

## *The Overlook at Sky Island Vision*

*The Overlook at Sky Island is a beautiful 5.5 acre refuge high on the western slopes of El Paso's Franklin Mountains. The panoramic views of the Franklin and Sierra Madre Mountains and the Rio Grande River surround this community.*

*Our vision for The Overlook at Sky Island is to become a place of refuge above the constant activity of today's "Pass of the North." As stewards of this land, Sky Island Partnership, Ltd. is committed to the vision of a community conceived, designed and built to embrace nature's intricate design.*

*Our goal for The Overlook at Sky Island is to continue the Sky Island tradition of respecting our Chihuahuan desert while providing a wonderful community of beautiful homes.*

*Welcome to The Overlook at Sky Island!*

*Sky Island Partnership, Ltd.*

## *How to use these Guidelines*

The Architectural Guidelines (“Guidelines”) establish minimum standards as well as goals for building in The Overlook at Sky Island (“The Overlook”). The Overlook at Sky Island Architectural Guidelines are Exhibit B of the The Overlook at Sky Island Declaration of Covenants, Conditions and Restrictions as noted in Article V, Section 8 of the Declaration.

As part of the El Paso Mountain Development Area, approximately 40 percent of the subdivision has been left as natural common open space. Commitment to conservation with preservation and enhancement of the natural environment is balanced with sensitivity to the economy and efficiency of contemporary building and construction. Respect for El Paso’s building heritage is also included. These Guidelines are meant to encourage creativity in planning and building in The Overlook at Sky Island.

These Guidelines begin by introducing the objectives for The Overlook at Sky Island and describe the standards that must be met in site planning, architecture and landscape. The Guidelines define the steps for review and approval of projects within The Overlook at Sky Island and presents the procedures to be followed during construction.

## *The role of the The Overlook at Sky Island* *Architectural Review Committee*

The Overlook at Sky Island Architectural Review Committee (ARC) will review and approve all plans for new construction at The Overlook by owners and home builders and administer the Architectural Guidelines. The ARC acts under the authority of Article V, Architectural Review, of The Overlook at Sky Island Declaration of Covenants, Conditions and Restrictions.

Each proposed building design shall be checked for compliance with these Guidelines. Any plans for remodeling or exterior modifications to homes after construction has been completed shall also be reviewed by the ARC in accordance with the Guidelines. The Guidelines and procedures depicted here are the criteria that must be met in order to build in the Overlook at Sky Island. Compliance with these Guidelines in no way guarantees any particular construction result within The Overlook at Sky Island.

In addition, these Guidelines are not, and are not to be construed as, a recommendation of endorsement by Declarant, the The Overlook at Sky Island Homeowners Association, Inc. (Association), or by its Board of Directors (Board) or the Architectural Review Committee (ARC) of any particular plan, design, or building material which may be contained herein. Neither the Declarant, the Association, the Board, nor the ARC shall be held liable or bear any responsibility for any injury, damages, or loss arising out of the manner or quality of construction on any property within The Overlook at Sky Island or any modifications thereto.

## *The Overlook at Sky Island Homeowners Association*

The complete set of documents for The Overlook at Sky Island Homeowners Association include:

- ♦ Declaration of Covenants, Conditions and Restrictions (the “Declaration”);
- ♦ Architectural Guidelines for The Overlook at Sky Island (the “Guidelines”);
- ♦ Bylaws of the The Overlook at Sky Island Homeowners Association, Inc. (the “Bylaws”);
- ♦ Articles of Incorporation of the The Overlook at Sky Island Homeowners Assoc., Inc. (“the Articles of Incorporation”).

Please refer to these documents for more information on the operation of the Association.

## Site Planning

The Overlook at Sky Island was designed with the zero-lot line concept in order to maximize views, increase the privacy and increase the outside useable living area of each homesite.

### **Building Envelope**

The "Building Envelope" is the boundary that delineates the maximum area in which any proposed building or improvement must fit. The Building Envelope for all homesites except 400, 404 and 408 Splendid Sun shall be the area created by the following setbacks:

- ♦ 10-feet from the front property line;
- ♦ 10-feet from the southern property line;
- ♦ 0-feet from the northern property line
- ♦ 10-feet from the rear property line.

For 400, 404 and 408 Splendid Sun the Building Envelope has different designations because of the shape of the sites. The Building Envelope for these sites shall be the area created by the following setbacks:

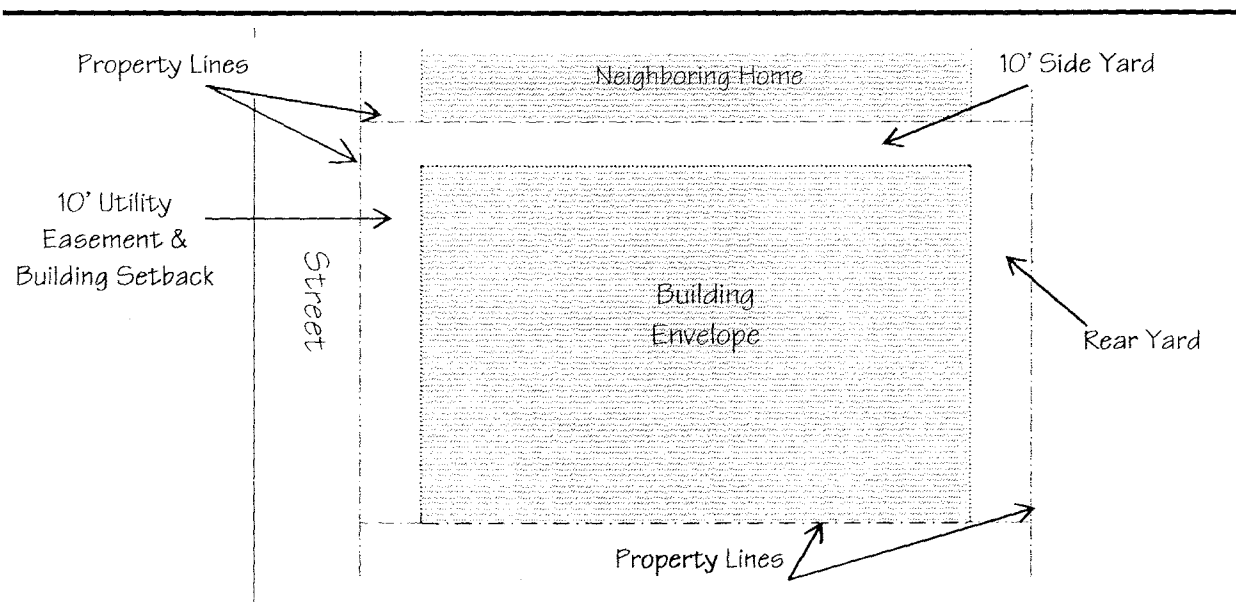
- ♦ 10-feet from the front property line;
- ♦ 10-feet from the rear property line;
- ♦ 5-foot from the side property lines.

All driveways must provide a minimum of 20-feet for parking cars in front of the garage doors as required by City of El Paso code.

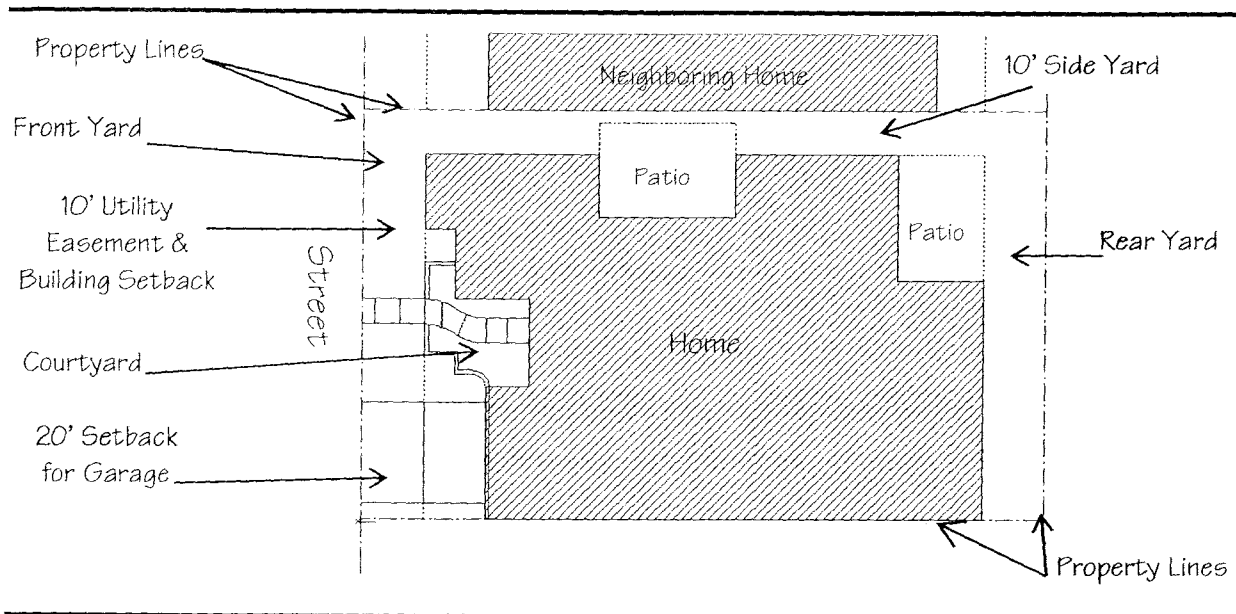
### **Front Yard**

The Front Yard of each home shall be the area between the front property line and the front of the home. The 10' Utility Easement is provided for the placement of utility connections. The following utility connections will be placed behind the curb and within the 10' easement:

- water meter near the middle of the front of the homesite;
- sewer tap at the low side of the homesite
- electrical transformers at 1 corner of selected homesites as required by the El Paso Electric Co.



