

BUFFALO RANCH
ARC (Architectural Review Committee) Guidelines

“The purpose of the Architectural Review Committee (ARC) is to provide assistance in establishing and overseeing community standards and reviewing and deciding upon change requests, in the realm of the Association’s architectural scheme.”

The following guidelines are in addition to what is provided in our CCRs

- I. An ARC is the first step that every homeowner is expected to take whenever the front, sides, or backyard of a home is changed or modified.

“START WORK ONLY AFTER YOU RECEIVE THE APPROVED ARC”

Some examples that require ARC are given below. This is not an exhaustive list:

- a. Exterior paint color
 - b. Gravel color, size and quantity (3/4 to 1” Apache Gold or Cappuccino color)
 - c. Tree or plant removal
 - d. Plant material
 - e. Physical Hard Structures
 - f. Driveway
 - g. Cameras
 - h. Dish or Satellite
 - i. Walkways
 - j. Pavement change or Color applications
 - k. Exterior Lights
 - l. Changing the design of the yard
 - m. Solar Panels
 - n. Shutters
 - o. And just about everything else
- II. ARC Applications can be obtained through:

BuffaloRanchHOA.com

It is immediately sent via email for approval to the HOA ARC committee. If the ARC committee has questions the HOA management will contact you. You should receive approval within two weeks if there are no issues.

You must adhere to the following once construction begins:

- a. **DO NOT START THE PROJECT UNTIL YOU HAVE ARC approval.** You might have to tear it out if it is not approved.
- b. You will be required to pay a \$500 returnable deposit provided no damage to our common area or violation of our rules is observed and only after inspection by the ARC Committee or HOA Management. This is also to ensure vendors hired are held responsible for damage to the gates if caught tail gating into the community or hitting the arm bars.
- c. All rock, gravel, sand, pavers, stone, brick, and building material you place on the street, **MUST HAVE COVERING OVER THE ASPHALT BEFORE IT IS PLACED IN THE ROAD** (You may use Tarps or plywood sheets). Otherwise put it in your driveway. We own our roads and the homeowner will pay to fix them if they are damaged. This is a violation that carries a fine if not followed.
- d. If you have concrete work or plastering work being performed you must give a gate code to the trucks and tell them to enter at Buffalo Gate (remember you only have a maximum of three days on a gate code).
- e. Give out Gate Codes to the Contractor Companies doing the work and tell them to enter at the Buffalo Gate. Tell them that "NO Tailgating." Only one vehicle entry at a time, otherwise they may damage the barrier arms. **Any gate damage or barrier arm damage or illegal entry done by the contractor homeowners will be liable for all the damages to our gates.**
- f. Concrete, Plaster or any other contractor are not allowed to wash or clean their equipment on property or on our streets. The homeowner will be liable for damage or clean up.
- g. Make sure your Contractor and their vehicles follow our parking rules.
- h. All debris is the responsibility of the resident to clean and sweep up every evening after work is completed.

- i. Make sure you keep a copy of the forms submitted as well as the approval letter in your records. This is your back up to prove the work was approved. If you do not have copy in your records, and cannot prove you have an ARC, it is a violation that can carry a fine or removal of what was done.
- III. Below are some Guidelines and examples that require ARC approval
- a. Front yards must have at least one tree.
 - b. Side yards by the driveway must have 1 tree or large bush/plant.
 - c. Trees no closer than 5 feet from a side or back wall.
 - d. Bushes no closer than 3 feet from a side or back wall.
 - e. Irrigation no closer than 3 feet from a side or back wall.
 - f. Side walls height increases not allowed. Lengthening (not to the street) allowed case by case and only with ARC approval.
 - g. Driveway widening extensions beyond 2 feet not allowed. No parking on added edge or pathway. You must park on the developer installed driveway or in your garage.
 - h. Pool walls no closer than 5 feet from perimeter wall
 - i. All Dish or camera cables must be painted the home color. Any exposed wiring running along the eaves must be hidden from view or protected by painted conduit.
 - j. No tree removal without replacement (see b above).
 - k. No sheds visible over the wall or from the street or common areas.
 - l. Home colors remain as defined and installed by DR Horton.
 - m. Gravel/Rocks color: 3/4th inch to one-inch size Apache Gold, Cappuccino, or Apache Brown (Star Nursery). Using any other color is not acceptable
 - n. Optional: You can opt for adding big Rocks (2-4 inches size) up to 2 feet wide as border or accent to the landscaping
 - o. Gravel replenishment as needed (every 3-4 years)
 - p. House Re-Painting as needed
 - q. Any patio cover or awning must match the home's colors
 - r. Exterior Shutters painting as needed
 - s. Extra lights or a change to address or coach lights
 - t. Side shoulders along driveway edges are not to exceed 18"
 - u. No Basketball hoops mounted to the home or removal of developer installed architectural elements

- IV. Plant and Tree Material selection is up to the owner. Some trees and plants are not recommended and handled on an individual basis. Go with the plants that thrive in the desert. By selecting the right plants and trees you ensure their survival and they will flourish.

Below are listed observations and recommendations concerning varieties planted in the community. Coding as follows:

- a. "D" = drought tolerate
- b. "P" = pest resistant
- c. "E" = evergreen = not too much debris
- d. "M" = easy maintenance

V. Trees and Plants

- a. Mesquite- D – messy, splits in high wind, can be invasive. Can lift driveway or patio.
- b. False Olive- D,P,E,M- some spraying, can be allergy issue when it blooms.
- c. Desert Orchid-D- messy
- d. Bottle-D-P- get really big at the base so they need room
- e. False Plum or Carolina Cherry- These get disease and insects very quickly, messy
- f. Fir – half a D-P-E- half a M. Stick with the desert special varieties.
- g. Tall Palms- D-E- Can be invasive when they get large, carry insects, and maintenance becomes an issue when too big
- h. Pistachio-D-P-Two varieties, beautiful color, leaves drop, messy, great shade
- i. Bamboo-D-P-E- can carry insects, very invasive, will destroy pipes, walls and driveways
- j. Oleander-D-P-E-M- Great hedge, nice flower color, do not plant where dogs can eat them.
- k. Pali Verde-D-P-Very messy, some snapping of branches in high wind.
- l. Lantana D-P-M colorful, great ground cover, must be trimmed in the winter, but returns in the spring and spreads. Insects hate this plant.
- m. Rosemary – D-P-E-M Just trim, low ground variety is great ground cover and has flowers. Larger variety can be shaped. Both are insect repellent

- n. Sages – D-P-E-M beautiful color and foliage, thrives in the desert, can be shaped.
- o. Decorative Grasses-D-P- beautiful, must be trimmed in the fall or early spring depending on variety
- p. Cactus and Succulents, D-P-T-M great protection for walls and areas where you don't want walkers to cut across.
- q. Roses – do not do well in the heat. They require spraying and pruning. Beautiful.

Keep in mind, soft lush plants such as tulips and daffodils will not survive in our harsh climate. Stick with what you see that works.

Please note:

Any questions you may have or if you need clarifications, please feel free to contact Architectural Review Committee through BR website, they will be more than willing to assist you.