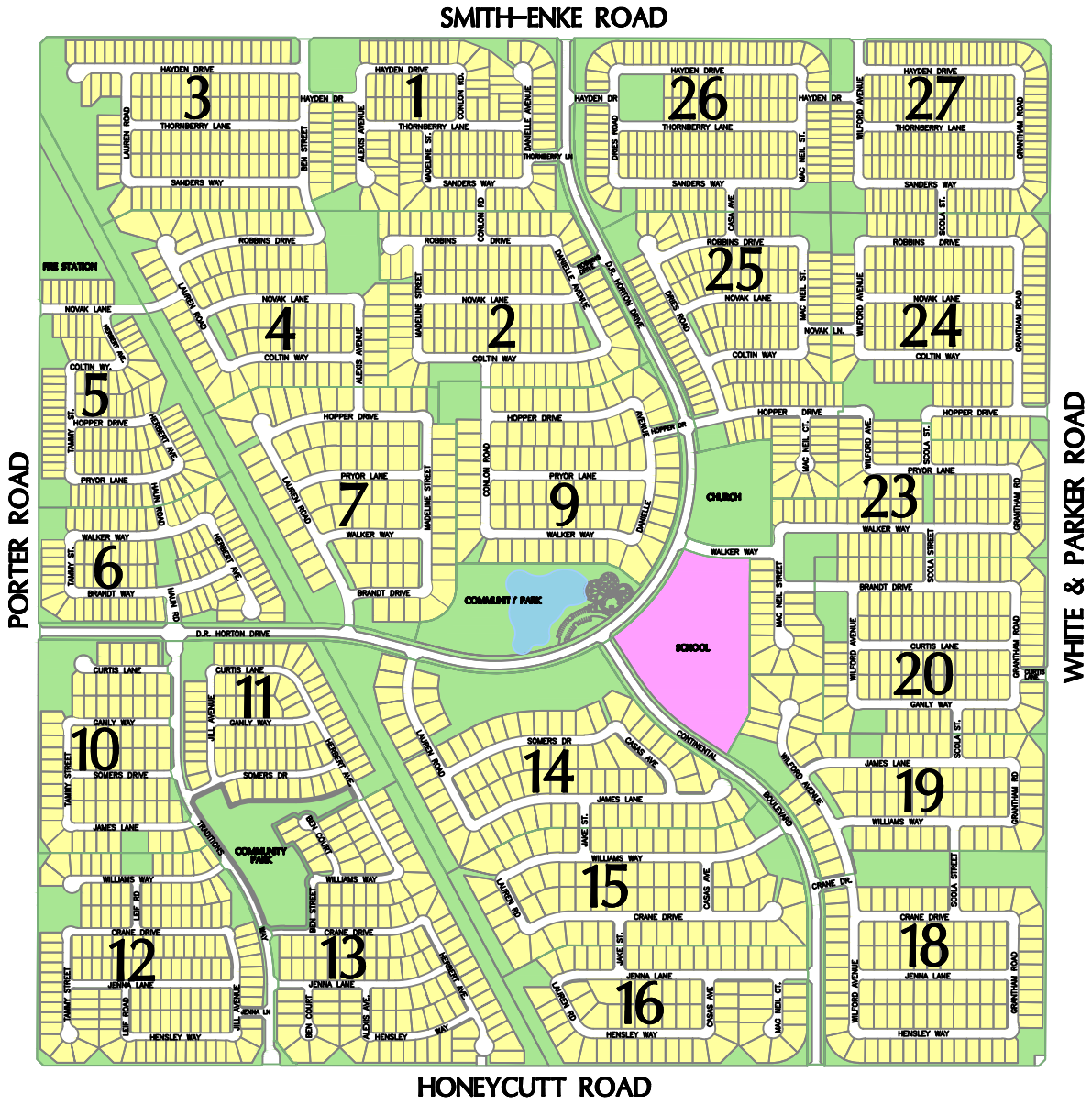




Exhibit B
Existing Land Use Plan for Homestead North



HOMESTEAD VILLAGE*



*A PORTION OF HOMESTEAD AT RANCHO EL DORADO PLANNED AREA DEVELOPMENT
CITY OF MARICOPA, ARIZONA

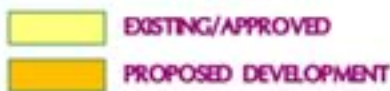
GROSS ACREAGE: 648.647 ACRES
TOTAL NUMBER OF LOTS: 2295
CURRENT DENSITY: 3.54 DU/AC



EXHIBIT B
EXISTING LAND USE



Exhibit C1, C2
Proposed Land Use Plan for Homestead North



PARCEL 15

55' WIDE LOTS 94
 GROSS ACRES 24.900
 NET ACRES 19.803
 OPEN SPACE % 15.17%

PARCEL 16

45' WIDE LOTS 97
 GROSS ACRES 20.206
 NET ACRES 16.701
 OPEN SPACE % 15.54%

PARCEL 18

55' WIDE LOTS 50
 45' WIDE LOTS 68
 GROSS ACRES 28.113
 NET ACRES 23.243
 OPEN SPACE % 21.72%

PARCEL 19

55' WIDE LOTS 39
 45' WIDE LOTS 56
 GROSS ACRES 22.644
 NET ACRES 18.460
 OPEN SPACE % 13.47%

HOMESTEAD VILLAGE*



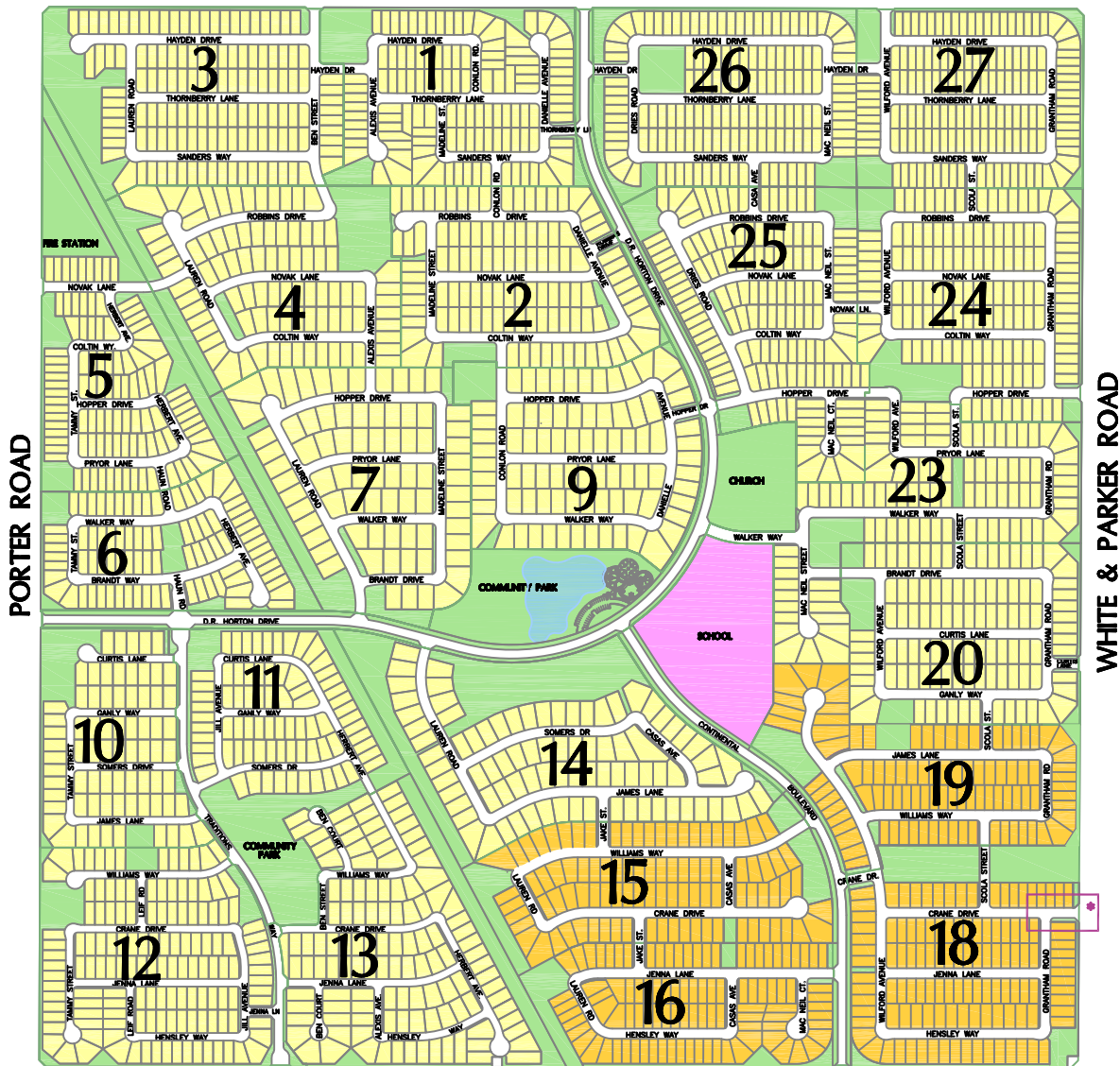
*A PORTION OF HOMESTEAD AT RANCHO EL DORADO PLANNED AREA DEVELOPMENT
 CITY OF MARICOPA, ARIZONA

GROSS ACREAGE: 648.647 ACRES
 TOTAL NUMBER OF LOTS: 2408
 PROPOSED DENSITY: 3.71 DU/AC



EXHIBIT C-1
PROPOSED LAND USE PLAN

SMITH-ENKE ROAD



HONEYCUTT ROAD

- EXISTING/APPROVED
- PROPOSED DEVELOPMENT

*ACCESS TO WHITE AND PARKER ROAD IF REQUIRED BY TIA

PARCEL 15

55' WIDE LOTS 94
 GROSS ACRES 24.100
 NET ACRES 19.803
 OPEN SPACE % 15.17%

PARCEL 16

45' WIDE LOTS 97
 GROSS ACRES 19.869
 NET ACRES 16.364
 OPEN SPACE % 15.54%

PARCEL 18

55' WIDE LOTS 50
 45' WIDE LOTS 68
 GROSS ACRES 28.113
 NET ACRES 23.083
 OPEN SPACE % 21.64%

PARCEL 19

55' WIDE LOTS 39
 45' WIDE LOTS 56
 GROSS ACRES 22.644
 NET ACRES 18.460
 OPEN SPACE % 13.47%

HOMESTEAD VILLAGE*



*A PORTION OF HOMESTEAD AT RANCHO EL DORADO PLANNED AREA DEVELOPMENT
 CITY OF MARICOPA, ARIZONA

GROSS ACREAGE: 648.647 ACRES
 TOTAL NUMBER OF LOTS: 2408
 PROPOSED DENSITY: 3.71 DU/AC



EXHIBIT C-2
PROPOSED ALTERNATE LAND USE PLAN



Exhibit D
CLOMR



Federal Emergency Management Agency

Washington, D.C. 20472

MAR 25 2008

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No.: 07-09-1411R

The Honorable Lionel D. Ruiz
Chairman, Pinal County
Board of Supervisors
P.O. Box 827
Florence, AZ 85232

Community: Pinal County, AZ
Community No.: 040077
104

Dear Mr. Ruiz:

This responds to a request that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) comment on the effects that a proposed project would have on the effective Flood Insurance Rate Map (FIRM) for Pinal County, Arizona and Incorporated Areas, in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated June 13, 2007, Mr. Louis A. Romero, P.E., JMI & Associates, requested that FEMA evaluate the effects that a new hydraulic analysis, updated topographic information, and the proposed Homestead North Development along Santa Cruz Wash would have on the flood hazard information shown on the effective FIRM. The proposed project consists of the placement of fill to raise the Homestead North Development above the base (1-percent annual chance) flood water-surface elevation (WSEL).

