



Landscaping and Planting Guidelines
Originally approved October 2010
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1 Intent of landscaping planting guidelines

1.1 Background

Our special neighborhood has unique landscaping needs

Armory Park del Sol (APdS, hereafter referred to as the Property) is a unique urban infill community near downtown Tucson that retains the historic charm of the adjacent historic Armory Park, which was created in the 1880s after the railroad reached Tucson. The historic streetscape became the starting point for both the architectural and plant palettes in APdS. Energy and water conservation were founding principles.

Our all-electric homes use solar energy to augment our power needs, including hot water, heating, and cooling. The community uses solar power, water conservation, thermal mass heating and cooling, and other methods to save water, energy, and money, for example, trees and shrubs placed to shade western and southern exposures without blocking solar collection. We have been mostly successful in applying this strategy. The concepts for construction and landscape for our neighborhood began with the planning of the neighborhood around the year 2000. Xeriscape landscaping (drought-tolerant shrubs and trees set in desert rock and gravel with no lawns) minimizes the use of water. Our grounds are graded to retain water, and our low-desert climate means that we can plant desert tolerant shrubs and trees from both the northern and southern hemispheres, ensuring flowers and leaves on some trees year-round.

1.2 Purpose of the landscaping guidelines

The APdS Homeowners Association (HOA) Board of Directors (hereafter referred to as the Board) continues to evaluate the guidelines and updates them as circumstances change. These Landscaping and Planting guidelines are a useful tool to help maintain both the visual appeal and the value of the Property. Each Owner is bound by the Landscaping and Planting Guidelines

to the same extent that the Owner is bound by the CC&Rs. The CC&Rs designate all front yards as Common Areas. Any change to the landscape of front yards and other Common Areas must have approval of the Landscape Committee (LC) as empowered by the Board. The Board has the ultimate authority to override decisions or recommendations made by the Committee.

This document provides specifics, including landscaping materials and plant locations, as well as information about the procedures each Owner must follow to implement changes. Any proposed landscape improvement should enhance the quality of the existing community landscape.

1.3 Definitions

Common Area: All of the major water drainage retention areas are included in the Common Areas, as defined by the CC&Rs. The CC&Rs designate front yards of individual Lots as Common Area. Excluded from the Common Area are houses, garages, yards within the Lot walls, and the back portion of each Lot from the garage and wall to the street.

Improvement: Any modification or addition to the Unit or Lot that is visible from the street, the sidewalk, or other Common Area. Improvements related to landscaping could include additions, alterations, and removals of plantings or hardscape.

Lot: An individual residential platted and recorded property area of the subdivision. The Lot includes the landscaped areas between the back wall and the streets. Part of the Lot, namely the front yard, is included in the Common Area maintenance area.

Owner: The person(s) who hold(s) title to the Lot.

Unit: A completed residential dwelling unit and garage constructed on a Lot.

2 General Landscaping Information

2.1 Need for approval of proposed landscaping improvements:

The Board has responsibility for control, maintenance, repair, replacement, improvement, and safety of the Common Area. No planting or irrigation may be installed in the Common Area by any Owner. Submission of forms, a specific request, review, and approval by the LC and Board are required for plantings or irrigation in a front yard. See section 4, below.

Additions or other modifications to existing landscaping that will be visible outside of the Lot walls shall be submitted for review to the LC.

2.2 Private landscaping

Private landscaping on each Lot is permitted only (1) inside the Lot walls and (2) outside the Lot walls at the back of the Lot adjacent to the driveway and the street. At a minimum, areas outside the Lot walls must be stabilized with hardscape, rock mulch, or landscape rock. Any landscape planting or other installation in these back areas shall be maintained by the Owners.

Owners shall maintain all privately installed landscaping visible from the street in a healthy and attractive condition. If the Owner fails to do so, the Board may take appropriate action to rectify the condition as defined by APdS governing document policies and procedures. Homeowners are not permitted to water their personal vegetation with HOA irrigation water.

No vegetation of any kind is permitted to cover or block the garage light, front yard light, or house numbers; neither is vegetation permitted to encroach upon any sidewalk or street.

2.3 Mature trees

Mature trees (defined as having a minimum trunk thickness of 3 inches measured 12 inches above the existing ground elevation) shall be retained on each individual Lot in front of or behind houses, with the exception of unhealthy trees, trees creating excessive debris, or trees interfering with solar collectors. No mature trees regardless of condition shall be removed without the permission of the Board. Improvements on Lots shall be designed around existing trees, leaving as many as possible in place. Existing mature trees must be included in any proposed landscape plan. The ground surrounding mature trees should not be disturbed within 3 feet of the tree trunk.

2.4 Rainwater harvesting and other irrigation

Rainwater harvesting is encouraged. Preferably, the storage devices should not be visible from the street. Solar powered irrigation is encouraged and strongly recommended. Owners may not add any drip irrigation to any part of the Common Area without Board permission.

3 Replacement and addition of front yard and common area landscaping

The LC will periodically inventory front yards and other Common Areas to determine the need for replacement plantings. The Committee will suggest what plants are appropriate for the area, based on location, proximity to other vegetation, walls, houses, etc., but homeowners are

free to make suggestions and requests. The Board will ultimately decide what plantings will be funded and prioritized.