Building Envelope and other designated areas of the Homesites



Possible site plan for home

### **Private Areas**

Private Areas are those outdoor living areas enclosed by low walls or privacy walls including courtyards, backyards, side yards and pool areas.

### **Combining Homesites**

Two commonly owned contiguous homesites may be combined into a single homesite with the consent of the ARC. For purposes of these Guidelines, combined homesites shall be considered as one. For purposes of the Association, the original votes, assessments and fees will apply.

### **Grading**

- ◆ Each homesite has a single- or two-level graded building pad.
- ◆ No soil, boulders or other material shall be deposited on the natural slope beyond any retaining walls to keep the slope clean and natural.

### **Drainage**

**Design Objectives:** To provide safe and efficient drainage and minimize concentration of the natural run-off on the property to prevent erosion of the slopes. To preserve the native vegetation of the canyon.

- ◆ The primary function of the canyon in and beside The Overlook is to safely convey the upland storm water flows through the subdivision and to receive free discharge of storm water flows from homesites in The Overlook. Water flows must be managed on each homesite through water dispersion, harvesting and/or other techniques that prevent negative impacts.
- ◆ Both excess storm and irrigation water must flow away from the wall of the neighboring house and not be allowed to pond within 2 feet of the neighboring home.
- ◆ For all homesites except 400, 404 and 408 and 425 Splendid Sun, all storm water shall discharge to the front of the house and be dispersed across the front yard. Excess water should runoff to the street where it will be conveyed to the canyon. Storm water cannot be dispersed to neighboring homesites.

- ◆ Homesites 400, 404 and 408 Splendid Sun may convey storm water both to the street and to the rear of the homesite and be dispersed across the rear yard. Landscape plans shall provide for conveyance of water excess water to the rear of the lot and be dispersed down slope.
- ◆ Homesite 425 Splendid Sun may discharge storm water both to the front and southern side of the homesite. Landscape plans shall provide for conveyance of the water to the southern side of the lot and dispersed down slope.
- ◆ All drainage from walled Private Areas to the Common Open Space shall be dispersed from pipes through the Privacy or View Walls at no more than four (4) foot intervals. These openings shall be placed at the same elevation and shall be approximately 1-3 inches above the yard finish elevation. This will provide limited retention and prevent erosion of natural terrain below the walls and encourage absorption of rainwater.
- ◆ Landscape plans shall provide for water harvesting, dispersal and/or conveyance of water to the street.
- ◆ The Owner and their architect/designer shall be responsible for foundation design and its relationship to drainage management techniques employed.

## **Parking: Garages, Driveways, & Visitor Parking**

### Garages:

- ◆ Each homesite shall contain a minimum of a two-car garage.
- ◆ Enclosed storage is required for trailers, boats and other recreational equipment. Oversized recreational vehicles may not be stored in The Overlook.

### Driveways:

- ◆ Driveway widths and surface area shall be minimized.
- ◆ Only one driveway with one curb cut is encouraged for each homesite.
- ◆ The use of colored concrete, flagstone or other hard surface materials is encouraged. The material chosen shall reflect the warm rich desert hues, be low in reflectivity and compatible with the surrounding natural environment.

Visitor Parking: Visitor parking spaces have been provided by the Declarant with four (4) spaces each on Splendid Sun and Silent Sun. These spaces are designated for parking for periods less than 24 hours in duration. No vehicle storage is allowed in the visitor parking.

## Site Walls

**Design Objective:** El Paso has a tradition of using walls to enclose outdoor spaces and to extend living areas into the landscape. The Overlook at Sky Island seeks to apply this tradition without creating a harsh maze of walls. Where possible, view walls and low walls are preferred to promote an open and inviting residential community and help preserve enjoyment of the natural environment.

Following are the site wall types for Sky Island.

Retaining Walls: Walls that structurally create transitions between grade changes, integrate grade changes, integrate buildings with their site and which minimize the impact of grading. Privacy and view walls may be constructed on top of retaining walls.

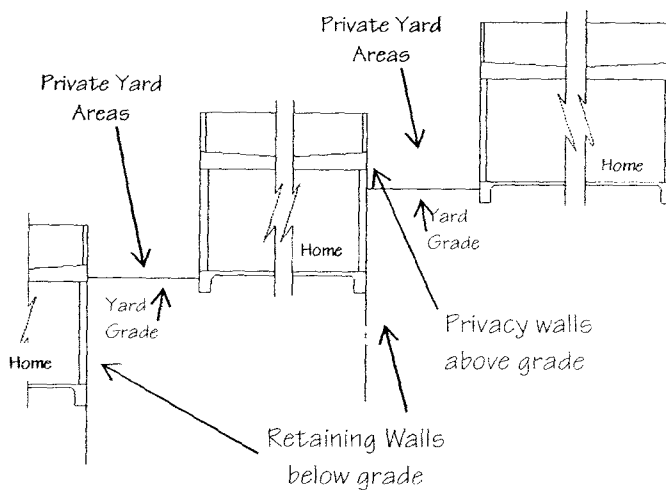
Retaining walls will be necessary on most zero-lot line homesites and will be built to accommodate the grade change between sites.

- ◆ Retaining wall materials that are permitted for use at The Overlook at Sky Island:
  - ☑ Insulated Concrete Form construction
  - ☑ Quarried rock of the same type as used at the entrances to The Overlook
  - ☑ CMU with any exposed areas finished in stucco

Privacy Walls: Walls placed to provide privacy between homes, to provide screening or enclose an area such as a front courtyard and rear yards. Privacy walls enclose private space and often are attached to buildings.

View Walls: Walls that provide security but allow views through to vistas and open space with the use of wrought iron or other materials.

- ◆ Privacy and View walls shall be as low as possible with a maximum height of six (6') feet.



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Side view of retaining walls and privacy walls between homesites with possible elevation changes

- ◆ Wall materials that are permitted for use at Sky Island:
  - ☑ Quarried rock of the same type as used at the entrances to The Overlook at Sky Island
  - ☑ Plaster or stucco finish or material integral in texture and color with the home
  - ☑ Manufactured stone integral in color with the home
  - ☑ Granite
  - ☑ Stone tile
  - ☑ Pre-cast concrete balusters and rails
  - ☑ Colored split-face concrete block
  - ☑ Ornamental iron or metal. Design and color must blend with architectural style of the home. The ARC must approve ornamental iron design.
  - ☑ Horizontal Pipe rail, 1 1/2" or larger, with color to blend with home and landscaping.
  - ☑ Tube rail with color to blend with home and landscaping.
- ◆ These wall materials and designs shall not be used at Sky Island:
  - ☒ Field Stone or Rubble Rock
  - ☒ Siding or wood picket
  - ☒ Chain link, with or without metal/fiberglass slates (other than temporary construction fencing)
  - ☒ Other wire fencing
  - ☒ Unfinished concrete block
- ◆ Walls must be constructed of materials and colors that match or blend with the home's exterior.
- ◆ Quarried rock shall be laid to emphasize the color and texture of the rock. Heavily recessed mortar or "mortarless" techniques are preferred to create distinctive walls.

### **Lighting Standards**

Views of evening sunsets, the twinkling night lights of the El Paso/Juarez area and the great southwestern night sky are among the most enjoyable features of living at Sky Island. Views can be ruined by excessive light from streetlights, game courts and homes. In order to protect these valued views, Sky Island lighting standards focus on limiting the kind and quantity of light from these sources. Careful attention to the selection of fixtures that are shielded or filtered to minimize ambient light is essential to preserving night views.

Plans for lighting the yard areas and exterior of the home should be carefully studied during the planning stage using these Guidelines.

- ◆ Exterior fixtures not mounted on a building must be located and oriented to focus light inward to minimize light encroachment onto neighboring areas and homes.
- ◆ Building mounted exterior lightingshall be directed downward and away from adjacent homes, streets and open spaces. The fixtures shall be mounted no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade.
- ◆ Outdoor lighting is permitted in Front Yards and Private Areas.
- ◆ Walkways from the street to the front door and around the driveway should be the minimum necessary for safe passage.
- ◆ Lighting of plant materials shall be achieved with light sources that direct the light into the plants. These can include surface mounted fixtures on the ground and lamps hidden by plant materials.

- ♦ Security lighting directed away from the home and activated by heat, movement, etc. are permissible but must not remain on constantly or be used as general lighting. Placement should be shown on the plans. Alternatives to floodlight type security lighting is encouraged.