All data required to complete our review of this request for a Conditional Letter of Map Revision (CLOMR) were submitted with letters from Mr. Romero.

Because this revision request also affects the City of Maricopa, a separate CLOMR for that community was issued on the same date as this CLOMR.

We reviewed the submitted data and the data used to prepare the effective FIRM for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. The submitted existing conditions HEC-RAS hydraulic computer model, dated October 30, 2007, based on updated topographic information, was used as the base conditions model in our review of the proposed conditions model for this CLOMR request. We believe that, if the proposed project is constructed as shown on the plans entitled "Mass Grading Plans for Homestead North, Parcels 12-27 City of Maricopa, Arizona," dated April 10, 2006, prepared by JMI & Associates, and the data listed below are received, a revision to the FIRM would be warranted.

As a result of the proposed project, the base flood WSELs will increase and decrease compared to the existing conditions base flood WSELs along Santa Cruz Wash. The maximum increase in base flood WSEL, 0.2 foot, will occur approximately 2,200 feet upstream of Smith-Enke Road. The maximum decrease in base flood WSEL, 0.2 foot, will occur approximately 300 feet upstream of Honeycutt Road.

As a result of the proposed project, the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, will increase and decrease compared to the effective SFHA width along Santa Cruz Wash. The maximum increase in SFHA width, approximately 1,230 feet, will occur

approximately 1,100 feet downstream of Honeycutt Road. The maximum decrease in SFHA width, approximately 2,230 feet, will occur approximately 200 feet upstream of Smith-Enke Road.

Upon completion of the project, your community may submit the data listed below and request that we make a final determination on revising the effective FIRM.

- Detailed application and certification forms, which were used in processing this request, must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1, entitled "Overview & Concurrence Form," must be included. (A copy of this form is enclosed.)
- The detailed application and certification forms listed below may be required if as-built conditions differ from the preliminary plans. If required, please submit new forms (copies of which are enclosed) or annotated copies of the previously submitted forms showing the revised information.

Form 2, entitled "Riverine Hydrology & Hydraulics Form"

Form 3, entitled "Riverine Structures Form"

Hydraulic analyses, for as-built conditions, of the base flood, together with a topographic work map showing the revised floodplain boundaries, must be submitted with Form 2.

- Effective October 1, 2007, FEMA revised the fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps. In accordance with this schedule, the current fee for this map revision request is \$4,800 and must be received before we can begin processing the request. Please note, however, that the fee schedule is subject to change, and requesters are required to submit the fee in effect at the time of the submittal. Payment of this fee shall be made in the form of a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). The payment, along with the revision application, must be forwarded to the following address:

FEMA National Service Provider
3601 Eisenhower Avenue
Alexandria, VA 22304-6425

- As-built plans, certified by a registered professional engineer, of all proposed project elements
- An annotated FIRM, at the scale of the effective FIRM, that shows the revised base floodplain boundary delineations shown on the submitted work map and how they tie into the base floodplain and delineations shown on the effective FIRM at the downstream and upstream ends of the revised reach

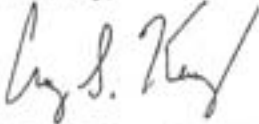
After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM.

This CLOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the

SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the Consultation Coordination Officer (CCO) for your community. Information on the CCO for your community may be obtained by calling the Director, Mitigation Division of FEMA in Oakland, California, at (510) 627-7175. If you have any questions regarding this CLOMR, please call our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



Craig S. Kennedy, CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate

For: William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate

Enclosures

cc: The Honorable Kelly Anderson
Mayor, City of Maricopa

Mr. Phil C. Hogue
Floodplain Administrator
Pinal County Flood Control District

Mr. Brian Cosson, CFM
NFIP Coordinator
Arizona Department of Water Resources

Mr. Louis Romero, P.E.
JMI & Associates



Federal Emergency Management Agency

Washington, D.C. 20472

MAR 25 2008

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No.: 07-09-1411R

The Honorable Kelly Anderson
Mayor, City of Maricopa
P.O. Box 610
Maricopa, AZ 85239

Community: City of Maricopa, AZ
Community No.: 040052

104

Dear Mayor Anderson:

This responds to a request that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) comment on the effects that a proposed project would have on the effective Flood Insurance Rate Map (FIRM) for Pinal County, Arizona and Incorporated Areas (the effective FIRM for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated June 13, 2007, Mr. Louis A. Romero, P.E., JMI & Associates, requested that FEMA evaluate the effects that a new hydraulic analysis, updated topographic information, and the proposed Homestead North Development along Santa Cruz Wash would have on the flood hazard information shown on the effective FIRM. The proposed project consists of the placement of fill to raise the Homestead North Development above the base (1-percent-annual-chance) flood water-surface elevation (WSEL).

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3601 Eisenhower Avenue
Alexandria, VA 22304-6425

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If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the Consultation Coordination Officer (CCO) for your community. Information on the CCO for your community may be obtained by calling the Director, Mitigation Division of FEMA in Oakland, California, at (510) 627-7175. If you have any questions regarding this CLOMR, please call our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



Craig S. Kennedy, CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate

For: William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate

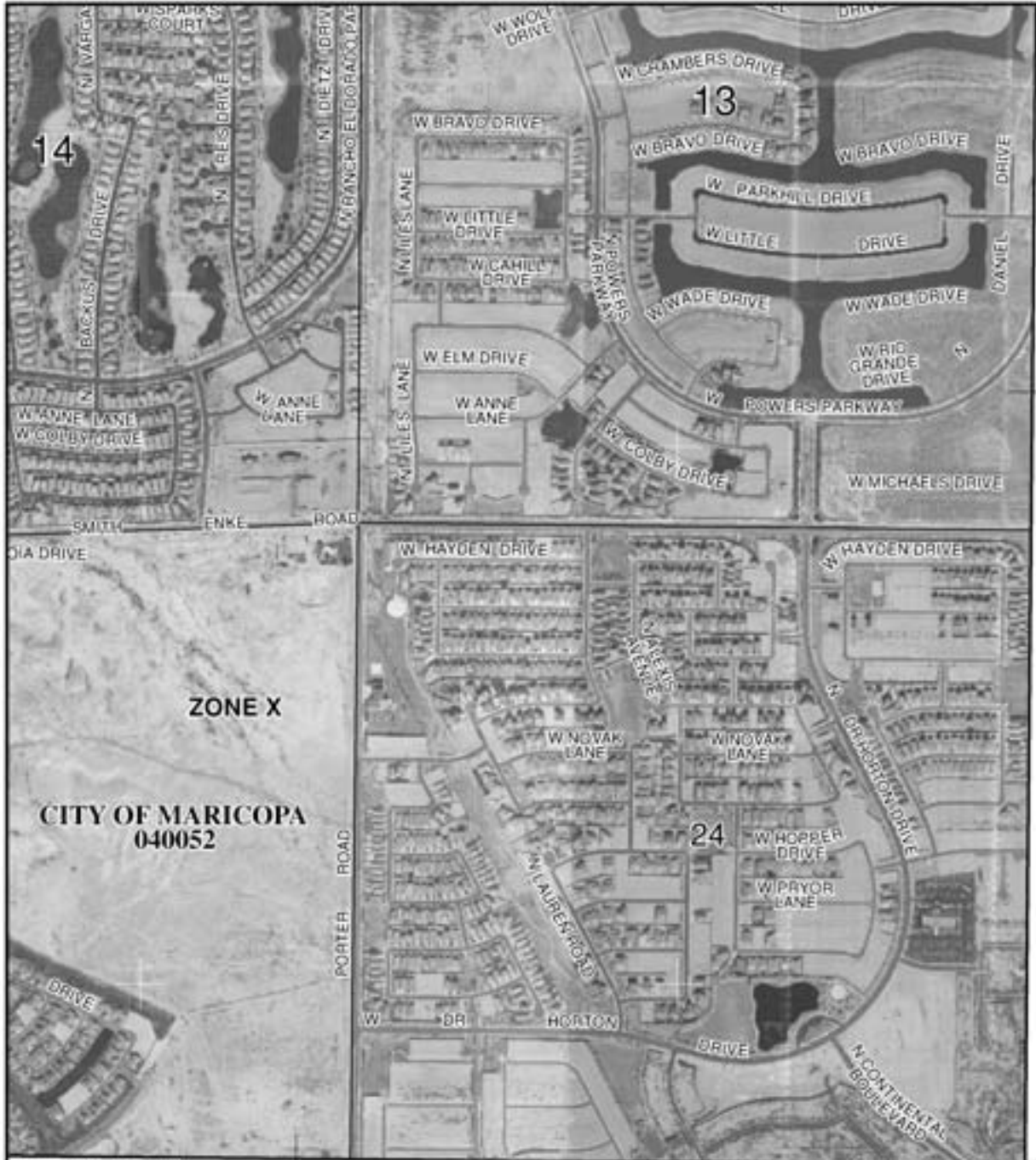
Enclosures

cc: The Honorable Lionel D. Ruiz
Chairman, Board of Supervisors
Pinal County

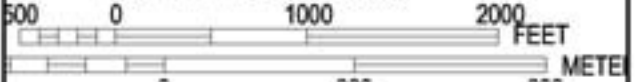
Mr. Phil C. Hogue
Floodplain Administrator
Pinal County Flood Control District

Mr. Brian Cosson, CFM
NFIP Coordinator
Arizona Department of Water Resources

Mr. Louis Romero, P.E.
JMI & Associates



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0735F

FIRM
FLOOD INSURANCE RATE MAP
PINAL COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 735 OF 2575
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY	040077	0735	F
MARICOPA, CITY OF	040052	0735	F

Notice to User: The **Map Number** shown below should be used when placing map orders, the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
 04021C0735F
MAP REVISED
 JUNE 16, 2014

