



SUN CITY TEXAS INTERIM GUIDELINES

For Insertion Into Design Guidelines

May 23, 2023

These Design Guidelines supersede all other Design Guidelines, Revisions, Interpretive, and Interim Guidelines dated prior to November 18, 2021.

Executed and effective this _____ day of _____, 2023.

DEL WEBB TEXAS LIMITED PARTNERSHIP,
an Arizona Limited Partnership

By: Del Webb Southwest Co., an Arizona Corporation

By: _____
General Partner

ADOPTED:
SUN CITY TEXAS COMMUNITY ASSOCIATION, INC.,
Acting by and through its Board of Directors

NAME: _____

TITLE: President

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ARTICLE 4 – RESIDENTIAL LANDSCAPING**4.3. INITIAL LANDSCAPING PLANS**

A homeowner must submit a detailed initial landscape plan within 90-days after the date of closing. It is the individual homeowner's responsibility to completely landscape the entire lot within 120-days of plan approval.

a) Full landscaping includes:

1. A minimum of three planting beds.
2. Lawn grass or properly designed xeriscape areas. (See Articles 4.6 & 4.7)
3. Planting beds with living plants that are planted in the ground.
4. An irrigation system for the entire lot.
5. Drip irrigation in all planting beds.
6. Lawn and drip irrigation must be on separate valves.

b) Non-Corner lots:

1. Planting beds must be located across the entire front of the house.
2. One side-yard planting bed.
3. One rear-yard planting bed.
4. Additional planting beds are optional, space permitting.

c) Corner lots:

1. One planting bed must be located across the entire front of the house.
2. One side-yard planting bed facing the side street.
3. If the corner lot has less than 7-feet between a developer-installed wall/fence and the house, then a side- yard planting bed facing the side street, is not required. If greater than 7-feet, a planting bed is required.
4. One rear-yard planting bed.
5. Additional beds are optional, space permitting.

d) Narrow Lots: Lots having less than 7-feet from the exterior surface of the house to the side property line are not required to have a side planting bed. However, homeowners have the option of either installing inert material, turf grass, ground cover or shrubs in the area. If the area is planted, proper irrigation is required for the area.

4.6. XERISCAPE LANDSCAPING GUIDELINES

Xeriscaping is the process of landscaping or gardening that reduces or eliminates the need for supplemental water from irrigation. Xeriscape landscaping plans must:

- a) Conform to the plants coverage and inert material limits stated in Article 4.7.2. (b).
- b) Height and type of flower and rock beds must not create an unsightly effect or a drainage problem for adjoining neighbors' properties.
- c) Show changes to the irrigation system.

4.6.1 THREE TYPES OF COLOR/TEXTURE/PLANTING (CTP) AREAS:

- a) Planted areas must have 3, 3-gallon or 5, 1-gallon plants for every 100-square feet of bedding area.
- b) Inert areas must not exceed 45% maximum coverage.
- c) Turf areas must be covered completely by turf grass and/or living ground cover.

4.6.2 XERISCAPE AREAS MUST:

- a) Be designed with multiple CTP areas which are areas of plantings, turf, living ground cover, hardwood/pine bark mulch and/or inert bedding material. Color and texture of the planted areas and inert areas are required aspects of a xeriscape design.
- b) Not have extensive areas of "desert" or "barren" appearance.
- c) Have MC approval. The application must include:
 1. Plants: names and sizes.
 2. Hardwood/pine bark mulch: types, sizes, and colors.
 3. Rock/stone/decomposed granite: type and color.
 4. Calculations showing percent of inert material, hardwood/pine bark mulch, lawn grasses, and planting beds.
 5. Irrigation changes.

4.6.3 FRONT-YARD PLAN:

- a) One CTP area with inert material and plants with the density and spacing required in 4.6.1. must occupy the balance of the front yard excluding impervious areas (driveway, walkways, and patios etc.) and the required 25% turf area.
- b) Areas with plants, ground cover and turf must comprise 55% of the front yard.
- c) It is recommended that 75% of all plants be drought-tolerant and Firewise plants.
- d) See Appendix E for a list of drought-tolerant and Firewise plants.

4.6.4 REAR YARD PLAN:

- a) One CTP area with inert material and plants with the density and spacing required in Article 4.6.1. must occupy the balance of the rear yard excluding impervious areas (driveway, walkways, and patios etc.) and the required 25% turf area.
- b) Areas with plants, ground cover and turf must comprise 55% of the rear yard.
- c) It is recommended that 75% of all plants be drought-tolerant and Firewise plants.
- d) See Appendix E for a list of drought-tolerant and Firewise plants.
- e) The balance of the rear yard may be any combination of CTP areas or traditional landscaping.

4.6.5 SIDE YARDS:

The three types of CTP areas may be installed in side yards if space permits. Adequate space must be considered for required irrigation and property maintenance. Lots having less than 7-feet from the wall of the house to the side property line are not required to have a side planting bed. However, homeowners

have the option of either installing inert material, turf grass, ground cover or shrubs in the area. If the area is planted, proper irrigation is required for the area.

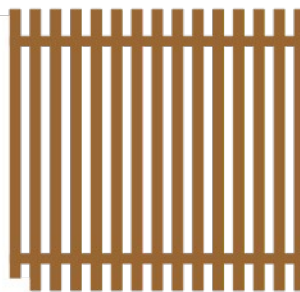
4.13. GROUND-MOUNTED EQUIPMENT SCREENING

- a) Screening of AC units and generators is optional.
- b) If the homeowner chooses to screen the AC and/or generator, the following guidelines must be met:
 - 1. Structures used for screening must have design, materials and color compatible with the design of the residence.
 - 2. White structures are prohibited.
 - 3. A screening structure must not be higher than 4 feet.
 - 4. Sufficient clearance between the structure and/or plant and the equipment is required for adequate air circulation and must not encroach on a neighboring lot or CA property.
 - 5. Any other use of the approved screening structure for storing tools, materials, trash or recycling containers or similar items is prohibited

Example 4-1: Acceptable Screening Examples



Lattice Screen
At Least 4-Feet Tall



Vertical Screen
At Least 4-Feet Tall



Plant Screen
At Least 4-Feet Tall at Initial Planting

5. ARTICLE 6 – ANCILLARY EQUIPMENT

6.1. ANCILLARY EQUIPMENT – GENERAL REQUIREMENTS

- a) Roof-mounted electric or solar-powered attic fans are allowed.
- b) Window air conditioners and fans are prohibited.
- c) Other roof-mounted equipment will be considered on a case-by-case basis.
- d) Exterior wall-mounted air conditioners and heat pumps for use in an enclosed patio or porch must meet the following requirements:
 - 1. The wall-mounted unit must be installed in the rear or side of the enclosure.
 - 2. The bottom of the unit must not be higher than 12-inches from the interior floor surface as measured from the floor surface to the bottom of the unit.
 - 3. The exterior of the unit must be screened from view. (See Example 4-1)
 - 4. Placement and screening requirements for use of alternative technologies will be considered when the application is accompanied by manufacturer’s literature.
- e) Sound-insulating material may be required for added equipment such as pool pumps and heaters. Added equipment must be installed in the same side yard as the air conditioning/condensing unit.

6.17. AUXILIARY GENERATORS

Homeowners may install auxiliary generators. The preferred location is on the same side as the gas and/or electrical service needed for installation of the generator. The unit must be installed on a concrete pad unless manufacturer requires a different installation. If necessary, MC will consider alternative locations.