## **Other Site Design Features**

### **Mailboxes**

- ♦ Postal service group mailboxes shall be located at the entrance or other location Declarant negotiates with the U.S. Postal Service.

### **Basketball hoops and backboards**

- ♦ May be installed at any home in driveways or in the backyard. Particular attention should be given to the privacy of adjacent homesites.

### **Antennae**

- ♦ Antennae and satellite dishes must be shielded from view from Common Areas and streets.

### **Service Yard**

- ♦ All garbage and trash containers, clotheslines, mechanical equipment, and other outdoor maintenance and service facilities must be screened by walls from other homes, Common Areas and streets.

### **Signage**

- ♦ For resale of homes, real estate signs at Sky Island shall be limited to two 18"x24" standard real estate signs mounted on 4"x4" posts with an arm or within a rectangular frame. One sign may be placed in front of the home. The second may be placed along Stanton Street near the entrance.
- ♦ Signs placed along Stanton Street must be carefully placed where the sign does not block views of cars exiting the entrance, and will not damage plants or the irrigation system in the Stanton right-of-way.
- ♦ Signs must be properly mounted and installed. Signs should be able to withstand strong winds and must be replaced promptly if damaged.
- ♦ Owner shall install address identification. Address numbers must be integrated into building walls or freestanding walls and must be of materials and colors that harmonize with the home design.



## *The Overlook at Sky Island Architecture*

The architectural goal for The Overlook at Sky Island is to establish the highest standard of quality for the design of homes. The architectural character of The Overlook should reflect the casual elegance of southwestern living. Southwestern character is derived from a wide variety of historic, geographic, cultural, climatic and thematic influences including European, Spanish, Native American, Mexican and the American West. Architectural character results from a composite of form, materials, colors and detailing.

At The Overlook, no residence should stand so apart in its design or construction as to detract from the visual harmony of the community. At the same time, no homes may repeat the front elevation of another home in The Overlook.

### **Architectural Style**

At Sky Island, the following architectural styles are permitted:

- ☑ **Pueblo Style** is reminiscent of the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. It typically incorporates deep set doors and windows, dramatically recessed portals or patios, rounded corners and edges, and is always finished in earth tone colors.
- ☑ **Territorial Style** is characterized by low, flat roofs with brick or tile copings on parapet caps, wood columns and decorative wood door and window casings.
- ☑ **Spanish Mission Style** with pitched tile roofs, stucco finishes, exposed beams and soffits and open porches. This style may be referred to as Santa Barbara style or California Mission.
- ☑ **Spanish Colonial Revival Style** is characterized by tile roofs, simple forms subtly embellished at doorways and ornamental ironwork. This style often incorporates interior courtyards similar to the classic western haciendas.
- ☑ **Northern New Mexico Ranch Style** characterized by pitched metal roofs, stucco finishes and decorative wood door and window casings.
- ☑ **Tuscan, Italian Villa or Mediterranean** are characterized by shallow pitched tile roofs with broad overhangs decorated with exposed rafters, stucco walls with tall often arched windows and informal covered verandahs or porches. The Tuscan style frequently incorporates a rounded tower in the home.
- ☑ **Prairie Style** features open planning; shallow-pitched roofs with broad, sheltering overhangs, casement windows and a strong horizontal emphasis. Porte-cocheres and raised porches extending out from the main core of the house are typical of this style.
- ☑ **Craftsman Style** is characterized by textured natural building materials, broad overhangs with exposed rafter tails at the eaves and often extensive trellises over the porches. Lower portions of walls and columns are often battered or sloped near the ground.
- ☑ **Wrightian** homes use natural materials in a way that make the home an integral part of the site. These homes usually feature coursed stone or brick, tall French doors, flat or shallow-pitched roofs, often with a dentilled fascia, and geometric shapes.
- ☑ **Contemporary Southwestern Style** at Sky Island refers to homes whose interpretive form shall be based on one historical or artistic style. Contemporary design embraces the modernist's exploration of technology and results in homes of lighter weight and often unusual or nonclassical geometry's. To make them compatible with other styles, contemporary homes shall incorporate set backs, overhangs, interesting use of windows, and use of natural finishes and colors.

The following styles are not permitted in Sky Island:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Beaux-Arts   | <input checked="" type="checkbox"/> French Rural, Neo-French   |
| <input checked="" type="checkbox"/> Colonial (Dutch, English, French, New England, Neo-Colonial, Revival, Southern, Williamsburg,) | <input checked="" type="checkbox"/> Georgian                   |
| <input checked="" type="checkbox"/> Deconstructionist  | <input checked="" type="checkbox"/> Mansard                    |
| <input checked="" type="checkbox"/> Elizabethan  | <input checked="" type="checkbox"/> Nouveau Traditional        |
| <input checked="" type="checkbox"/> Exotic Eclectic  | <input checked="" type="checkbox"/> Revival (Greek, Gothic)    |
| <input checked="" type="checkbox"/> Federal  | <input checked="" type="checkbox"/> Shingle, Neo-Shingle       |
| <input checked="" type="checkbox"/> French Napoleon/Second Empire  | <input checked="" type="checkbox"/> Supermannerist             |
|  | <input checked="" type="checkbox"/> Tudor, Neo-Tudor           |
|  | <input checked="" type="checkbox"/> Victorian/Stick/Queen Anne |

Definitions for these styles have been developed from the book “American House Styles, A Concise Guide” by John Milnes Baker, A.I.A. ©1994

### **Building Heights**

The building height is measured from the lowest pad elevation shown on the subdivision grading plan to the highest point on the building (except chimneys). Pitched roofs are measured to the ridge.

- Single story homes: All homes on Silent Sun Lane and 409, 413, 417 Splendid Sun Lane are limited to single story homes. Height for a parapet may not exceed 18'-0" and for a pitched roof 25'-0" at the ridge.
- 421 Splendid Sun may be a single or 2-story home however the 2-story element can have a maximum area of 800 square feet. The maximum overall height is 30'-0".
- 425 Splendid Sun Lane will be 1-story to the northside of the home and 2-story to the south to accommodate the grade change. The maximum overall height is 30'-0".
- Homes built at 400, 404, 408 Splendid Sun Lane will be single-story to the street and 2-story to the rear (walk-out basement) to accommodate the grade change. Homes with 2-story elements have a maximum height no greater than 30'-0".

### **Building Massing**

**Definition:** Building mass: A volume of space that visually appears as a rectilinear form consisting of a roof and at least 3 walls.

Building Massing is important to ensure that the elevations of the homes will have visual interest from all views. Design elements must be carried through the elevation to avoid “store-front” or movie-set type elements.

- ♦ Each home must have at least 3 distinct masses visible from front elevations and 2 distinct masses from the rear.
- ♦ Each home mass must be offset from adjacent masses by at least 2'-0" vertically and 2'-0" horizontally.

### **Colors**

Southwest colors are warm, rich, desert hues with accents of complementary tones reflecting the landscape of the Southwest desert. Colors for exterior walls and roofs in Sky Island shall reflect the color of Sky Island's earth and vegetation. Accent colors to make an area or architectural feature more prominent shall not be used on more than ten percent (10%) of an exterior elevation to avoid being visually distracting. These colors include the bright hues of desert flowers.

## **Materials**

Exterior surfaces must be materials that harmonize with the natural landscape as well as provide an outer skin to withstand El Paso's climate extremes.

These exterior materials are permitted for use at Sky Island:

- Stucco
- Wood
- Natural and/or manufactured stone
- Adobe
- Split face block
- Stone or concrete columns
- Ceramic tile
- Glass Block
- Brick
- Ornamental Iron (with approval of design)
- Other materials will be considered by the ARC

These exterior materials shall not be used at Sky Island:

- Exposed standard concrete block may not be used at Sky Island.

Accent materials should be specified on the plans submitted to the ARC.

## **Roofs**

Desert architecture is most commonly a "walled" architecture rather than the "roofed" architecture more common in other regions. Sky Island encourages the use of flat or parapet roofs, semi-flat or low pitched roof designs.

- ♦ Maximum slope of 6 inches in 12 inches. The ARC may grant variances for small accent roofs that meet other view considerations in these Guidelines.
- ♦ Roofs must have a non-reflective surface.
- ♦ Flat roofs must be painted to match the stucco or exterior wall color.
- ♦ Roof mounted appurtenances (air conditioning/heating units, solar panels, vent pipes, etc) shall be totally screened from view as part of the architectural style of the building and not visible from the streets.
- ♦ Parapet copings shall be either integral stucco, brick, pre-cast concrete or stone.
- ♦ Gutters, down spouts, scuppers, overflows, canals and other water capture/control devices must be an integral component of the building's design.

Permitted Roof Materials:

- Concrete or clay roof tiles
- Built-up roofing (non-reflective) for flat roofs
- Slate tile Extruded "S" shape tiles
- Metal (standing seam)
- Single ply membrane (non-reflective) for semi-flat roof only
- Copper
- Other materials may be reviewed by the ARC

These roofing materials shall not be used in Sky Island:

- Standard Grade Asphalt shingles
- Corrugated galvanized or unpainted metal

## **Chimneys**

Metal flue stacks must be hidden and the chimney details should match the architectural style of the home.

