review:

- A **minimum of one-foot square sample** of the exact finished turf.
- A product manufacturer's **product specification** sheet.
- Proposed **specification/drawing for drainage system** must be submitted.

### Requirements:

- Front yard turf may not exceed **70% of landscaping**.
- The **height** of the turf shall be a minimum of 1 1/2 inches not to exceed 2 1/4".
- **Face weight (pile weight) is 70** ounces or higher per square yard.
- Maximum **width of stitch gauge is 3/4 inch**.
- **Minimum of three 3"** of **compacted aggregate material** shall be installed under the artificial turf surface (sub-based materials).
- Artificial turf must have some type of **hardscape retention barrier** such as sidewalk, curbing, driveway, bricks, or pavers bordering the artificial turf.
- A **minimum 4" separation** of granite, sidewalk, curbing, driveway, bricks, or pavers, must be installed at shared **property lines**.
- A manufacturer's **warranty of at least 7 years**.

Once installed, the turf area is to be maintained like any other landscaped area and is to remain free of weeds and debris. Any fading or deterioration of wear patterns and incidental damage of the product will necessitate replacement. Replacement of the artificial turf must be pre-approved by the ACC to ensure like type, color, and quality of the replacement product.

Product improvements may occur at any time. The ACC will remain open to review new products and solutions as they become available and may modify, from time to time, the Artificial Turf guidelines.

# Artificial Turf Application

(If installing Artificial Turf; include this completed form)

Any request for installation of artificial turf must include a minimum of one (1) foot square sample of the exact finished turf product along with the manufacturer's product specification. Material is to have full drainage system. Proposed specification/drawing for drainage system must be submitted to ACC for review.

Artificial turf may not exceed **70%** landscape and cannot be of carpet material. Artificial turf must be installed in such a way as to appear seamless and uniform. All seams must be glued. Artificial turf must be professionally installed with a manufacturer's warranty of at least 7 years.

If converting to artificial turf in the front yard, all visible areas of grass must be changed to the same material, pile, weight, length, and color. Only natural grass colors are acceptable, to remain unchanged from the natural green lawn appearance.

**Only turf requiring infill installation will be allowed.** Infill material installation must be according to turf manufacturer's specifications or based upon standard industry guidelines.

## To Provide for Review:

- A minimum of **one-foot square sample of the exact finished turf.**
- A product manufacturer's **product specification sheet.**
- Pavers or bricks **sample.**
- **List of plants, shrubs, and trees.**
- **Proposed landscape design/drawing** with drainage.

## Requirements:

- Front yard turf may not exceed **70% of landscaping.**
- The **height** of the turf shall be a minimum of 1 ½ inches not to exceed 2 ¼".
- **Face weight (pile weight) is 70** ounces or higher per square yard. Maximum **width of stitch gauge is ¾ inch.**
- **Minimum of three 3"** of **compacted aggregate material** shall be installed under the artificial turf surface(sub-based materials).
- Artificial turf must have some type of **hardscape retention barrier** such as sidewalk, curbing, driveway, bricks, or pavers bordering the artificial turf.
- A **minimum 4" separation** of granite, sidewalk, curbing, driveway, bricks, or pavers, must be installed at shared **property lines.**
- A manufacturer's **warranty of at least 7 years.**

Once installed, the turf area is to be maintained like any other landscaped area and is to remain free of weeds and debris. Any fading or deterioration of wear patterns and incidental damage of the product will necessitate replacement.

Replacement of the artificial turf must be pre-approved by the ACC to ensure like type, color, and quality of the replacement product\*.

*\*Product improvements may occur at any time. The ACC will remain open to review new products and solutions as they become available and may modify, from time to time, the Artificial Turf guideline*

## GRANITE GUIDELINES

(Adopted 2013)

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color (brown, pink or gold) and not white, green blue, red, black, or other bright color. Granite size will be no less than 1/2 inch, nor more than 3/4 inch.