Federal Emergency Management Agency

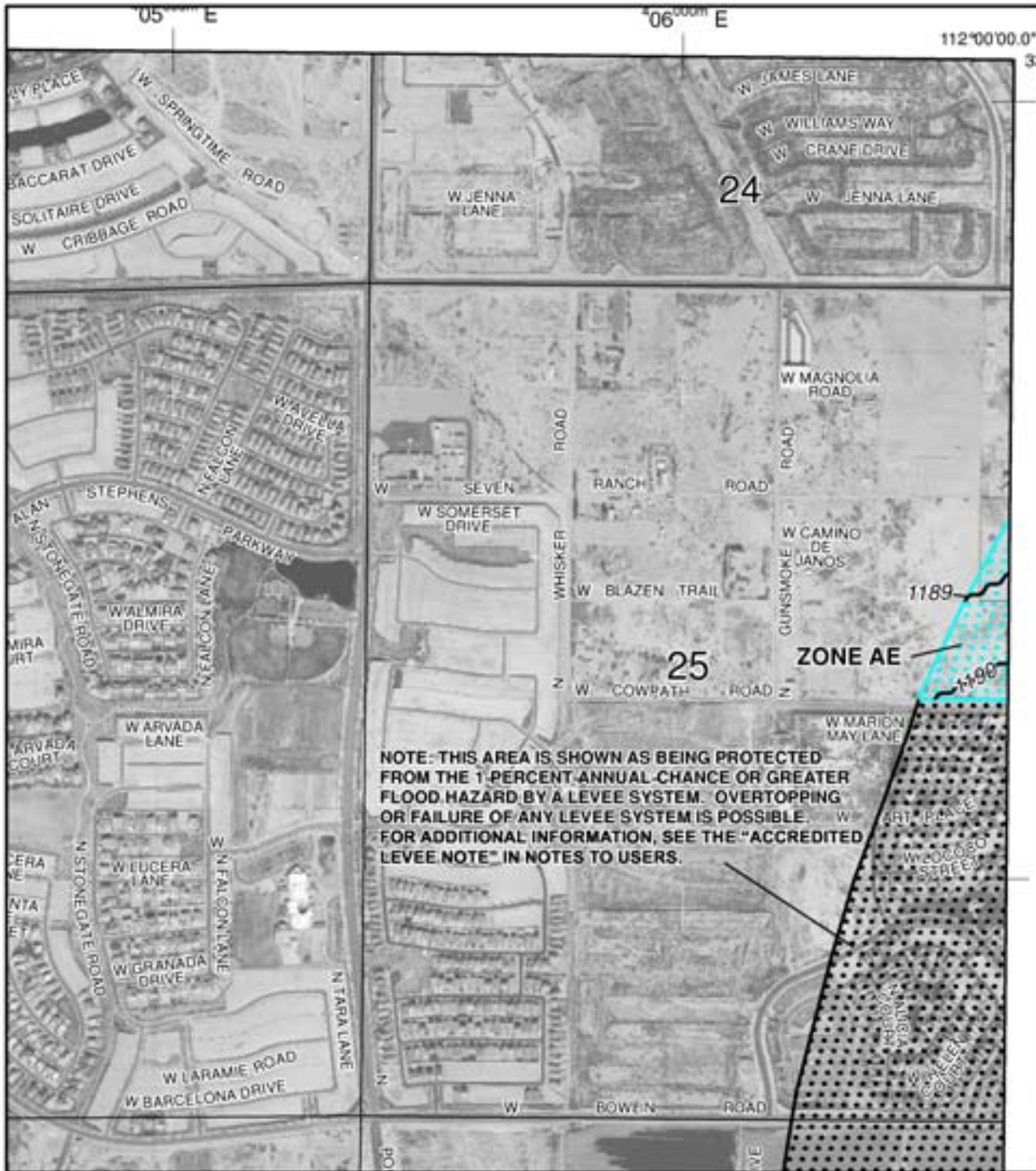
INS PANEL 0745

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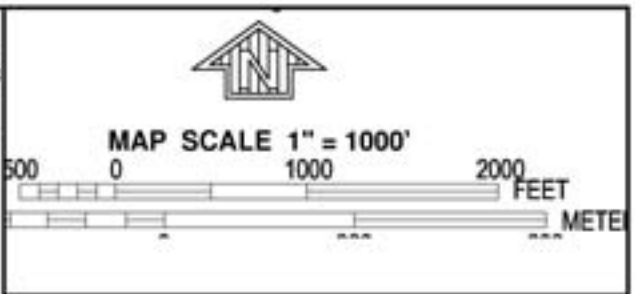
33°03'4

112°00'00.0"

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NOTE: THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. FOR ADDITIONAL INFORMATION, SEE THE "ACCREDITED LEVEE NOTE" IN NOTES TO USERS.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0745F

FIRM
FLOOD INSURANCE RATE MAP
PINAL COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 745 OF 2575
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY	04077	0745	F
MARICOPA, CITY OF	04052	0745	F

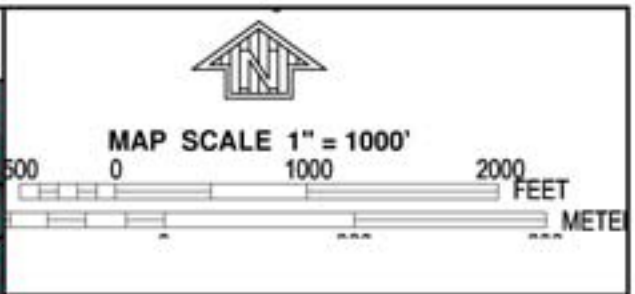
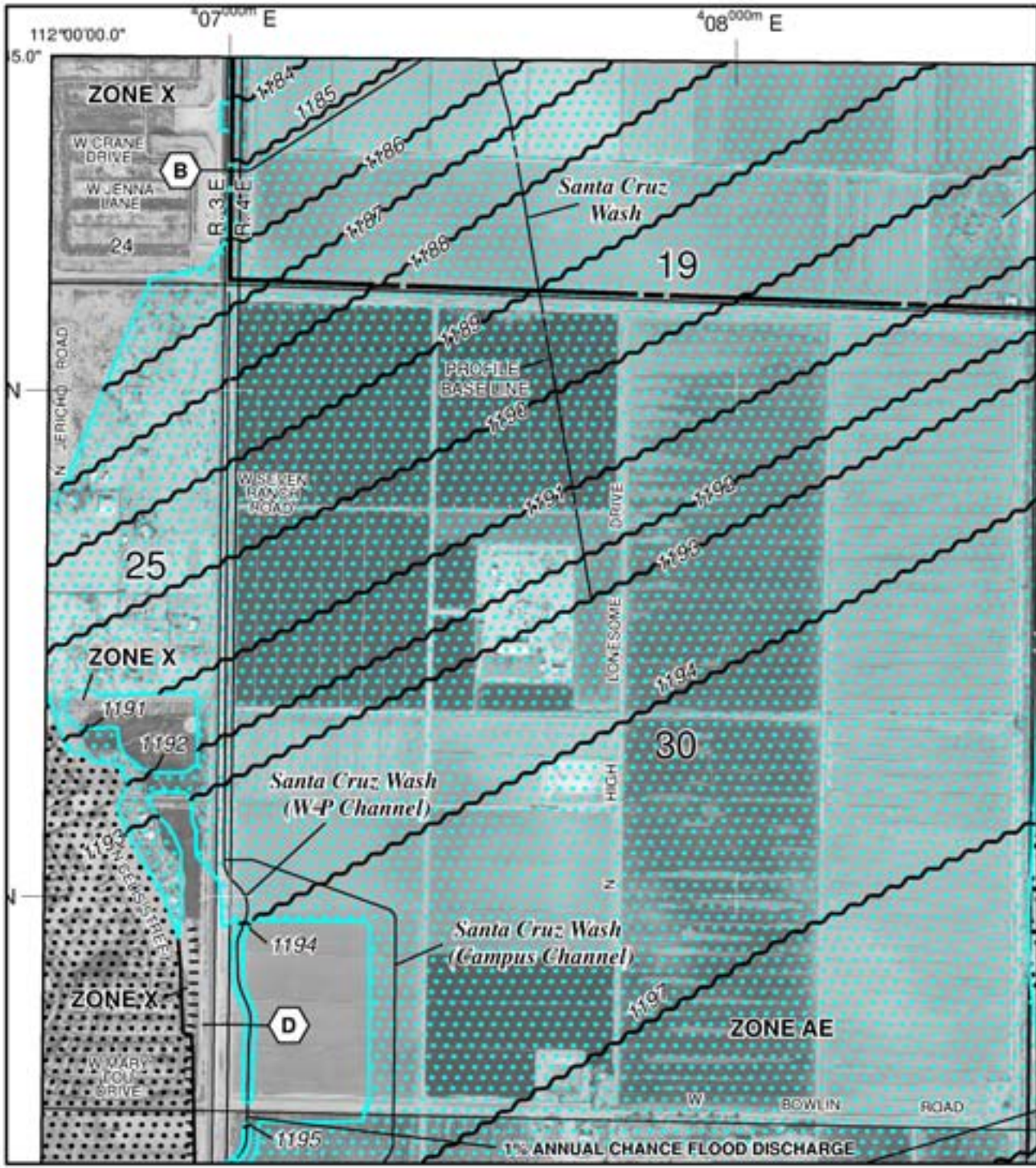
Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
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MAP REVISED
JUNE 16, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



PANEL 0765F

FIRM
FLOOD INSURANCE RATE MAP
PINAL COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 765 OF 2575
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY	04021	0765	F
MARICOPA, CITY OF	04052	0765	F

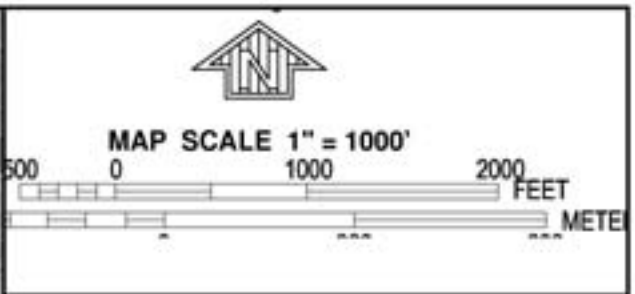
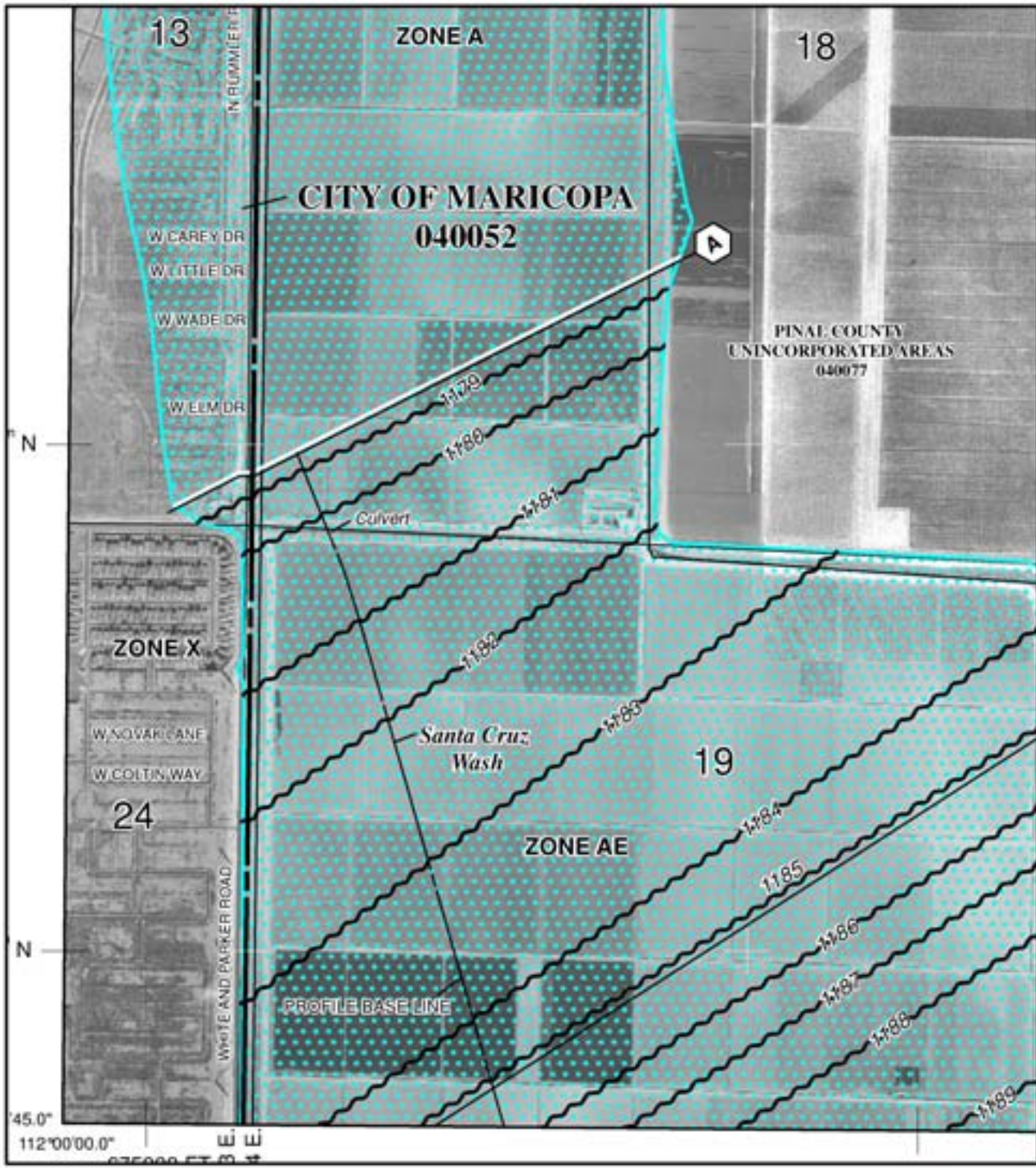
Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
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MAP REVISED
JUNE 16, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