Replacements of trees, shrubs or plants that are damaged, dead, or have been removed from the Common Areas due to storm damage, pests, etc., will be carried out only if there are adequate funds in the HOA budget, and if the Board approves the replacement.

There is no guarantee that permission will be given to replace a tree, shrub, or flowering plant with the exact species originally planted because some species will be too large for the original space, too close to a house, another tree, sidewalk, wall, or street, or may cause other problems. In addition, some species will not thrive in shady locations or hot, dry locations, such as a west facing wall.

3.1 Work to be done only by Board-approved contractor

The HOA’s contracted landscaper MUST DO any approved Common Area planting, unless otherwise directed by the Board. The Board will normally direct the contractor to carry out such planting only in the spring and fall of each year.

4 Landscaping Improvements

4.1 Applications

Any homeowner who requests a landscape change must complete the application form available on the APdS website under HOA Governing Documents and Forms. The Board and the Landscape Committee will consider each request individually. In accordance with our CC&Rs and Design Guidelines, an application form is necessary for changes to the front yard Common Areas, the rear yards, and also for any changes in the private walled yards that likely will, now or in the future, be visible from any Common Area, sidewalk or street. If Owners are willing to purchase replacement plants/trees for the front Common Area, the homeowners must nevertheless submit a written request to the LC.

4.2 Planting setback requirements

The HOA landscape contractor will normally plant any new trees a minimum of 12 feet from any other tree and not less than 5 feet from any wall, building, sidewalk, or curb. However, appropriate setbacks will be determined by the Landscape Committee for specific plants under consideration.

Owners may not plant trees less than five feet from common walls on their own properties.

4.3 Irrigation

Owners are not permitted to install an irrigation system for any portion of the Common Areas. Installation of drip irrigation by Owners is highly recommended to establish any new plantings within the walls of the Lot visible from the street.

5. Procedure for obtaining permission for landscaping changes

The following section applies to homeowners who request changes, whether in their rear, walled or front yards, and regardless of whether or not homeowners wish to provide their own trees/plants to be planted by the HOA landscape contractor, or other contractor approved by the Board, in the front yards.

1. Become familiar with the APdS CC&Rs and Design Guidelines and these Landscape and Planting Guidelines.
2. Review the list of prohibited trees/plants. We recommend that owners do their own research regarding appropriate desert vegetation before making requests for plantings.
3. Prepare an Application Package. This package should include a completed Application For Landscape Improvements form, as well as such items as: landscape design plans; a complete list of scientific name(s) and common name(s) of all desired plant additions; the size of the plants and their proposed location; a detailed plan for “hardscape” e.g., concrete, brick or stone walkways, and any other relevant items. Landscape plans should show existing and proposed structures and walls as well as the existing and proposed plantings.
4. Submit the Application Package to the APdS manager’s office. Management staff will forward the request to the Landscape Committee. Feel free to contact the APdS manager, who is listed on the APdS website under the Contact Us page.
5. Do not start a project prior to receiving written approval from APdS management. The LC will review requests as soon as possible. If necessary, the Committee or Board may ask for additional information.
6. If permission to make an improvement is given, proceed with plans in a timely manner. Homeowners will be given a time limit within which improvements should be completed.
7. If it is necessary to delay an improvement after its approval, contact the Landscaping Committee through the APdS manager’s office to explain the problem.

8. Enjoy the completed improvements, secure in the knowledge that all the applicable rules have been followed.

6. Recommended plantings

Bushes/shrubs:

- Arizona Rosewood, *Vauquelinia californica*
- Autumn Sage, *Salvia greggii* (sun to partial shade; attracts hummingbirds)
- Baja, Fairyduster *Calliandra californica* (sun; attracts hummingbirds)
- Blue Mist, *Caryopteris x clandonensis* (sun; attracts hummingbirds)
- Blue Salvia, *Salvia azurea* var: *grandiflora* (sun to partial shade; attracts hummingbirds)
- Chuparosa, *Justicia californica* (attracts hummingbirds)
- Desert Lavender, *Hyptis emoryi*
- Desert Milkweed, *Asclepias subulata* (sun; attracts butterflies)
- Feathery Cassia, *Senna artemisioides*
- Globemallow, *Sphaeralcea ambigua* (sun to partial shade)
- Hopbush, *Dodonaea viscosa*
- Lantana, *Lantana camara* hybrids (sun)
- Penstemon, *Penstemon* Species (sun to partial shade; attracts hummingbirds)
- Red Bird of Paradise, *Caesalpinia pulcherrima* (sun; attracts hummingbirds)
- Red Justicia, *Justicia candicans* (sun to partial shade; attracts hummingbirds)
- Rosemary, *Rosmarinus officinalis* (sun)
- Sundrops, *Calylophus hartwegii* (sun)
- Trailing Indigo Bush, *Dalea greggii*; also *D. pulchra* and *D. versicolor* (sun)
- Wislizenus' Senna, *Senna wislizeni*

Trees, large:

(Remember that the LC or the Board may prohibit a tree whose mature height will exceed 25 feet because of nearby solar panels or other reasons.)