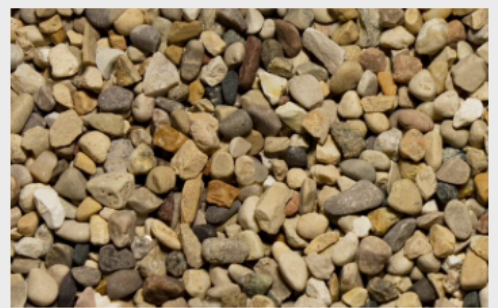
Lava rock and /or cinder rock is prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Any request for installation of granite or rock overlay must include a representative sample and supplier information. River rock shall be three (3) inches to six (6) inches in diameter. All rock, cactus, and unaided nature may not be more than 10 per cent of landscaping. (Sect 3.7, HBA's)



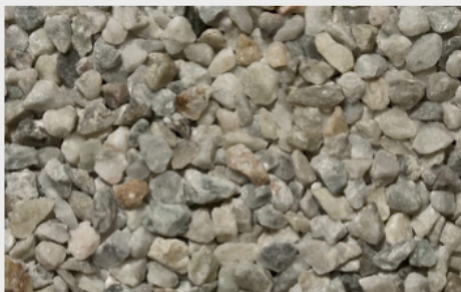
American Heritage Granite



Rosa Glitter 1 1/2"



Buff River Tan Pebbles



Misty Gray Marble



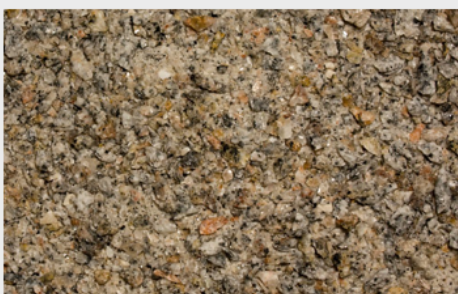
Sterling Quartz



Platinum Granite



Gun Metal Marble



Sugar & Spice Granite



Pewter Granite



## Materials and Color Specifications

### Single Family Detached and Garden-Attached Residences

COMPONENT	STYLE/COLOR	COMMENT
<b>Artificial Turf</b>	See attached turf guidelines	
<b>Awnings</b>	Pacific Blue or Burgundy, with natural 3" trim; color must be consistent for all	See approved suppliers
<b>Coach Lights</b>	Artesanos - #526A Bola Arriba Bola Abajo 27" x 9" Oxidized Tin	See Supplier Information below Alternative available for homes without adequate space for this light
<b>Doors, Garage and Service</b>	Dunn Edwards - Evershield 30 (Eggshell) DEC 772 (Navajo White)	Doors must match color of house. See additional information below
<b>Doors, Security and Screen</b>	If main door is Oak or painted, match color of door. If main door is dark wood, use Black iron.	Doors must match color of house. See additional information below
<b>Fences, 2nd story balcony</b>	Dunn Edwards - Evershield 30 (Eggshell) DEC 772 (Navajo White)	Doors must match color of house. See additional information below
<b>Fences -Wrought Iron</b>	Flat Black	Verdigris tint on some existing fences
<b>Gates -Wrought Iron</b>	Flat Black	Not higher than walls on either side of gate – match to adjacent
<b>Gravel</b>	Earth tone - (brown, pink or gold)	Granite size will be 1/2" to 3/4". See granite guidelines for more information.
<b>Roof – Blandford tile</b>	Eagle Roofing Products Firesafe - Concrete Marana #3419 S or W	See supplier information below
<b>Roof - Gosnell tile</b>	Clay tile and mud – red	May be replaced with Eagle Roofing Products Firesafe Concrete Tile Marana #3419 Shape S or W. See supplier info below
<b>Stucco</b>	Dunn Edwards - Spartashield 10 (Flat) DEC 772 (Navajo White)	
<b>Trim (Fascia), Ramadas</b>	Dunn Edwards - Unbriel Brown DE -3 or Grey- DE 0023-0260-10191	Remove any loose paint or stain before painting
<b>Windows</b>	Gosnell - Dark Bronze Blandford - White	Window to match original builders' colors. Newer materials and technologies considered for approval. See additional information below.
<b>Wood Panel Walls/ Siding</b>	Dunn Edwards - Spartashield 10 (Flat) DEC 772 (Navajo White)	Spartashield 10 (Flat) DEC 772 (Navajo White)