PANEL 0755F

FIRM
FLOOD INSURANCE RATE MAP
PINAL COUNTY,
ARIZONA
AND INCORPORATED AREAS


PANEL 755 OF 2575
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY	040077	0755	F
MARICOPA, CITY OF	040052	0755	F

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

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JUNE 16, 2014

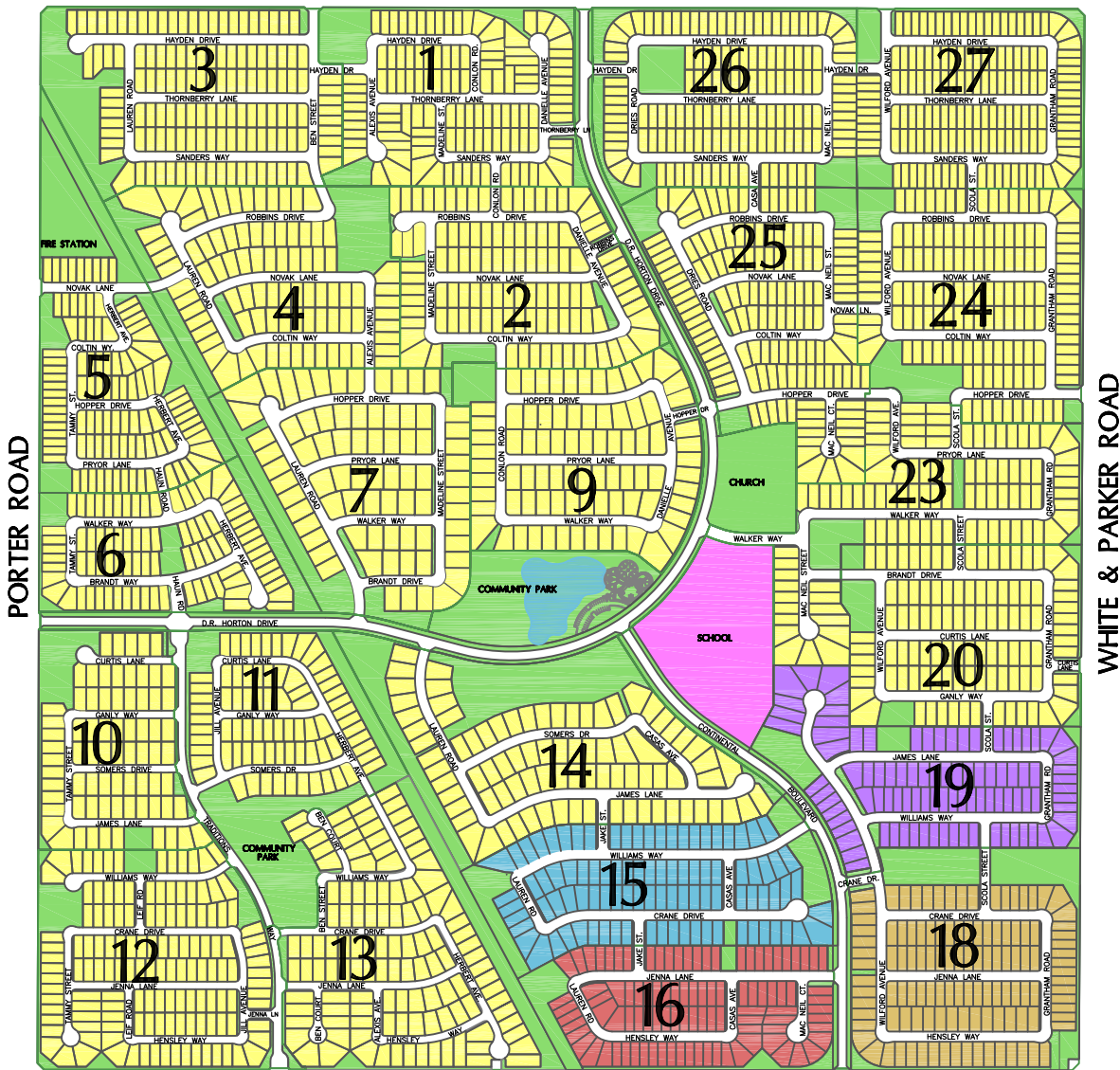

 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Exhibit E
Phasing Plan

SMITH-ENKE ROAD



HONEYCUTT ROAD

CONSTRUCTION SCHEDULED TO START 4TH QUARTER 2016

- EXISTING/APPROVED
- PROPOSED PHASE 1
- PROPOSED PHASE 2
- PROPOSED PHASE 3
- PROPOSED PHASE 4

HOMESTEAD VILLAGE*



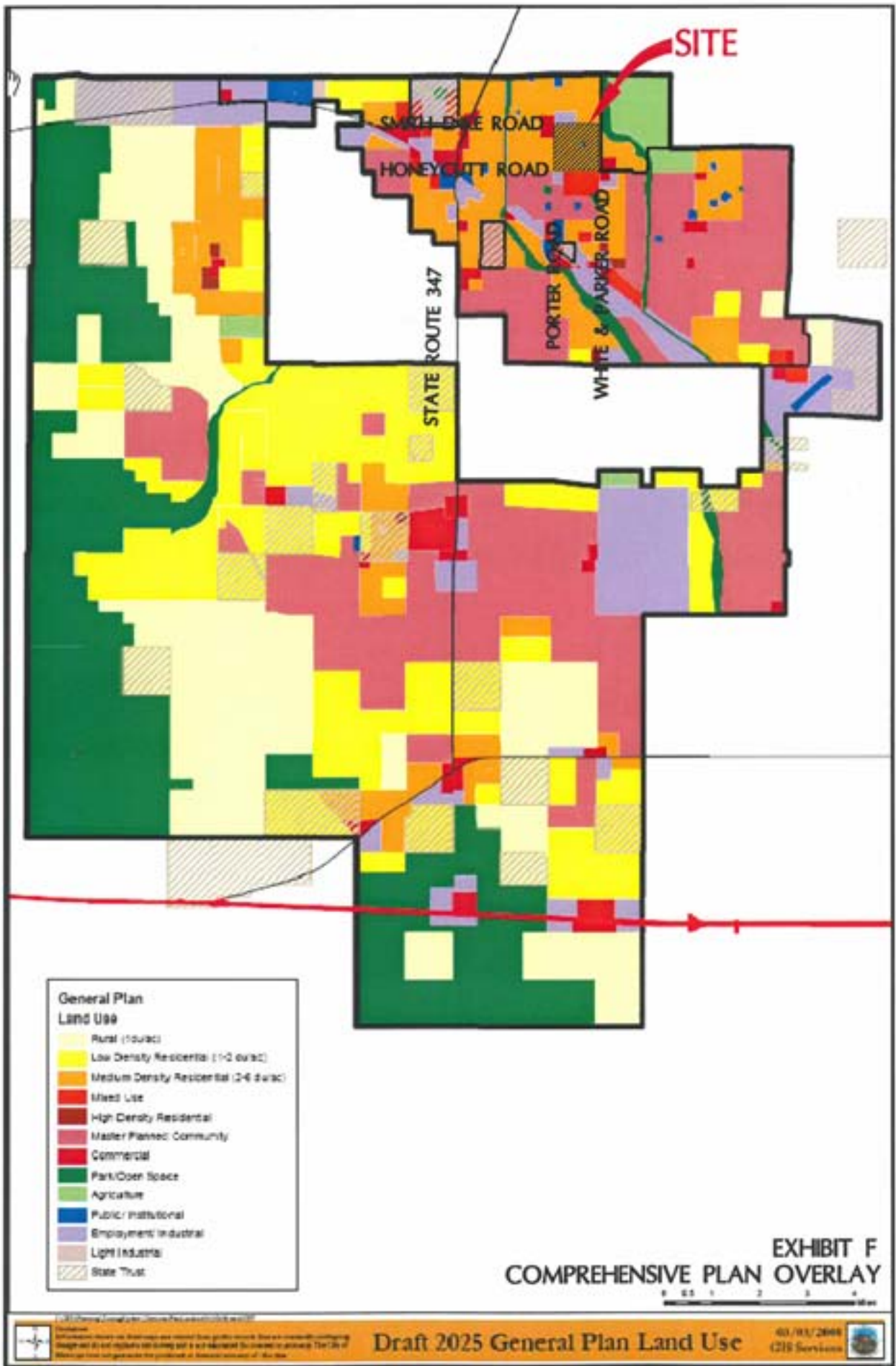
*A PORTION OF HOMESTEAD AT RANCHO EL DORADO PLANNED AREA DEVELOPMENT CITY OF MARICOPA, ARIZONA



EXHIBIT E
PROPOSED PHASING PLAN



Exhibit F
City of Maricopa Comprehensive Plan Map Overlay



SITE

SMITH LAKE ROAD

HONEYCATT ROAD

STATE ROUTE 347

PORTER ROAD

WHITE & PARKER ROAD

- General Plan
Land Use**
- Rural (1-dw/acre)
 - Low Density Residential (1-2 dw/acre)
 - Medium Density Residential (2-4 dw/acre)
 - Mixed Use
 - High Density Residential
 - Master Planned Community
 - Commercial
 - Park/Open Space
 - Agriculture
 - Public Institutional
 - Employment/Industrial
 - Light Industrial
 - State Trust