## **Columns and Arches (see examples on page 14)**

Columns and arches should enhance the architectural theme by using contemporary lines within massive or monumental forms. Attention to detail must be given without appearing unnecessarily ornamental. Columns and arches should provide a feeling of strength, depth and interest at windows and entries.

These columns are permitted for use at Sky Island:

- Square stucco/plaster
- Rectangular stucco/plaster
- Stone
- Cylindrical stucco/plaster
- Exposed wood
- Metal
- Other styles may be reviewed by the ARC

These columns shall not be used at The Overlook:

- Ornate Corinthian
- Ionic designs
- Siding covered
- Egyptian

Arches at The Overlook should be simple and integrate with the architectural style.

These arches are appropriate for use at The Overlook at Sky Island:

- Massive
- Segmented
- Full Arch
- Other styles may be reviewed by the ARC

These arches may not be used at The Overlook at Sky Island:

- Gothic
- Ogee
- Trefoil

## **Windows on Zero-lot line walls**

On the zero-lot line homes (all homes except 400, 404 and 408 Splendid Sun) windows are limited on the north or zero-lot line wall of the home.

- To use clear glass, the base of the window must be higher than 6' above the grade of the adjoining homesite.
- With the use of glass block or stained glass, the base of the window must be higher than 4' above the grade of the adjoining homesite.
- The use of standard obscure glass is not allowed.
- Operable windows cannot be used on this wall.
- Variances may be granted for 5413 Silent Sun and 417 Silent Sun.

### **Elevated Decks**

- ♦ Deck support columns must have visual mass and size to give the appearance of substance.
- ♦ Second story or elevated decks shall be of materials and colors integral to the home.
- ♦ Detail of the flashing and scuppers to handle drainage should blend with the rest of the home. Sheet metal must be coated with a non-reflective coating.
- ♦ If the undersides of the decks are visible, they should be detailed to blend with the architectural style of the home.
- ♦ Deck lighting shall comply with The Overlook lighting standards in these Guidelines.

### **Garage Doors**

- ♦ Design and materials must be integrated with those of the home.
- ♦ No more than two vehicle entrances shall be in the same plane.
- ♦ Garage doors shall be recessed from the face of the main wall a minimum of 12 inches.

### **Patio Roofs and Shades**

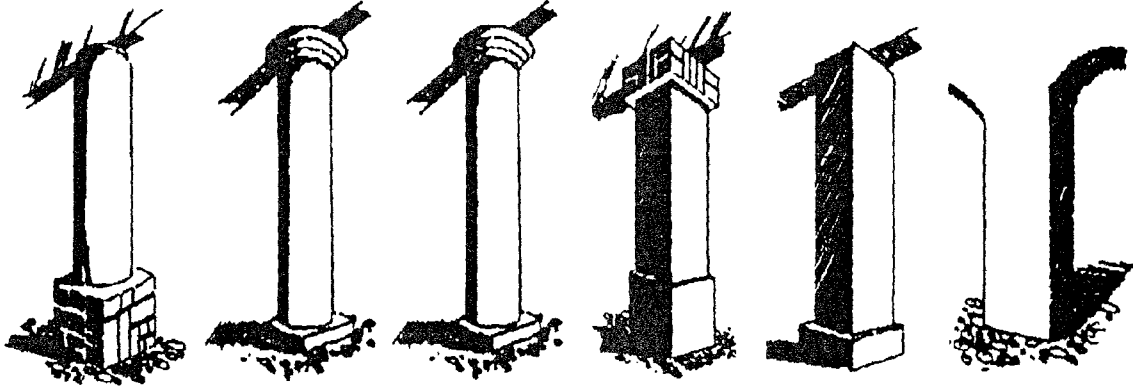
Patio roofs, shade covers and similar structures must have the same architectural lines and be constructed of materials and colors to match or complement the architectural style of the building. Patio roofs must not appear as additions.

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*Cylindrical  
Stucco/Plaster*

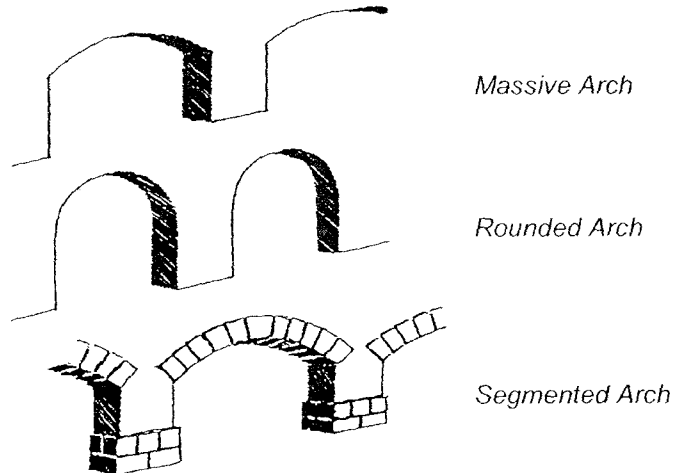
*Territorial  
Wood*

*Square Stucco/  
Plaster*



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Appropriate Column Styles



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Appropriate Arch Styles

# Landscaping

The goals of the landscape design for The Overlook at Sky Island are:

- ♦ ensuring an aesthetically pleasing landscape that maintains the existing character of the site while minimizing water use for irrigation;
- ♦ increasing the habitat available to wildlife;
- ♦ creating refreshing views in this dry desert.

To achieve these goals, native plant materials are encouraged for use in all areas at The Overlook at Sky Island and are required for use in the Front Yards. To maintain the existing character of the site, native plants shall be drawn from the Chihuahuan and Sonoran desert plants found in the El Paso area which will blend new construction gracefully into the existing landscape of Sky Island.

## **Landscape Areas**

Each homesite has a number of landscape areas that must be treated differently.

### Front Yard

The front yard is defined as the area in front of and to the sides of the home that must be landscaped with native and low-water use plants. The front yard is bordered by the Street and the Privacy or View Walls enclosing the Private Areas.

Only native plants listed on the plant list beginning on page 18 shall be used in the Front Yards of all homes. The plants on the list are generally available through local nurseries. New cultivars or varieties of native plants are continually coming on the market as the demand for low-water plants increases. The ARC may grant a variance to use other native and low-water-use plants as the availability of these plants changes. A green landscape can be achieved with these plants with as formal or informal a landscape design as desired.

Gravel mulch used in the Front Yard must be in colors that blend with the area. Possibilities include river rock and the many gravels quarried locally. No stark white or solid black gravel shall be used.

### Private Areas

Private Areas include enclosed backyards, courtyards and pool areas. Private Areas should be designed to suit the owner's preferences with non-indigenous plants and native plants as they like. Of course, native and other low-water use plants are encouraged. Private Areas have few restrictions on the plants, shrubs and trees that can be planted therein. Views of non-native materials from the street and adjacent properties should be minimized. Site wall requirements must be met to enclose the Private Areas.

## **Final Landscape Plan Submittal**

The landscape plan must show the landscape design of the Front Yard and any supplemental plantings of the Natural Areas. The submittal must include:

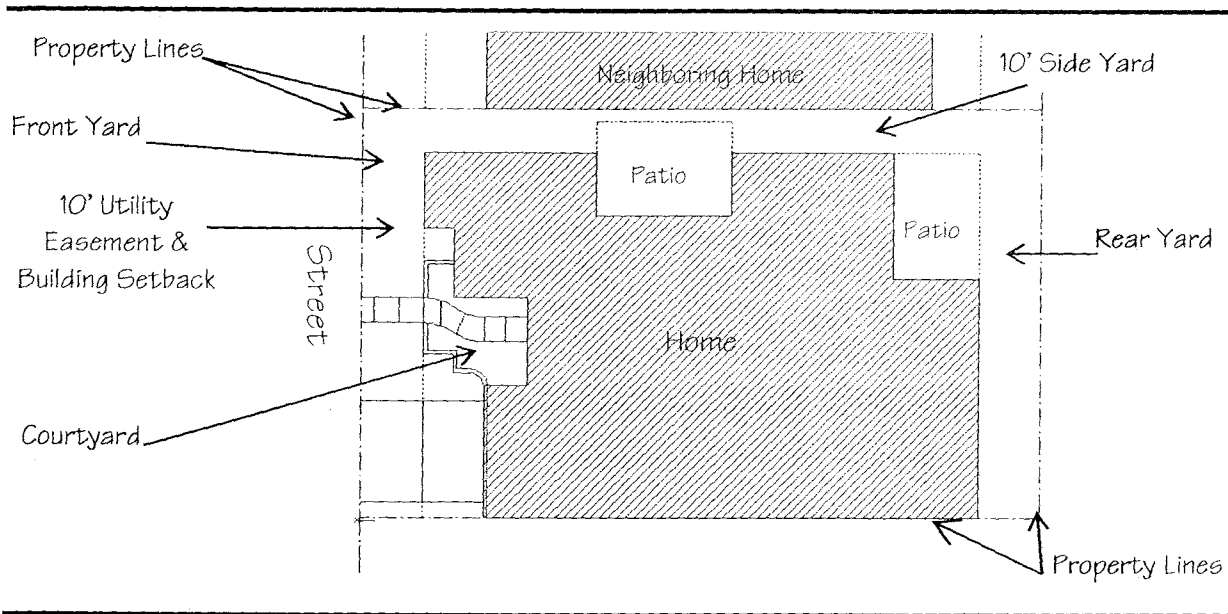
- List of all proposed plants
- Site plan that indicates the areas to be irrigated, and the locations and sizes of all proposed plants
- Type of gravel mulch to be used in the Front Yard.