## Materials and Color Specifications - Courthomes

COMPONENT	STYLE/COLOR	COMMENT
<b>A/C Unit – Heat Pump Replacement</b>		Does not require ACC approval However, homeowner is responsible for integrity of roof and condensate lines upon completion.
<b>Artificial Turf</b>	See attached turf guidelines	
<b>Awnings</b>	Maintained by Association	
<b>Doors, Garage and Service</b>	Dunn Edwards - Evershield 30 (Eggshell) DEC 772 (Navajo White)	See additional information below
<b>Doors, Security and Screen</b>	Main door: Dark Oak or Dunn Edwards Unbriel Brown DE-3. Security/Screen door use Black iron.	See additional information below
<b>Fences</b>	Maintained by Association	Not higher than walls on either side of gate
<b>Gates - Wrought Iron</b>	Maintained by Association	See additional information below
<b>Gravel</b>	Earth tone - (Brown, pink or gold)	
<b>Lights – Entryway and Outside Garage</b>	Artesanos - #526A Bola Arriba Bola Abajo 27" x 9" Oxidized Tin	See Supplier Information below Alternative available for homes without adequate space for this light
<b>Roofs</b>	Maintained by Association	
<b>Stucco</b>	Maintained by Association	
<b>Trim (Fascia), Ramadas</b>	Maintained by Association	
<b>Walls Surrounding Courtyards - Outside</b>	Maintained by Association	
<b>Walls Surrounding Courtyards - Inside</b>	Dunn Edwards	Spartashield 10 (Flat) DEC & 772 (Navajo White)
<b>Windows</b>	Gosnell - Dark Bronze Capistrano - White	Window to match original builders' colors. Newer materials and technologies considered for approval. See additional information below.
<b>Wood Panel Walls/ Siding</b>	Maintained by Association	See supplier info below.

## Approved Suppliers

<b>Artificial Turf</b>	Turf America (480) 493-0300 <a href="https://turf-america.com">https://turf-america.com</a>	Hawaii Ultra 94 oz, Waikiki Ultra 80 oz, or Oahu Ultra 75 oz
<b>Awnings</b>	Aluma-line 480-926-3831	Pacific Blue or Burgundy
<b>Coach Lights</b>	Artesanos	Combining orders may save considerably on both lights and shipping.
	1414 Maclovía St Santa Fe, NM 87505	
	Phone: 505-471-8020	
<b>Paint</b>	Dunn Edwards	Commercial discount on purchases (paint, supplies, etc.) reference Pointe HOA Account #044329-004
	48th St and Warner, se corner	
<b>Roofs</b>	Eagle Roofing 4608 W Elwood St, Phx (602) 346-1700	Firesafe Concrete Tile Marana #3419 S or W (shape)
<b>Windows</b>	Home Depot - Joe Feipel 725 W. Warner, Tempe	Anderson 100 series, Milgard Tuscan Series, or Simonton 6200 Series

# Pointe South Mountain HOA -

**SUBDIVISION:** Approved Paint Colors

**LOCATION:** Phoenix, AZ, 85044

<p><b>DEC772 Navajo White</b> Stucco RL#660</p>	<p><b>DEA002 Black</b> Iron RL#476</p>
	<p><b>Custom Color: Unbriel DE 3 - Color is no longer in the Dunn Edwards current color offerings. Actual paint sample must be viewed to see color.</b> Trim</p>

**NOTES TO HOMEOWNERS:**

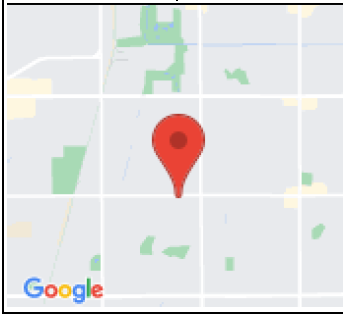

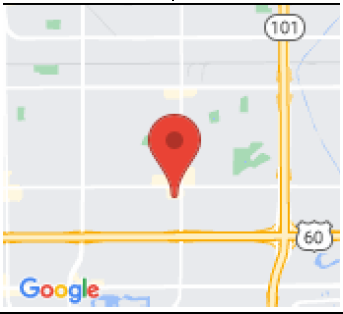
**COLOR DISCLAIMER:** These color chips are produced as accurately as possible; however, actual paint colors may vary from these samples and from batch to batch. Paint colors are affected by many factors, including lighting, age, type of finish, type of surface, and adjacent colors. Some colors may require more than one coat for complete coverage. If final color appearance and color matches are critical, paint should be sampled on the actual surface before full application. Application of the paint constitutes acceptance of the color. Dunn-Edwards assumes no responsibility for color after application.