**EXHIBIT F
COMPREHENSIVE PLAN OVERLAY**





Exhibit G1-G3
Aerial Site Maps



HOMESTEAD VILLAGE*



*A PORTION OF HOMESTEAD AT RANCHO EL
DORADO PLANNED AREA DEVELOPMENT
CITY OF MARICOPA, ARIZONA



EXHIBIT G-1
AERIAL SITE MAP



PARCELS 15 & 16

HOMESTEAD VILLAGE*



*A PORTION OF HOMESTEAD AT RANCHO EL
DORADO PLANNED AREA DEVELOPMENT
CITY OF MARICOPA, ARIZONA



EXHIBIT G-2
AERIAL SITE PERSPECTIVE



PARCELS 18 & 19

HOMESTEAD VILLAGE*



*A PORTION OF HOMESTEAD AT RANCHO EL
DORADO PLANNED AREA DEVELOPMENT
CITY OF MARICOPA, ARIZONA

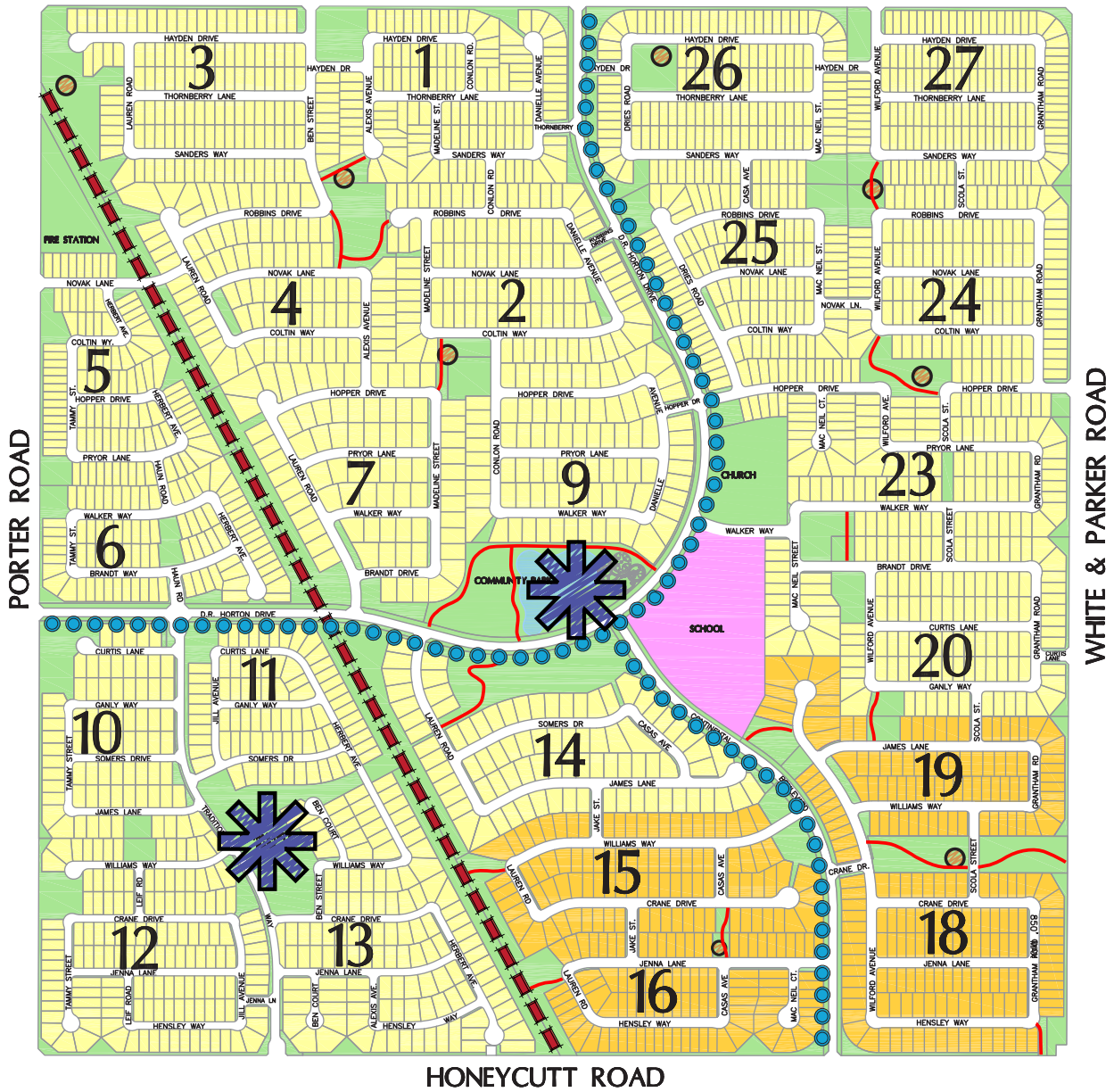


EXHIBIT G-3
AERIAL SITE PERSPECTIVE



Exhibit H
Trail Circulation Exhibit

SMITH-ENKE ROAD

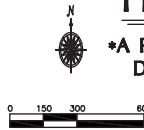


LEGEND

- TRAIL CORRIDOR
- COMMUNITY TRAIL & SIDEWALK
- COMMUNITY PARK
- OPENSACE SIDEWALK
- PARK AMENITY

HOMESTEAD VILLAGE*

*A PORTION OF HOMESTEAD AT RANCHO EL DORADO PLANNED AREA DEVELOPMENT
CITY OF MARICOPA, ARIZONA



HOMESTEAD NORTH
OPEN SPACE AMENITIES - EXHIBIT H

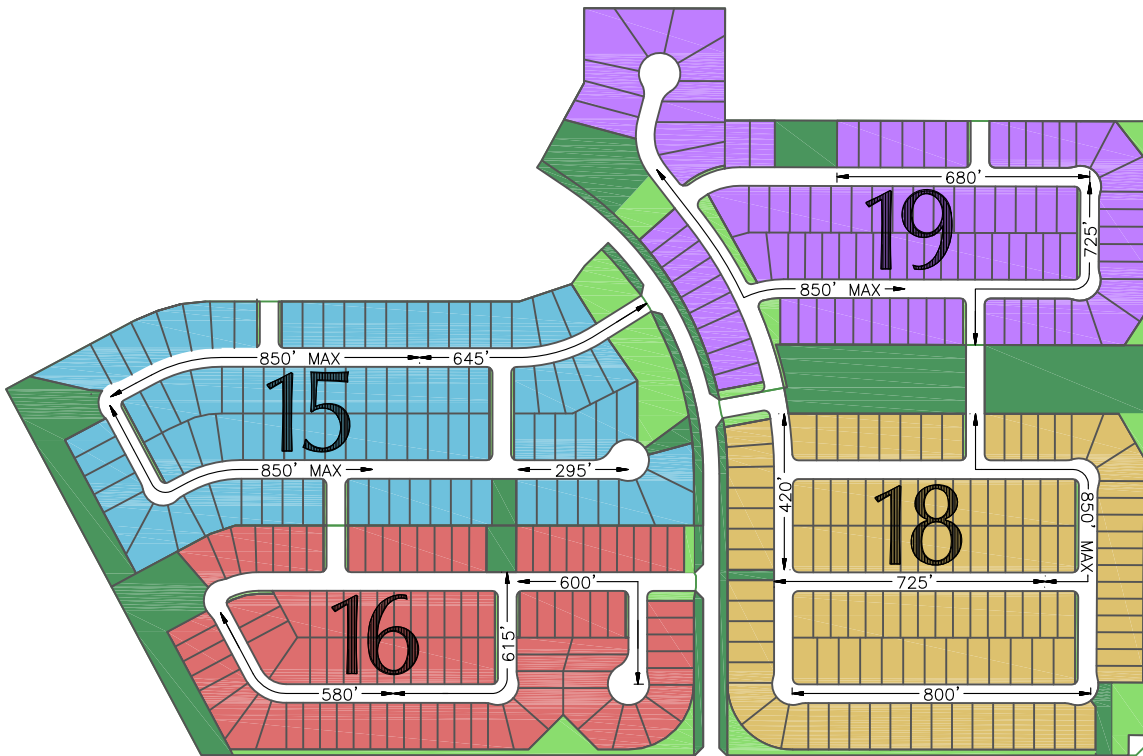


GOLDEN ASSOCIATES
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING
4200 E SOUTHERN AVE | MESA, AZ 85206 | TEL: 480.586.2132

AUG 2016



Exhibit I
Proposed Open Space Plan



PARCEL 15



GROSS ACRES	24.525
OPEN SPACE ACRES	3.656
O.S. PERCENTAGE	14.91%
USABLE O.S. ACRES	2.164
USABLE O.S. PERCENTAGE	59.21%

PARCEL 16



GROSS ACRES	20.513
OPEN SPACE ACRES	3.088
O.S. PERCENTAGE	15.05%
USABLE O.S. ACRES	2.337
USABLE O.S. PERCENTAGE	64.76%

PARCEL 18



GROSS ACRES	28.558
OPEN SPACE ACRES	6.103
O.S. PERCENTAGE	21.37%
USABLE O.S. ACRES	4.654
USABLE O.S. PERCENTAGE	76.26%

PARCEL 19



GROSS ACRES	23.064
OPEN SPACE ACRES	3.049
O.S. PERCENTAGE	13.22%
USABLE O.S. ACRES	1.840
USABLE O.S. PERCENTAGE	60.35%

OPEN SPACE USE

GENERAL OPEN SPACE	5.237 Ac	
USABLE OPEN SPACE	10.659 Ac	
	15.896 Ac	

PARCEL TOTALS

GROSS ACRES	96.662
OPEN SPACE ACRES	15.896
O.S. PERCENTAGE	16.44%
USABLE O.S. ACRES	10.659
USABLE PERCENTAGE OF TOTAL OPEN SPACE	67.05%

HOMESTEAD VILLAGE*



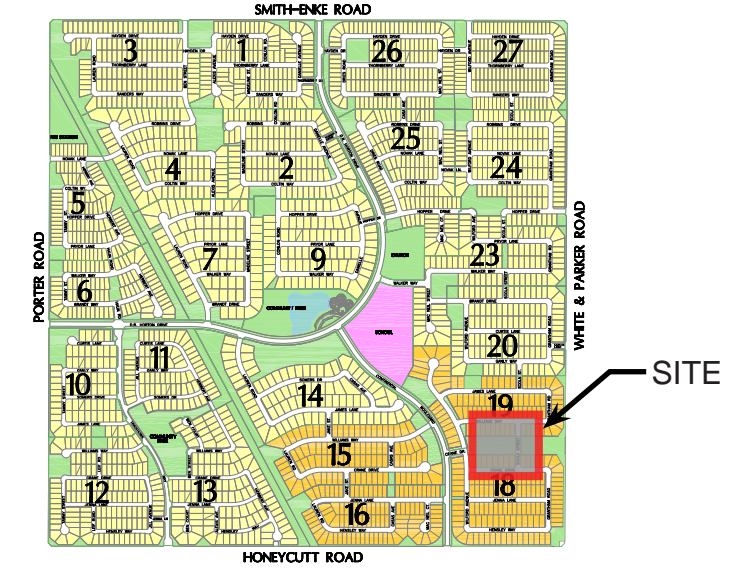
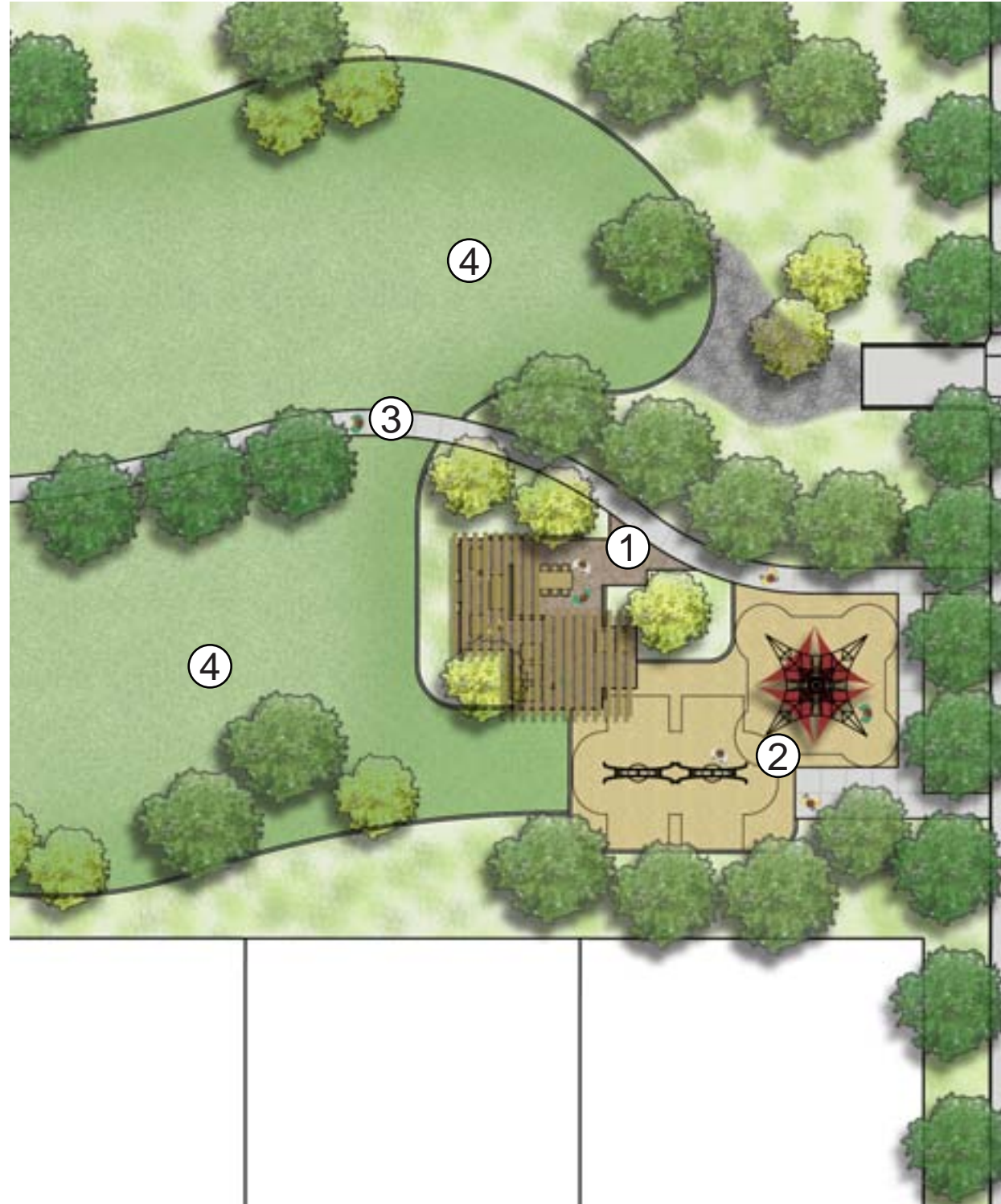
*A PORTION OF HOMESTEAD AT RANCHO EL DORADO PLANNED AREA DEVELOPMENT
CITY OF MARICOPA, ARIZONA