If the Owner chooses to use plants not on the list, a written variance request must be submitted with these plans.

## **Common Open Space Care**

The Homeowners Association will care for all natural areas in the Common Open Space:

- ♦ The Native Areas shall remain free from any improvements



#### Retreat Lot Landscape Area

- ♦ Care must be taken to not over prune and clean plant material in this area to avoid damaging the natural plant cycle. For example, only soil that is disturbed will allow tumbleweeds to grow. Once the soil has been allowed to resettle after a number of years the tumbleweed problem will naturally disappear. Lechugia cactus provide nourishment to their offspring and the soil during their dying process.
- ♦ Repair and maintenance of the Common Open Space are the responsibility of the Association.
- ♦ Limited enhancement of barren areas is allowed with indigenous plants marked with an \* in the following plant list.

#### **Native Plant Information**

Several local nurseries specialize in Native and low-water plants. Information is also available from:

- ♦ Texas A&M Extension Service Horticulture Specialist & Research Center (859-9111)
- ♦ West Texas Urban Forestry Council (541-4171)
- ♦ Native Plant Society
- ♦ [www.plantadviser.com](http://www.plantadviser.com) (southwestern deserts edition)
- ♦ [www.garden.com](http://www.garden.com) by garden escape
- ♦ [www.hortmag.com](http://www.hortmag.com) (Horticulture magazine)

Many excellent books are available on southwest native plants at most bookstores and UTEP's Centennial Museum gift shop.

#### **Native Plant Demonstration Areas**

The following locations are excellent examples of plantings with native plants:

- ♦ The Estates at Sky Island and The Retreat at Sky Island
- ♦ UTEP Centennial Museum Demonstration Garden
- ♦ Texas A&M Research Center Demonstration Garden
- ♦ Wilderness Park Museum Nature Trails
- ♦ Sierra Vista Growers Demonstration Garden
- ♦ New Mexico State University Demonstration Garden



## **Planting Guidelines**

Care should be taken to protect all plants at The Overlook at Sky Island.

- ♦ The use of berms as landscape features is encouraged if continuous expanses of landform can be created to look natural as opposed to contrived or manmade. Small irregular hummock type landforms are not allowed. Architectural or structured berms (i.e. retaining walls, sculptural landform, etc.) may be allowed if they are an integral part of the architecture and landscape of a homesite.
- ♦ Homesites must be maintained in a neat and attractive condition. Minimum requirements include replacing dead or dying plant materials, watering and general clean up.

## **Prohibited Plants**

These are plants that will grow in the El Paso area, but due to inappropriate biological or visual characteristics, are prohibited from use anywhere on the site.

- ☒ Elms—*Ulmus Pumila*
- ☒ Mulberry—*Morus Alba*
- ☒ Poplar Cottonwood—*Populus Nigra*

## **A Program for Water Conservation**

Water is the most precious natural resource in El Paso and the American West. The economic and environmental health of the state and region is dependent upon the responsible use of our water resources. It is the goal of The Overlook at Sky Island to show that careful planning and thoughtful design can demonstrate that water conservation is possible without sacrificing lifestyle choices.

- ♦ A licensed irrigator should determine the most water efficient method for watering the different landscaped areas.
- ♦ Owner are encouraged to consider water harvesting techniques including capturing and utilizing rainfall and natural drainage for irrigating their yard areas.

## **Approved Native and Low-Water Plant List**

The ARC has deemed the plants included in the following list to be indigenous to and compatible with the Sky Island environment and encourages their use. Plants from this list must be used in the Front Yards of all Estate and Retreat homes. Their use elsewhere in the yards is encouraged.

**Please be sure to check the Botanical Name as common names vary, and is seen in this list, may be used for more than one plant.** The plants have been divided into categories of trees, shrubs, accent plants, ground covers, vines, ornamental grasses and flowers. Many of the plants could have been listed in several categories, but are listed only once. The mature size and plant types are listed for your convenience and may vary depending on soil and water conditions.

If you have questions about plants not appearing on the list, please contact Declarant. **Any species not on this list may not be planted or installed in Front Yards at The Overlook at Sky Island without written approval from the ARC.**

**Native and Adapted Plants for El Paso County\***

Revised January, 2004

**TREES**

Scientific Name	Common Name	Size (H x W)		Type
<i>Acacia farnesiana</i> 'smallii' *	Sweet Acacia *	30'	25'	Deciduous
<i>Bauhinia lunaroides</i> Anachacho	Orchid Tree	20'	15'	Evergreen
<i>Catalpa</i> x <i>Chilopsis</i>	Chitalpa	25'	12'	Deciduous
<i>Celtis reticulata</i> Netleaf	Hackberry	20'	15'	Deciduous
<i>Celtis laevigata</i> var. <i>reticulata</i>	Canyon Hackberry	35'	30'	Deciduous
<i>Cercidium floridum</i>	Blue Palo Verde	30'	30'	Deciduous
<i>Cercidium microphyllum</i>	Foothills Paloverde	30'	30'	Deciduous
<i>Cercis canadensis</i> var. <i>mexicana</i>	Mexican Redbud	20'	12'	Deciduous
<i>Chamaerops humilis</i>	Mediterranean Fan Palm*	12'	20'	Semi-evergreen
<i>Chilopsis linearis</i>	Desert Willow	25'	15'	Deciduous
<i>Cupressus glabra</i>	Arizona Cypress	45'	30'	Evergreen
<i>Cupressus sempervirens</i>	Italian Cypress	60'	4'	Evergreen
<i>Fraxinus greggi</i>	Little leaf ash	5'	8'	Deciduous
<i>Juniperus deppeana</i> var. <i>deppeana</i>	Alligator Juniper	20'	16'	Evergreen
<i>Juniperus monosperma</i>	One-Seeded Juniper	18'	10'	Evergreen
<i>Leucaena retusa</i>	Goldenball Leadtree	20'	15'	Deciduous
<i>Nerium oleander</i>	Oleander	15'	10'	Evergreen
<i>Nolina microcarpa</i>	Bear Grass	6'	6'	Evergreen
<i>Parkinsonia aculeata</i>	Mexican Palo Verde	30'	30'	Deciduous
<i>Parkinsonia</i> x <i>Cercidium</i> hybrid	Desert Museum Palo Verde	20'	20'	Deciduous
<i>Pinus edulis</i>	Pinyon Pine	20'	15'	Evergreen
<i>Pinus eldarica</i>	Afghan/Mondel Pine	80'	20'	Evergreen
<i>Pinus halepensis</i>	Aleppo Pine	40'	15'	Evergreen
<i>Pinus pinea</i>	Italian Stone Pine	60'	25'	Evergreen
<i>Pinus thunbergiana</i>	Japanese Black Pine	20'	10'	Evergreen
<i>Pistacia atlantica</i>	Mt. Atlas Pistache	30'	20'	Deciduous
<i>Pistacia texana</i>	Texas Pistache	40'	20'	Deciduous
<i>Prosopis glandulosa</i>	Honey Mesquite	25'	25'	Deciduous
<i>Prosopis pubescens</i>	Screwbean Mesquite	20'	15'	Deciduous
<i>Quercus arizonica</i>	Arizona White Oak	30'	30'	Semi-evergreen
<i>Quercus buckleyi</i>	Texas Red Oak	40'	30'	Deciduous
<i>Quercus emoryi</i>	Emory Oak	60'	40'	Semi-evergreen
<i>Quercus fusiformis</i>	Escarpment Live Oak	40'	40'	Semi-evergreen
<i>Quercus gambelii</i>	Gambel Oak	25'	20'	Deciduous
<i>Quercus glaucooides</i>	Lacey Oak	35'	30'	Deciduous
<i>Quercus gravesii</i>	Chisos Red Oak	40'	35'	Deciduous
<i>Quercus grisea</i>	Gray Oak	50'	40'	Semi-evergreen
<i>Quercus hypoleucoides</i>	Silverleaf Oak	40'	35'	Deciduous
<i>Quercus ilex</i>	Holly Oak	70'	70'	Semi-evergreen
<i>Quercus macrocarpa</i>	Burr Oak	60'	60'	Deciduous
<i>Quercus muhlenbergii</i>	Chinquapin Oak	60'	40'	Deciduous
<i>Quercus oblongifolia</i>	Mexican Blue Oak	30'	30'	Semi-evergreen
<i>Quercus polymorpha</i>	Monterrey Oak	80'	60'	Semi-evergreen
<i>Quercus virginiana</i>	Live Oak	60'	120'	Semi-evergreen
<i>Robinia ambigua</i> "Decaisneana"	Pink Locust	40'	20'	Deciduous
<i>Robinia ambigua</i> "Idahoensis"	Idaho Locust	50'	25'	Deciduous