## Discount\*

Provide this account number and save up to 37% off LIST PRICE on Dunn-Edwards manufactured paint products.

**188531-000**

## CONVENIENT DUNN-EDWARDS STORE LOCATIONS

<p><b>Ahwatukee - 141</b> 4855 E Warner Rd #13 (480) 705-9447</p> 	<p><b>Chandler - 070</b> 2190 W Chandler Blvd #E (480) 899-4141</p> 	<p><b>Tempe - 023</b> 1719 E Southern Ave (480) 968-9492</p> 
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**COLOR USE ADVISORY:** The color schemes presented are based on original color specifications approved by your community. Your community's color standards may have changed. Before undertaking your painting project, it is recommended that you seek approval of your color selections from the appropriate governing body for your community.

**(888) DE PAINT®**  
**dunnedwards.com**

\* Discount valid at Dunn-Edwards stores only. Offer not valid at Independent Paint Dealer locations, as other discounts may apply.



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# PSMRA Satellite Dish Installation Guidelines

## Garden and Single-Family Homes

### Requirements:

- **Satellite dish installation is not permitted where visible from the street**
- All dishes must be 39" or less in diameter
- All satellite dish wiring must match background color with no visible excess wiring

### Installation options when **NOT** visible from the street:

- Pole mount in back or side yard - preferred option for most homeowners (see photos below) When scheduling installation, advance notice of a preferred pole mount may be necessary.
- Exterior fascia using "under-eave" mounts
- Balcony
- Block wall - but not a party (shared) wall
- Roof – Note: Roof installations may void roof warranty.

Please be considerate of your neighbors in determining dish placement.



*Block Wall Mount*



*Under Eave Mount*



*Pole Mount*

### Please note:

Any/all inactive satellite dishes **MUST** be removed by the Owner/Resident when owner/resident vacates the property or installs a new dish.

[Questions?](#)

Email: [PSMRA@FSResidential.com](mailto:PSMRA@FSResidential.com) or Phone: 480-551-4300

# PSMRA Satellite Dish Installation Guidelines

## Courthomes

Satellite dishes **are not** permitted to be installed on roofs, or attached to party walls, unit walls or balcony railings. Installation on roofs, party walls, unit walls, or balcony railings by any means is prohibited (including on tripods, various mountings, or cement bases) due to the potential for structural or surface damage. The Association maintains these components. Any exterior damage caused by the installation of a dish is the owner's responsibility. Association costs to repair damage will be charged to the owner. Please note any dish installation that damages the roof, or causes water to pool, voids roof warranty.

- Satellite dish installations must be completed by a professional, licensed satellite service technician.
- All dishes must be 39" in diameter-or less-and all mounts/dishes must be securely attached.
- All satellite dish wiring must match the exterior building color with no visible excess wiring
- Homeowners are responsible for any damages to the exterior of the building, including the roof, caused by the installation of the owners or their tenant's satellite dish.

### Allowed Areas (see examples below):

Satellite dishes may be installed on:

- A pole in the owner/resident's yard (preferred if the signal (LOS) is strong enough) --OR
- The exterior fascia using "under-eave" mounts—OR
- A block wall, but not a party (shared) wall.

### Installation:

Installer must install the dish in one of the suggested areas/ways. Installers should have all the materials needed for approved installations, with the exception a pole mount. When scheduling installation, advance notice of a preferred pole mount may be necessary.



*Block Wall Mount*



*Under Eave Mount*



*Pole Mount*

### Court Home Exterior Repairs:

If scheduled Association repairs require the removal of a satellite dish, the removal and reinstallation are the homeowner's responsibility. For example, scheduled repair or replacement of fascia by the Association will require owners to remove dishes attached to the fascia board.

**Please note:** Any/all inactive satellite dishes **MUST** be removed by the Owner/Resident when owner/resident vacates the property or installs a new dish.

Questions? Email: [PSMRA@FSResidential.com](mailto:PSMRA@FSResidential.com) or Phone: 480-551-4300