**OPEN SPACE CALCULATIONS
INCLUDE LANDSCAPE TRACTS
ALONG COLLECTOR ROAD





Exhibits J-1 thru J-3
Parcels 18/19 Amenity Rendering, Parcel 15/16 Amenity



- ① RAMADA WITH OUTDOOR TABLE, FIRE PIT, AND SITTING AREA
- ② PLAY EQUIPMENT: ROPE CLIMBER W/SHADE COVER, DOUBLE SWING W/ STONE PILLARS, AND BENCH SEATING
- ③ 5' WIDE SIDEWALK, COMMUNITY TRAIL SYSTEM
- ④ TURF AREA FOR INFORMAL RECREATIONAL USE



**HOMESTEAD NORTH - PARCEL 18 & 19
OPEN SPACE AMENITY, EXHIBIT J1**



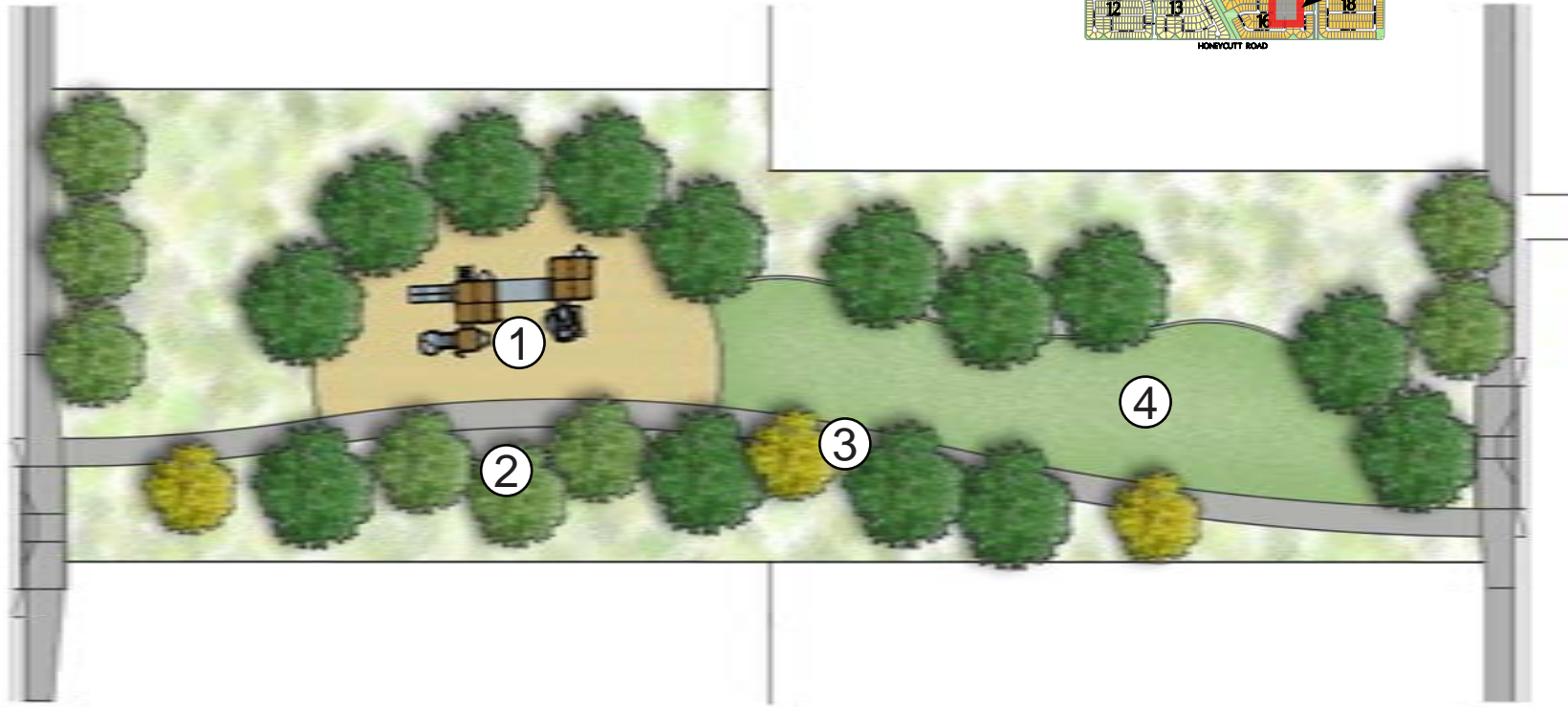
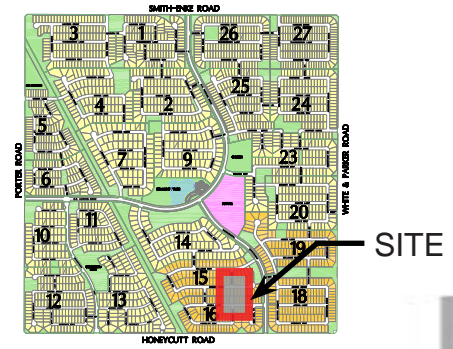
HOMESTEAD NORTH - PARCEL 18 & 19
AMENITY RENDERING, EXHIBIT J2



GOLDEN ASSOCIATES

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING
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MAY 2016



- ① TOT LOT PLAY AREA

② BENCH SEATING AREA
- ③ 5' WIDE SIDEWALK, COMMUNITY TRAIL SYSTEM

④ TURF AREA FOR INFORMAL RECREATIONAL USE



HOMESTEAD NORTH - PARCEL 15 & 16
AMENITY RENDERING, EXHIBIT J3

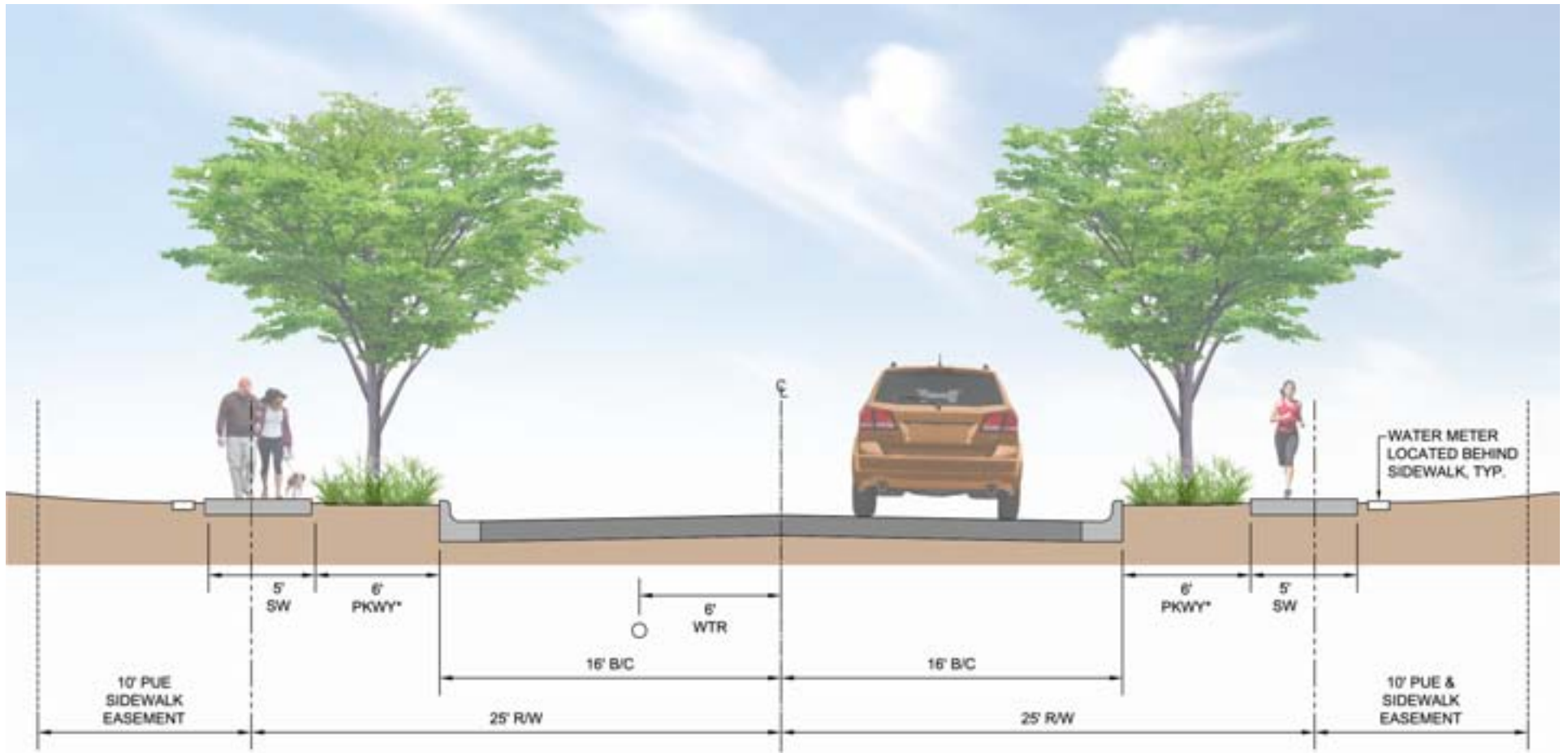


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Exhibits K-1 thru K-3
Street Cross Sections