Robinia pseudoacacia	Black Locust	50'	25'	Deciduous
Sapindus drummondii	Western Soapberry	50'	20'	Deciduous
Trachycarpus fortunei	Windmill Palm*	15'	7'	Deciduous
Vitex agnus-castus Vitex,	Chaste Tree	25'	15'	Deciduous
Washingtonia filifera	California Fan Palm*	80'	15'	Deciduous
Washingtonia robusta	Mexican Fan Palm*	60'	2'	Deciduous
Yucca faxoniana Faxon	Yucca	40'	2'	Evergreen
Yucca torreyi Torrey	Yucca	24'	2'	Evergreen

## SHRUBS

Scientific Name	Common Name	Size (H x W)		Type
Acacia constricta	Whitethorn Acacia	18'	10'	Deciduous
Acacia greggii	Catclaw Acacia	18'	10'	Deciduous
Acacia rigidula	Blackbrush Acacia	18'	10'	Deciduous
Agave americana	Century Plant	15'	5'	Evergreen
Artemisia filifolia	Sand Sagebrush	6'	5'	Semi-Evergreen
Artemisia ludoviciana	Prairie Sagebrush	3'	1'	Semi-Evergreen
Artemisia tridentata	Big Sagebrush	8'	10'	Evergreen
Atriplex canescens *	Four-Wing Saltbush *	6'	8'	Evergreen
Baccharis sarothroides	Desert Bloom	6'	6'	Evergreen
Berberis mentorensis	Mentor Barberry	7'	7'	Deciduous
Berberis thunbergii 'atropurpurea'	Red-leaf Japanese Barberry	2'	2'	Deciduous
Berberis trifoliolata	Algerita/Agarito	8'	6'	Evergreen
Berberis haematocarpa	Barberry	4'	4'	Evergreen
Buddleia davidii	Butterfly Bush	6'	6'	Deciduous
Buddleia marubifolia	Woolly Butterfly Bush	10'	10'	Deciduous
Caesalpinia gilliesii	Yellow Bird-of-Paradise	10'	6'	Deciduous
Caesalpinia pulcherrima	Red Bird-of-Paradise	10'	6'	Deciduous
Calliandra eriophylla	Fairy Duster	4'	3'	Deciduous
Cassia lindheimeriana	Velvet-leaf Senna	2'	2'	Deciduous
Cassia wislizenii	Shrubby Senna	7'	6'	Deciduous
Chrysothamnus nauseosus	Rubber Rabbit Bush	5'	5'	Evergreen
Cordia Boissieri	Littleleaf Cordia	30'	15'	Evergreen
Cotoneaster glaucophyllus	Grey leafed Cotoneaster	1'	5'	Evergreen
Cotoneaster horizontalis	Rock Cotoneaster	1'	5'	Evergreen
Cotoneaster lacteus "parneyi"	Red Clusterberry	6'	8'	Evergreen
Cotoneaster pannosus	Silverleaf Cotoneaster	1'	5'	Deciduous
Cowania mexicana	Cliffrose	12'	8'	Evergreen
Dasyllirion wheeleri	Sotol	15'	4'	Evergreen
Echinocactus horizionthalonius	Devil's Head	1'	1'	Evergreen
Echinocereus dasyacanthus	Texas Rainbow Cactus	1'	1'	Evergreen
Ephedra antisyphilitica *	Mormon Tea *	5'	4'	Evergreen
Ericameria laricifolia *	Larchweed Goldenweed*	3'	2'	Evergreen
Eurotia lanata	Winterfat	3'	2'	Evergreen
Eysenhardtia texana	Texas Kidneywood	8'	8'	Deciduous
Fallugia paradoxa *	Apache Plume *	8'	5'	Evergreen
Ferocactus wislizenii	Fishhook Barrel Cactus	4'	2'	Evergreen
Forestiera neomexicana	New Mexico Privet	7'	6'	Evergreen
Fouquieria splendens	Ocotillo	25'	6'	Evergreen

**SHRUBS (continued)**

Scientific Name	Common Name	Size(H x W)		Type
<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honeylocust	45'	35'	Deciduous
<i>G. triacanthos</i> var. <i>inermis</i> 'Imperial'	Imperial Honeylocust	35'	35'	Deciduous
<i>G. triacanthos</i> var. <i>inermis</i> 'Moraine'	Moraine Honeylocust	40'	35'	Deciduous
<i>G. triacanthos</i> var. <i>inermis</i> 'Rubylace'	Rubylace Honeylocust	30'	30'	Deciduous
<i>G. triacanthos</i> var. <i>inermis</i>	Shademaster Honeylocust	35'	37'	Deciduous
<i>G. triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honeylocust	35'	25'	Deciduous
<i>G. triacanthos</i> var. <i>inermis</i> 'Sunburst'	Golden Honeylocust	45'	35'	Deciduous
<i>Hesperaloe parviflora</i>	Red Yucca	5'	4'	Evergreen
<i>Juniperus chinensis</i> Pfitzer,	Sea Green	5'	10'	Evergreen
<i>Juniperus chinensis</i> 'Blue Point'	Blue Point Juniper	20'	8'	Evergreen
<i>Juniperus chinensis</i> 'Torulosa'	Hollywood Juniper	15'	8'	Evergreen
<i>Juniperus scopulorum</i> BlueHaven,	Emerald Green	8'	8'	Evergreen
<i>Lantana camara</i>	Bush Lantana	6'	4'	Evergreen
<i>Larrea tridentata</i> *	Creosote Bush *	5'	4'	Evergreen
<i>Leucophyllum candidum</i>	Slivercloud Cenizo	3'	3'	Evergreen
<i>Leucophyllum frutescens</i>	Texas Sage, Cenizo	8'	5'	Deciduous
<i>Leucophyllum frutescens</i> 'Compactum'	Compact Texas Sage	5'	3'	Deciduous
<i>Leucophyllum laevigatum</i> Chihuahuan	Sage	5'	5'	Evergreen
<i>Leucophyllum langmaniae</i>	Texas Sage	5'	5'	Evergreen
<i>Leucophyllum pruinoseum</i>	Texas Sage	5'	5'	Evergreen
<i>Lycium fremontii</i>	Wolfberry	4'	5'	Semi-Evergreen
<i>Nolina texana</i>	Beargrass	4'	4'	Evergreen
<i>Opuntia engelmannii</i>	Prickley Pear	6'	4'	Evergreen
<i>Opuntia lindheimeria</i> 'Linguiformis'	Cows Tongue	5'	5'	Evergreen
<i>Opuntia imbricata</i>	Cholla	9'	4'	Evergreen
<i>Opuntia microdasys</i>	Bunny Ears	5'	5'	Evergreen
<i>Pithecellobium flexicaule</i>	Texas ebony	20'	15'	Deciduous
<i>Punica granatum</i>	Pomegranate	15'	10'	Deciduous
<i>Punica granatum</i> 'nana'	Dwarf Pomegranate	4'	3'	Deciduous
<i>Pyracantha coccinea</i> 'Jalandei'	Pyracantha/Firethorn	8'	8'	Deciduous
<i>Pyracantha koidzumii</i> 'santa cruz'	Pyracantha/Firethorn	3'	4'	Deciduous
<i>Rhus glabra</i>	Smooth Sumac	10'	10'	Deciduous
<i>Rhus glabra</i> cismontana	Dwarf Smooth Sumac	3'	3'	Deciduous
<i>Rhus lanceolata</i>	Flameleaf Sumac	20'	15'	Deciduous
<i>Rhus trilobata</i>	Prairie Flame	3'	5'	Deciduous
<i>Rhus virens</i>	Evergreen Sumac	12'	8'	Evergreen
<i>Robina neomexicana</i>	New Mexico Locust	6'	6'	Deciduous
<i>Rosmarinus officinalis</i>	Rosemary	4'	4'	Evergreen
<i>Sophora affinis</i>	Eve's Necklace	15'	10'	Deciduous
<i>Sophora secundiflora</i>	Texas Mountain Laurel	15'	10'	Evergreen
<i>Spartium junceum</i>	Spanish Broom	10'	5'	Evergreen
<i>Tecoma stans</i>	Yellow Bells	6'	4'	Deciduous
<i>Ungnadia speciosa</i>	Mexican Buckeye	10'	7'	Deciduous
<i>Vauquelinia californica</i>	Arizona Rosewood	15'	10'	Evergreen
<i>Yucca aloifolia</i>	Spanish Bayonet	10'	5'	Evergreen
<i>Yucca baccata</i>	Banana Yucca	3'	2'	Evergreen
<i>Yucca brevifolia</i>	Joshua Tree	20'	20'	Evergreen

Yucca elata	Soaptree Yucca	12'	3'	Evergreen
Yucca recurvifolia	Pendula Yucca	5'	2'	Evergreen