- Chilean Mesquite, *Prosopis chilensis* 20-30 ft. height; 25-30 ft. spread; evergreen
- Feather Tree, *Lysiloma watsonii* 15-45 ft. height; 15-25 ft. spread; briefly deciduous
- Ironwood, *Olneya tesota* 15-30 ft. height; 15 to 25 ft. spread; evergreen
- Red Push Pistache, *Pistacia atlantica x integerrima* 25-40 ft. height; 20-30 ft. spread; deciduous
- Screwbean Mesquite, *Prosopis pubescens* 15-20 ft. height, 15-20 ft. spread
- Texas Ebony, *Ebenopsis ebano* 15-30 ft. height; 15-20 ft. spread; evergreen

Trees, medium:

- Chaste Tree, *Vitex agnus-castus* 10-25 ft. height; 10-25 ft. spread
- Desert Willow, *Chilopsis linearis* (“bubba” variety recommended) 10-20 ft. height; 10-20 ft. spread; briefly deciduous
- Little Leaf Ash, *Fraxinus greggii* (Civano hybrid recommended)

Trees, small:

- Yellow Bird of Paradise, *Caesalpinia gilliesii* 5-10 ft. height; 4-6 ft. spread; briefly deciduous; can be trained into single trunk tree; beautiful yellow blossoms

Other recommended plants:

- Blue Mist Flower, *Ageratum corymbosum* (sun; attracts butterflies)
- Grassy Hesperaloe, *Hesperaloe tenuifolia* (sun)
- Red Yucca, *Hesperaloe parviflora* (sun)

7. Prohibited plantings

The following is a list of plants prohibited from being planted in the APdS Common Areas due to one or more of the following reasons:

1. They are prohibited by a City of Tucson and/or Pima County ordinance, code, or rule.
2. They are invasive and/or spread rapidly, block or crowd native or other desirable trees and/or vegetation, are difficult to maintain, or can become breeding ground for Bermuda grass and other weeds *.
3. They create excessive litter and/or seedlings.
4. They are susceptible to disease and/or pests.

5. They are highly allergenic (through pollen and/or skin contact).
6. Their ultimate height and/or canopy is too large for APdS lots.
7. Their ultimate height is such that, when mature, they would interfere with solar collection.
8. They do not provide substantial shade.

*Invasive species grow, reproduce, and spread rapidly, establish themselves over large areas, and persist. Species that become invasive succeed due to favorable environmental conditions and lack of natural predators, competitors, and diseases that normally regulate their populations. This information is from www.desertmuseum.org/invaders/invaders_about.php#about.

Prohibited trees:

- African sumac (*Rhus lancea*)
- Arizona ash (*Fraxinus velutina*)
- Arizona sycamore (*platanus wrightii*)
- Arizona walnut (*Juglans major*)
- Chinaberry tree (*Melia Azebarach*)
- Cottonwood (*Populus fremontii*)
- Eucalyptus—all varieties
- Evergreen elm (*Ulmus parvifolia*)
- Indian rosewood (*Dalbergia sissoo*)
- Italian cypress (*Cupressus sempervirens*)
- Mesquites, Chilean, hybrid, screwbean, velvet (*Prosopis chilensis*, *P. alba*, *P. hybrids*, *P. pubescens*, *P. velutina*)
- Palo verdes, blue and hybrid (*Cercidium floridum*, *C. hybrid*)
- Pepper trees (*Schinus*)

- Pine trees (*Pinus*)—all varieties
- Russian olive (*Elaeagnus angustifolia*)
- Tamarisk, salt cedar (*Tamarix*)—all species
- Tree of heaven (*Ailanthus altissima*)
- Willow acacia (*Acacia salicina*)
- Any tree whose mature height will exceed 25 feet, depending on the location of nearby solar panels, or any tree determined (by the LC or Board) to be inappropriate for the intended location.

The only exception to the above rules regarding tall trees is as follows: the north retention/detention basin and warehouse boundary area can accommodate tall trees. These are the only areas where native palo verde (*Cercidium floridum*, *C. hybrid*) and velvet mesquites (*Prosopis velutina*) trees may be planted.

Other prohibited or discouraged vegetation:

- All invasive plants, including, but not limited to:
 - Buffelgrass (*Pennisetum ciliare*)
 - Desert Broom (*Baccharis sarothroides*)
 - Green Fountain Grass (*Pennisetum setaceum*)
 - Pampas Gras (*Cortaderia jubata* and *C. selloana*)
 - Bamboos (*Poaceae*, invasive species only)
- Ground cover mass plantings are strongly discouraged since they are difficult to maintain and can become breeding grounds for Bermuda grass and other weeds.
- Turf grasses (lawns) are permitted on individual Lots in areas within the Lot walls.

Many thanks to the working members of the current Landscape committee on behalf of a grateful community:

Greg Bedinger, Lisa Henthorne, Susan Klement, Shirley McGhee (Co-Chair), Dan Papaj, Tom Skinner (Co-Chair), and Ron Wilson.