HOMESTEAD PARCELS 16, 18, 19
STREET CROSS SECTION

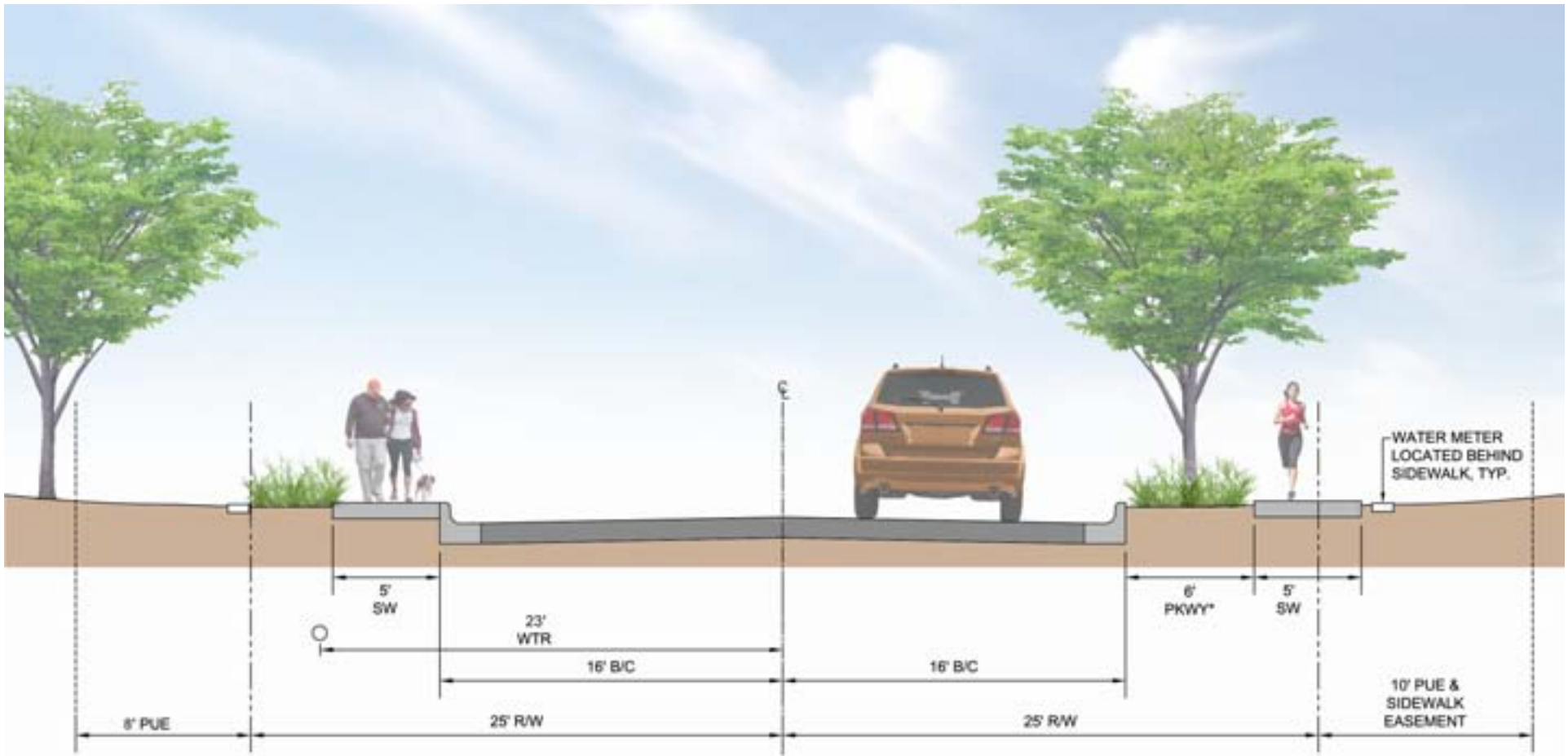
*4' ON SIDE STREETS OF CORNER OF LOTS AND SIDEWALK IS ATTACHED IN CUL-DE-SACS AND KNUCKLES

**HOMESTEAD NORTH - PARCEL 16, 18 & 19
TREE LINED STREETS, EXHIBIT K1**



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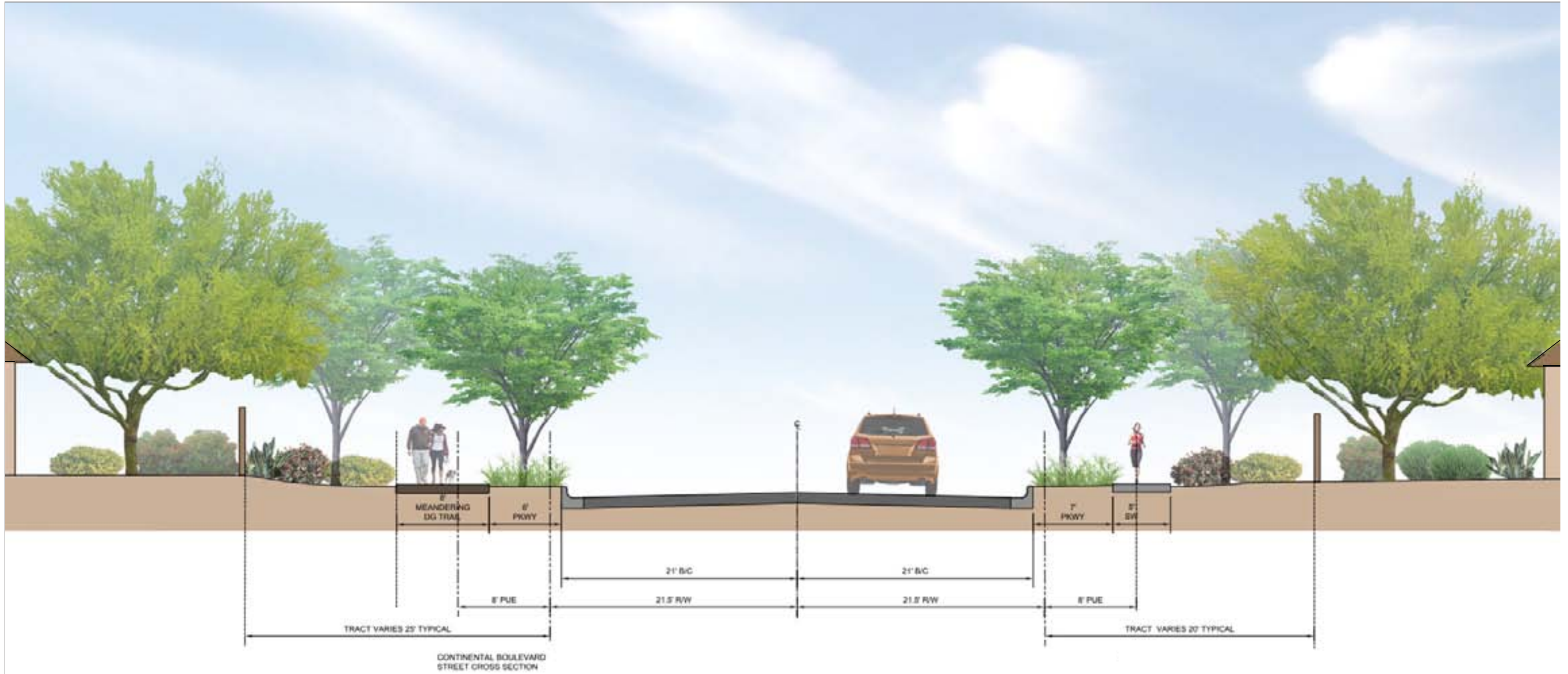


HOMESTEAD PARCELS 15
STREET CROSS SECTION

*4' ON SIDE STREETS OF CORNER OF
LOTS AND SIDEWALK IS ATTACHED IN
CUL-DE-SACS AND KNUCKLES

**HOMESTEAD NORTH - PARCEL 15
TREE LINED STREETS, EXHIBIT K2**

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**HOMESTEAD NORTH - CONTINENTAL BOULEVARD
STREET SECTION, EXHIBIT K3**



Exhibit L
Typical Front Yard Landscape Exhibit Proposed Guidelines



**HOMESTEAD NORTH - PARCEL 15, 16, 18 & 19
TREE LINED STREETS, EXHIBIT L**

PROPOSED RESIDENTIAL LANDSCAPE GUIDELINES

(To be updated and provided by the Builder of each parcel)

Homestead North Parcels 15, 16, 18 and 19

Section A. Builder Front Yard Landscape Packages

In lieu of homeowners going through the process of individual front yard landscape design reviews, you may elect to purchase a front yard landscape package as part of the initial purchase from the homebuilder. Landscape packages offered by the homebuilder are pre-approved and do not need to be submitted separately.

Front yard design packages offer the homeowner various options from a standard design, to turf options, and any custom upgrades for specific homeowner expectations. Homeowners will meet with the homebuilder's designated landscape designers to finalize exact specifications and plant varieties from the approved plant list. Landscape packages must meet or exceed all requirements as outlined in these landscape guidelines.

Section B. Front Yard Landscape Design Criteria

The following is a summary of all landscape considerations for individual front yard landscape and irrigation design:

1. Planting design in front yards shall have an enhanced desert character massed in natural compositions. They shall have no more than eight (8) different plant types (excluding trees). Refer to sample front yard landscape plans.
2. There is a street tree program for each parcel neighborhood within Homestead North. The intent is to provide shady, tree lined streets. Refer to list for the designated variety specified for each parcel. Street trees along each lot are to be installed by Homeowner with their front yard landscape. Homeowners are also required to install irrigation and maintain these trees.
3. Residential lots with unimproved side yard exposed to streets, must also install landscape between sidewalk and perimeter wall. Refer to side yard landscape exhibit for location and quantity of plant material. Decomposed granite, irrigation, and maintenance needs to tie into adjacent front yard landscape installation.
4. Homeowners may install turf if it demonstrates a functional use and have minimums of at least 8'-0" depth/width and located at least 6'-0" from house foundations. Homeowners may also select artificial turf in lieu of real turf. Design should simulate a turf application except for setback requirements.

5. Boulders are allowed in front yards for aesthetic purposes or used to solve extreme grading conditions. Boulders must be specified as surface select, buried 1/3 into finish grade, clustered in massings and sized between ½ to 3 tons. Sporadic placement throughout the front yard is not allowed.

6. River rock or “rip-rap” swales are not allowed unless an extreme grade or erosion condition can be justified.

7. Front yard upgrades and embellishments are encouraged, but must be submitted for approval, to verify compliance. Upgrades may include low courtyard walls, columns, decorative gates, upgraded hardscape or trellis features. Fountains are only allowed within courtyards or semi-enclosed areas. Submit detail drawings with dimensions, elevations and finishes for review on any proposed upgrade.

8. Homeowners may install landscape lighting in the front yard based on the following:

- a. Provide a quality, metal, low voltage system (submit cut sheets).
- b. Locate transformers and any other related equipment in a location not visible from the street.
- c. All light fixtures must be shielded so the light source is not visible.
- d. Path lights may line front walkways, but not driveways.
- e. Lamps can be LED, incandescent, or halogen (no distinct colored lenses are accepted), 20 watt max.

9. Plantings should be setback a minimum of 48” from house foundations. Irrigation trenching, underground lines and emitters should be located as far away as possible to prevent moisture from collecting along foundations.

10. Maintain positive drainage away from homes. Refer to builder warranty for further specific considerations that may apply to landscape installation.

11. Front yard art or artifacts such as, but not limited to, wagon wheels, driftwood or statuary are prohibited unless specific items are reviewed and approved in writing by the homeowner’s association.

12. Builder installed rear yard enclosure walls may not be changed or altered, except for lot interior finish or color.

13. Pool equipment must not be visible from street and are not allowed to drain or back- wash onto streets or common areas.