### GROUND COVERS

Scientific Name	Common Name	Size (H x W)		Type
Artemisia species	Artemisia	3'	3'	Semi-Evergreen
Artemisia schmidtiana 'Silvermound'	Silvermound	2'	1'	Semi-Evergreen
Baccharis pilularis	Dwarf Coyote Bush	2'	5'	Evergreen
Baccharis p. var. Centennial	Centennial Coyote Bush	4'	5'	Evergreen
Baileya multiradiata	Desert Marigold	18"	1'	Biennial
Buchloe dactyloides	Buffalograss	6'	3'	Deciduous
Carpobrotus chilensis	California Ice Plant	1'	5'	Deciduous
Carpobrotus edulis	Common Ice Plant	1'	5'	Evergreen
Convolvulus mauritanicus	Ground Morning Glory	1'	3'	Evergreen
Dalea formosa	Feathery Peabush	3'	4'	Deciduous
Dalea greggii Prostrate	Indigo Bush	1'	3'	Deciduous
Gazania rigens	Gazania	1'	1'	Evergreen
Hamelia patens	Firebush	3'	2'	Deciduous
Juniperus horizontalis	Blue Chip, Prince of Wales	1'	6'	Evergreen
Juniperus sabina Arcadia,	Broadmoor, Buffalo	1'	10'	Evergreen
Lantana montevidensis	Lantana	4'	4'	Deciduous
Muhlenbergia rigens	Deer Grass	3'	3'	Deciduous
Oenothera berlandieri	Mexican Primrose	1'	1.5'	Biennial
Pennisetum sataceum	Green Fountain Grass	4'	4'	Deciduous
Pennisetum sataceum-cupreum	Purple Fountain Grass	4'	4'	Deciduous
Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	3'	10'	Deciduous
Salvia lycioides	Canyon Sage	1'	2'	Annual
Salvia Clevelandii	Chaparral Sage*	5'	6'	Perennial
Verbena bipinnatifida	Dakota Verbena	1'	4'	Deciduous
Verbena ciliata	Verbena Species	1'	4'	Deciduous
Verbena goodingii	Verbena Species	1'	4'	Deciduous
Verbena wrightii	Sweet William	1'	4'	Deciduous
Verbena peruviana	Peruvian Verbena	1'	4'	Deciduous
Verbena tenuisecta	Moss Verbena	1'	4'	Deciduous

### VINES

Scientific Name	Common Name	Size (H x W)		Type
Antigonon leptopus	Coral Vine	10'	4'	Deciduous
Campsis radicans	Trumpet Vine	40'	10'	Deciduous
Lonicera japonica 'Halliana'	Hall's Honeysuckle	8'	4'	Deciduous
Lonicera japonica 'Purpurea'	Japanese Honeysuckle	15'	8'	Deciduous
Lonicera sempervirens	Trumpet Honeysuckle	15'	8'	Deciduous
Macfadyena unguis-cati	Catsclaw Vine - Yellow	25'	4'	Deciduous
Parthenocissus quinquefolia	Virginia Creeper	12'	5'	Deciduous
Polygonum aubertii	Silver Lace Vine	10'	4'	Deciduous
Rosa banksiae	Lady Bank's Rose	12'	4'	Deciduous

### FLOWERS

Scientific Name	Common Name	Size (H x W)		Type
Abronia ameliae	Heart's Delight	1.5"	3'	Perennial

**FLOWERS—Continued**

Scientific Name	Common Name	Size (H x W)		Type
<i>Abronia angustifolia</i>	Sand Verbena	1.5'	3'	Perennial
<i>Aster species *</i>	Aster*	3'	3'	Perennial
<i>Baileya multiradiata *</i>	Desert Marigold *	1.5'	1'	Biennial
<i>Berlandiera lyrata</i>	Chocolate Daisy	4'	1'	Perennial
<i>Coreoposis lanceolata</i>	Coreopsis	2'	1'	Evergreen
<i>Echinacea purpurea</i>	Purple Coneflower	3'	1'	Perennial
<i>Erysimum</i>	Wallflower	1.5'	1'	Perennial
<i>Eschscholzia mexicana *</i>	Mexican Poppy *	1'	2'	Perennial
<i>Gaillardia amblyodon</i>	Red Indian Blanket	1'	2'	Perennial
<i>Gaillardia pulchella</i>	Indian Blanket	1'	2'	Perennial
<i>Helianthus maximiliani</i>	Sunflower	6'	3'	Perennial
<i>Liatris punctata</i>	Gayfeather	3'	1'	Perennial
<i>Liatris spicata</i>	Gayfeather	3'	1'	Perennial
<i>Linum perenne</i>	Flax	2'	1'	Perennial
<i>Lupinus havardii</i>	Big Bend Bluebonnet	1'	1'	Perennial
<i>Melampodium leucanthum</i>	Blackfoot Daisy	1'	1'	Perennial
<i>Malvaviscus arboreus</i>	Turk's Cap	3'	5'	Evergreen
<i>Oenothera stubbei Baja</i>	Evening Primrose	6'	4'	Perennial
<i>Penstemon ambiguus</i>	Plains Penstemon	4'	3'	Perennial
<i>Penstemon baccharifolius</i>	Rock Penstemon	1.5'	1'	Evergreen
<i>Penstemon havardii</i>	Harvard Penstemon	3'	2'	Evergreen
<i>Penstemon palmeri</i>	Palmers Penstemon	3'	2'	Evergreen
<i>Penstemon parryi</i>	Parry's Penstemon	3'	2'	Evergreen
<i>Penstemon pseudospectables</i>	Canyon Penstemon	3'	2'	Evergreen
<i>Penstemon superbus</i>	Superb Penstemon	3'	2'	Evergreen
<i>Penstemon thiberi</i>	Thurbers Penstemon	3'	2'	Evergreen
<i>Penstemon etonii</i>	Firecracker penstemon	3'	2'	Evergreen
<i>Polygala alba</i>	White Milkwort	1'	6'	Perennial
<i>Psilostrophe tagetina *</i>	Paper Flower *	1.5'	1'	Perennial
<i>Ratibida columnaris</i>	Mexican Hat	3'	1'	Perennial
<i>Salvia azurea var. grandiflora</i>	Blue Sage	2'	2'	Evergreen
<i>Salvia farinaceae</i>	Mealy Sage	1.5'	1'	Perennial
<i>Salvia greggii</i>	Autumn Sage	3'	2'	Deciduous
<i>Sphaeralcea sp. *</i>	Globe Mallow *	3'	1'	Perennial
<i>Tagetes lucida</i>	Sweet Scented Marigold	1.5'	1'	Perennial
<i>Viguiera stenolobal*</i>	Skeletonleaf Goldeneye *	4'	2'	Semi-evergreen
<i>Zinnia grandiflora</i>	Plains Zinnia	8'	8'	Perennial

**Accents**

Scientific Name	Common Name	Size (H x W)		Type
<i>Agave Americana</i>	Century Plant	15'	5'	Cactus
<i>Agave Lecheguilla*</i>	Lecheguilla*	1'	18"	Cactus
<i>Ancistrocactus uncinatus</i>	Cat Claw	6"	6"	Cactus
<i>Coryphantha macromeris</i>	Flabby Pincushion	6"	18"	Cactus
<i>Coryphantha scherri</i>	Giant Pincushion	9"	5"	Cactus
<i>Coryphantha vivipara*</i>	Spiny Stars*	8"	4"	Cactus
<i>Dasyliirion sp.</i>	Sotol	15'	4'	Cactus

Echinocactus horizontalis	Devil's Head, Blue Barrel	1'	1'	Cactus
Echinocereus fendleri*	Fendler's Hedgehog*	10"	10"	Cactus
Echinocereus dasyacantha*	Texas Rainbow*	1"	1'	Cactus
Echinocereus triglochidiatus	Claret Cup	8"	6"	Cactus
Echinocereus viridiflorus*	Green-flowered Rainbow*	10'	12'	Cactus
Escobaria tuberculosa*	White Stars*	7"	30"	Cactus
Escobaria dasyacantha	White Stars	7"	30"	Cactus
Ferocactus spp	Texas or Fishhook Barrel	1'	9"	Cactus
Echinocactus horizontalis	Eagle Claws*	12"	6"	Cactus
Fouquieria splendens*	Ocotillo*	15'	6'	Cactus
Hesperaloe parviflora	Yellow Yucca	5'	4'	Cactus
Hesperaloe parviflora	Red Yucca	5'	4'	Cactus
Mammillaria lasiacantha*	Lacy Pincushion*	2"	2"	Cactus
Mammillaria microcarpa*	Fishhook*	6"	1'	Cactus
Mammillaria wrightii	Large-fruited Fishhook	2"	3"	Cactus
Nolina texana	Bear Grass	8'	5'	Cactus
Opuntia arenaria	Sand Prickly Pear	4'	6'	Cactus
Opuntia engelmannii*	Prickly Pear*	4'	10'	Cactus
Opuntia engelmannii	Cows Tongue	5'	5'	Cactus
Opuntia imbricate*	Cholla *	8"	4'	Cactus
Opuntia lindheimeri*	Texas Prickly Pear*	5'	5'	Cactus
Opuntia macrocentra*	Purple Prickly Pear*	5'	5'	Cactus
Opuntia phaeacantha*	Engelmann's Prickly Pear*	3'	4'	Cactus
Yucca aloifolia	Sparrish Bayonet	10'	5'	Cactus
Yucca baccata*	Banana Yucca*	3'	2'	Cactus
Yucca elata	SoapTree Yucca	12'	3'	Cactus
Yucca faxoniana	Faxton Yucca	25'	8'	Cactus
Yucca recurvifolia*	Pendula Yucca*	5'	2'	Cactus

# Approval Process

The following design review process has been established to assist each Owner in the planning of their home and to take full advantage of the unique opportunities of their homesite.

## **Design Review Procedures**

The Design Review Process provides the Owner checkpoints to confirm that their home is designed to meet these Architectural Guidelines. Each step is intended to *minimize costs, time and delays*.

Each Owner is responsible for complying with the Guidelines and all other applicable provisions of the Declaration, as well as all the rules and regulations of the City of El Paso, in order to bring the design review process to a speedy and satisfactory conclusion.

Until otherwise notified, all Owners or their Architects/Designers shall submit plans and specifications to the Architectural Review Committee at Sky Island Partnership, Ltd., c/o Willis Construction Company, 5380 N. Mesa, Suite 114, El Paso, Texas 79912.

The design and building review process is divided into five phases with two steps suggested:

1. **The Pre-Design Meeting** (suggested)
2. **The Final Plan Review** (required)
3. **Front Yard Landscape Plan Review** (required)
4. **Post Construction Submittal** (required)

### **1. Pre-Design Meeting** (suggested)

A member of the ARC is available to meet with the Owner and Architect/Designer at the homesite prior to preparing any drawings for the home. The purpose of this meeting is to:

- ♦ discuss ideas, concepts and goals for the proposed home in relation to actual site conditions;
- ♦ resolve any questions about interpretation of these Guidelines;
- ♦ clarify the design review process;
- ♦ explore and resolve any questions regarding the construction process and requirements.

This informal review is intended to facilitate an efficient planning and design process and to offer guidance prior to the initiation of preliminary design. The Owner or Architect/Designer can call the Declarant's office for an appointment for the Pre-Design Meeting.

### **2. Final Plan Review Submittal** (required).

**The following must be submitted to the ARC for final approval prior to any grading or construction:**

- ♦ **Construction Documents:** All information as submitted for the City of El Paso Building Permit and necessary to show compliance with these Guidelines. Any requested variances for the residence must be submitted in writing with these documents. (2 sets)
- ♦ **Samples:** Samples of all exterior finish materials and colors.
- ♦ **Preliminary landscape plan:** This preliminary plan shall show a general plan defining the Front Yard, Courtyard area and other Private Areas. This plan must show any terracing and decorative features such as pools. Specific plants need not be identified at this time. A final front yard landscape plan must be submitted to the ARC prior to the start of irrigation and planting.



### **Non-Waiver**

Any approval by the ARC of drawings, specifications or work done or proposed, or in connection with other matters requiring approval under these Guidelines or the Declaration, including a variance by the ARC, shall not be deemed to constitute a waiver of the right to withhold subsequent approval. For example, the ARC may disapprove an item shown on the Final Plan Submittal even though it may have been evident and could have been, but was not, disapproved at the Conceptual Plan Review. An oversight by the ARC of non-compliance at anytime during the review process, construction process or during its final inspection does not relieve the Owner from compliance with these Guidelines and all other applicable codes, ordinances and laws.

### **Building Permit**

If the City mandates any changes for issuance of the Building Permit, the ARC shall be informed of the changes and shall check for any conflicts with these Guidelines. If the changes conflict with the Guidelines, the ARC will work with the Owner on a mutually satisfactory solution.

All construction shall be in accordance with the approved plans and all applicable governmental rules and regulations.

### **Resubmittal of Drawings**

In the event of ARC disapproval of the Final Plan Submittals, the resubmission must adequately demonstrate that items not previously in compliance have been adequately addressed.

#### **Checklist for Final Plan Review Submittals**

- Complete construction documents (2 sets)
- Exterior Color & Finish Samples
- Preliminary landscape plan

### **Additional Construction and/or Exterior Changes**

All changes to the site plan or exterior of the building made before or during construction must first be submitted for approval by the ARC.

### **Onsite Review**

A representative of the ARC will review the construction when retaining walls are being built and during framing for conformance with these Guidelines and the approved building, grading and drainage plans. The Owner will be notified of any discrepancies.

## **4. Landscape Plan Review Submittal (required)**

A final landscape plan must be submitted to the ARC prior to the start of landscaping. The ARC suggests this be submitted shortly after flatwork is in place when it is easier to visualize landscaping for the Owner, Landscape designer and the ARC. The plans must show the landscape treatment of the Front Yard and any supplemental plantings of the Natural Areas. A landscape plan for the Private Areas is not needed.

The landscape plan for the Front Yard and supplemental planting of Natural Areas shall be the same or larger scale as the site plan. The plan shall indicate:

- 1) areas to be irrigated (Front Yard only);
- 2) list of all proposed plants;
- 3) locations and sizes of all proposed plants;
- 4) type of gravel mulch (Front Yard only).

**The ARC shall review the submitted Landscape Plan for conformance with these Guidelines and provide a written response to the Owner indicating either approval or the items not in compliance with the Guidelines.**

## **5. Post Construction Submittal**

The following items must be submitted before closing or move-in, whichever occurs first after construction is complete:

- Copy of the final survey.
- Copy of signed-off City of El Paso Building Card or Certificate of Occupancy

# Construction Regulations

*To assure that the intent of these Guidelines are incorporated into the building process and that the natural landscape of The Overlook at Sky Island is not unduly damaged during construction, the following Construction Regulations shall be a part of the contract documents. The ARC will conduct a monitoring program during the course of construction to assure that building is proceeding in accordance with the Guidelines. Owners will be notified of any inconsistencies.*

## **Pre-construction Conference**

The Builder and/or Owner must meet with a representative of the ARC prior to any construction activity to review procedures and clarify logistics. Builders may be asked to submit a list of subcontractors who will be participating on their project.

Access, parking, trash control and preservation of the environment will be the major topics for discussion.

## **Debris and Trash Removal**

- ◆ Trash and debris shall be stored in a container on each construction site and be removed at appropriate times. Special care must be taken to avoid trash blowing to other homesites, yards or into the canyons. Contractors shall pick-up and remove any trash that blows into the canyons promptly.
- ◆ Materials shall not be stored on neighboring homesites without written permission of that Owner.
- ◆ Lightweight materials, packaging and other items subject to blowing shall be weighted down or stored in a container to prevent their being blown out of the construction area.
- ◆ Builders, their subcontractors and suppliers are prohibited from dumping, burying or burning trash anywhere in The Overlook.

- ◆ Concrete equipment cleanup must be done so as not to affect the Common Open Space.
- ◆ Removal of accumulated mud or debris on the streets must be done promptly and is the responsibility of the Builder.

### **Vehicles and Parking Areas**

- ◆ Private and construction vehicles and machinery shall be parked in the construction area and must not disturb the Common Open Space.
- ◆ All vehicles shall be operated and parked so as not to inhibit traffic.

### **Excavation Materials**

- ◆ Excess excavation materials must be hauled away from Sky Island.
- ◆ Fill material must be spread and compacted when generated by excavation or deposited to avoid the appearance of a dump site, with the following exception. The creation of stockpiles of excavated material from foundations or footings pending use as backfill for retaining walls is permitted. Stockpiles may be on the homesite, or another homesite if written approval is received from that homesite owner. Upon backfilling of the wall, surplus material must be removed and the area returned to clean and level condition. This must be accomplished along with the completion of the home.

### **Restoration or Repair of Property Damages**

Any damage and scarring to any property, open space or other homesite, including, but not limited to streets, driveways, concrete curbs, gutters, utilities, vegetation and/or other improvements, resulting from construction operations must be repaired and/or restored promptly. Any expenses are those of the Builder, and in the event of default by the Builder in meeting these obligations, the Owner who has retained the Builder shall be responsible.

### **Miscellaneous and General Practices**

All Owners will be responsible for the conduct and behavior of their agents, representative, builders, contractors, and subcontractors while on the premises of The Overlook. The following practices are prohibited:

- ◆ Allowing concrete suppliers or any subcontractors to clean their equipment anywhere but on their homesite.
- ◆ Removing any rocks, plant material, topsoil, or similar items from any other property within Sky Island, including other construction sites without written permission of that property owner.

### **Construction Access**

Standard procedures and operation of the entrance gate may be changed from time to time. Each builder working within the area shall be notified in advance so builders have access.

### **Construction Signage**

- ◆ Each builder shall be allowed the following signs:
  - one sign no larger than 4'x4' mounted on posts in the front yard of the home being constructed;
  - one standard 18"x24" Realtor sign mounted on 4"x4" posts with an arm or within a rectangular frame in the front yard of the home.
- ◆ Signs must be properly mounted and installed. Signs should be able to withstand strong winds and must be replaced promptly if damaged.