14. Homeowners are required to maintain landscape in a clean, weed free condition.

Section C. Front and Side Yard Landscape Requirements

Front yard landscapes should be crafted to address individual lot conditions, yet maintain a consistent character throughout the community. The following criteria are necessary to include in each landscape submittal:

1. Homeowners will be provided a plot plan from the homebuilder that shall be used as a basis for design. Reference all information that will influence the landscape design. Submittals must be done to an actual scale of 1" = 20'-0" (minimum) on 11" x 17" or 24"x 36" sheets.
2. The design and installation of front yard landscape is the responsibility of the homeowner at time of closing of escrow.
3. Generally, the homebuilder has installed side yard & retaining walls, driveways and walks. Driveways cannot be expanded or widened without association approval.
4. Each lot in Homestead is an engineered pad, some may have retaining walls. The landscape contractor shall review each lot's condition and fine grade for smooth transitions, lot to lot and to the street. This will prevent erosion or future problematic conditions; as no additional retaining walls, riprap or river rock channels are allowed. Gentle slopes and landscape berms are permitted, provided they do not obstruct drainage through the lot, as established by the civil engineer. Each front yard shall have at least one (1) street tree along the frontage of each lot, unless prohibited by lot conditions in cul-de-sacs and knuckles or where sidewalk is attached. Refer to list for the designated variety specified for each parcel. The tree shall have a tall upright structure. Street trees are located within the tree lawn between the back of curb and the sidewalk generally centered across the front of each lot. Call Arizona Bluestake prior to digging. One (1) additional front yard tree (beyond the street tree) is also required in each front yard. The tree is encouraged to generally match the street tree and other tree is the homeowner's choice from the approved tree list. Front yard and tree lawns shall have plantings that are intended to provide connectivity between adjacent front yard designs. It is included as part of the standard density requirements. Turf is not allowed in the tree lawn area. Planting design in front yards may have no more than eight (8) different plant types, excluding trees, massed in a naturalistic composition. Shrub plantings in the tree lawn area shall not exceed 3' in height and shall not include more than 4 plant varieties. A minimum of 8 and a maximum of 10 small shrubs or groundcover are required in the front yard tree lawn. Refer to sample plans for further information. Generally, front yards shall have planting in following ratios:

Large shrub	20%
Medium/small shrub	30%
Cacti/accent	20%
Groundcovers	30%

Each side yard shall have two (2) street trees along the street of each lot. Refer to list for the designated variety specified for each parcel. The tree shall have a tall upright structure. Street trees are located

within the tree lawn between the back of curb and the sidewalk generally centered across the front of each lot. Call Arizona Bluestake prior to digging. Side yard and tree lawns shall have plantings that are intended to provide connectivity between adjacent side yard designs. It is included as part of the standard density requirements. Turf is not allowed in the tree lawn area. Shrub plantings in the tree lawn area shall not exceed 3' in height and shall not include more than 4 plant varieties. A minimum of 10 and a maximum of 15 small shrubs or groundcover are required in the side yard tree lawn. Refer to sample plans for further information. Generally, front yards shall have planting in following ratios:

Large shrub	20%
Medium/small shrub	30%
Cacti/accent	20%
Groundcovers	30%

The use of landscape pots are approved along home entries or semi-enclosed areas. Seasonal or exotic plants beyond those on the approved plant list may be used, but shall not be considered toward the required plant density. Plant density shall be one (1) plant per 40 sq. ft. of landscape area. It includes all areas forward of the side yard walls to the sidewalk, minus driveway, front walk and turf areas. Calculate all plant densities on a submittal worksheet which must be provided with each review. Plant material must be selected from the approved plant list. Twenty-five percent (25%) of total required plant density shall be 5 gallon, or larger, in size and typically include accents, trellised vines & slow growing shrubs. Residential lots with unimproved side yard exposed to streets, must also install landscape between sidewalk and perimeter wall continuous to the rear property line, plant trees (24" box min.) and shrubs (1 gallon min.). Refer to sample side yard landscape exhibit.

Turf is allowed in front yard landscapes if it meets the following criteria:

- a. Is not in the tree lawn area
- b. Exhibits a functional and aesthetic design.
- c. At least 8'-0" wide and 400 sq. ft. (minimum).
- d. Installed as midiron sod.
- e. Located at least 6'-0" from house foundation.
- f. Separated from decomposed granite areas by concrete header or side by side brick header.

For artificial lawns, contractor to submit sample for approval and install per manufacture specifications. Provide a concrete or brick header to separate from DG areas. Homeowners to periodically maintain for fresh character and replace as necessary due to face, or unsightly wear. All landscape areas must include 2" deep 1/2" screened 'Saddleback Brown' decomposed granite, with a minimum of one application of pre-emergent herbicide for weed control. Other approved alternates shall be: 'Apache Brown', 'Express Brown' and 'Table Mesa Brown'. Front yard landscape is to be watered by an underground, automatically controlled irrigation system. All above ground equipment is to be located along the side yard and screened from public view. Trees and shrubs are encouraged to be watered on separate valves. All irrigation lines under driveway and sidewalks are to be installed within PVC sleeves. Irrigation plans are

not required for submittal. Landscape installation of each front yard shall not negatively aggravate existing or future adjacent lot conditions. If so, it will be the homeowner's responsibility to repair those conditions at no cost to the adjacent lot owner. Each submittal must include a Landscape Calculation Form.

Section D. Rear yard Landscape Requirements

1. Rear yards, courtyards and semi-enclosed private areas are intended to be extensions of the house and complement the homeowner's lifestyle. These private areas do not need to be formally reviewed, but homeowners shall follow all County codes and not alter positive drainage away from house.
2. Homeowners are responsible to complete rear yard landscape installation within 180 days of occupancy.
3. Rear yard structures, storage sheds or personal items shall not be visible from the street or adjacent neighbors as measured 12" above top of perimeter wall. These items must be reviewed and approved prior to install or be responsible to remove or alter if conflict arises.

Section E. Landscape Submittal

1. The design and installation of front yard landscape is the responsibility of the homeowner or Builder at close of escrow.
2. There is a \$300 non-refundable design review fee made payable to: Homestead HOA and submitted with the first landscape review.
3. Each Homeowner (or their landscape designer) is to submit two (2) copies of the front yard landscape plan, review fee and completed Landscape Calculation Form with the first review.
4. Plans will be reviewed within fourteen (14) days and will be returned with written comments. A second review and submittal may be required with two (2) new copies and modified worksheet.
5. If landscape plans cannot be approved following comments from the second review, an additional \$100 review fee will be required for each subsequent review until approval is granted.
6. Design review is only intended to verify appropriateness of proposed improvements. Reviews do not confirm methods of construction, structural integrity or construed as building inspection. The homeowner is responsible for liability and expense to correct any problems of improvements added or altered from initial home construction.

Completion:/Compliance:

An inspection of the entire yard may be performed by the Homestead HOA to ensure that construction has been performed according to the approved plans. If construction is not completed in accordance with the approved submission, the homeowner will be required to modify installation to the satisfaction of the Homestead HOA at the homeowner's expense. It is the homeowner's responsibility to ensure that the construction is completed in accordance with the approved submission. No delay or lapse of time by the Homestead HOA to perform an inspection or identify an item of non-compliance will be considered a waiver of this provision or the homeowner's responsibility to ensure compliance with the approved plans

END OF TEXT

STREET THEME TREES

<u>Parcel</u>	<u>Botanical Name</u>	<u>Common Name</u>
Continental Parkway	Pistacia X 'Red Push'	Red Push Pistache
Parcel 15	Prosopis Thornless Hybrid'AZT'	Thornless Hybrid Mesquite
Parcel 16	Parkensonia 'Desert Museum'	Desert Museum Palo Verde
Parcel 18	Quercus muhlenbergii	Chinaquapin Oak
Parcel 19	Pistacia X 'Red Push'	Red Push Pistache

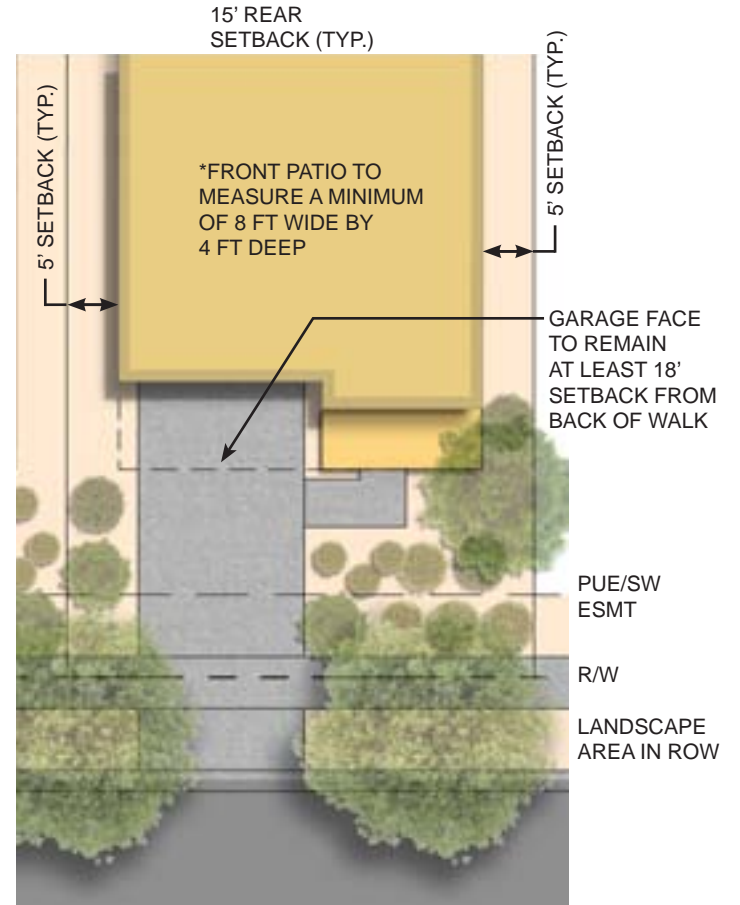
APPROVED TREE LIST

<u>Botanical Name</u>	<u>Common Name</u>
Acacia aneura	Mulga
Acacia salicina	Willow Acacia
Acacia saligna	Weeping Wattle
Acacia smallii	Sweet Acacia
Cilopsis linearis vars.	Desert Willow
Chitalpa species	Chitalpa
Caesalpinea cacalaco	Cascaolte
Ebonopsis ebano	Texas Ebony

<i>Ulmus parvifolia</i>	Evergreen Elm
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Olneya tesota</i>	Ironwood
<i>Olea europaea</i> 'Swan Hill'	Swan Hill Fruitless Olive
<i>Parkensonia</i> varieties	Palo Verde
<i>Prosopis</i> varieties	Mesquite
<i>Pistacia</i> x 'Red Push'	Red Push Pistache
<i>Quercus muhlenbergii</i>	Chinaquapin Oak
<i>Quercus virginiana</i>	Desert Live Oak
<i>Sophora secundiflora</i>	Texas Mountain Laurel



Exhibit M
Front Patio, Tree Lined Streets



A MINIMUM OF 25% OF BLOCK FACE SHALL HAVE A FRONT PORCH. A QUALIFYING FRONT PORCH ALLOWS FOR A FRONT SETBACK OF 10 FEET FOR PORCH OR LIVABLE AREA. A QUALIFYING FRONT PORCH SHALL MEASURE A MINIMUM OF 8 FEET WIDE BY 4 FEET DEEP AND NOT BE SETBACK GREATER THAN 16 FEET FROM FRONT PROPERTY LINE.

MIN. 25% OF EACH BLOCK FACE SHALL HAVE A FRONT PATIO* THAT SHALL ENCROACH THE FRONT SETBACK A MINIMUM OF 4' TO A MAXIMUM OF 8'. LIVABLE MAY ENCROACH A MAXIMUM OF 4' WITH QUALIFYING FRONT PATIO

HOMESTEAD NORTH - FRONT PORCH TREE LINED STREETS, EXHIBIT M