

COLONIA VERDE HOMEOWNERS ASSOCIATION

LANDSCAPING RULES AND REGULATIONS

- 1. Authority and Organization.** The Board of Directors shall appoint from their membership a Landscaping Chairman. The Landscape Chairman shall recommend to the Board, additional unit owners to serve as the Landscaping Committee. The Landscaping Committee shall meet at the call of the Landscaping Chairman to consider requests from Lot Owners and to act on reports of non-conforming landscaping improvements by Lot Owners. A report of committee action and their recommendations shall be made to the Board of Directors for their approval. The Landscaping Chairman may act alone on requests that are specifically approved in these Rules and Regulations.
- 2. Landscape Improvements and Landscape Maintenance Requests.** The procedure for requesting landscaping improvements is addressed in Articles 10.2 through 10.3 of the CC&Rs. Landscape maintenance is the preservation, addition, or removal of existing landscape features. This includes the addition of trees, shrubs, and other plantings or the addition of rock to the immediate area near or around the lot owners home. Landscape maintenance also includes the removal of dead or dying vegetation, pest control, irrigation, and weed control. Requests for landscaping maintenance are made using a CVHOA Form (Enclosure (1)). Homeowners should submit completed forms to the CVHOA office for consideration.
- 3. Timely Action.** Requests from Homeowners are to be considered by the Landscaping Committee within seven (7) days of submittal and the response to the request made within ten (10) days.
- 4. Plantings.** The current list of approved plantings is available from the CVHOA Office. This list may be changed from time to time to include new species or to delete those inappropriate. New and replacement plantings that are purchased by CVHOA will normally be five (5) gallon size with a unit cost established annually by the Landscaping Committee. Homeowners requesting larger plantings will be asked to share in the cost. The cost of annual flowers requested by homeowners shall be borne by the requesting homeowner. Homeowners may request the planting of a tree in memory of a deceased person and considerable latitude will be given in the selection of the tree and the location to be planted. The irrigation and maintenance of the tree will be the responsibility of the requesting homeowner.
- 5. Irrigation.** Irrigation of trees and vegetation in common areas is the responsibility of CVHOA and is administered through a contract with a landscaping company. The general schedule of irrigation is:

IRRIGATION SCHEDULE

Desert adapted trees and shrubs

Apr 15 -July 1	Water at 7-10 day intervals
July 1-Aug 31	As required if monsoon rains are inadequate
Sep 1-Oct 31	Water at 10-day intervals
Nov 1-Apr 15	Irrigation not required

Non-desert adapted plants

All seasons	Water at 7-10 day intervals
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New plantings

All seasons	Daily, or as required, for the first two weeks
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Homeowners are not to water in excess of the above schedule. Flower beds, etc planted within one foot of the home may be hand-watered as required. Graywater irrigation is authorized provided that the effluent is controlled to prevent overflow of irrigation pans or channels and that the discharge is filtered to keep it free of hair or lint.

6. **Contracting and contractors.** Contractors, selected through a competitive bidding process, will perform the following functions:

- Landscaping general
- Tree trimming (higher than 15ft) and tree removal
- Rock and gravel
- Palm tree trimming

The Landscape Chairman shall maintain a list of authorized bidders for each of the above functions and will solicit bids from them when necessary. Bidding for the general landscaping function will be on an annual or biannual basis.

7. **Relationship with contractors.** CVHOA contracts for the majority of all landscaping work to be done, and the specifics of the work to be performed are contained in the contract. The CVHOA Manager is the on-site liaison to contractors and monitors their day-to-day performance to insure compliance with contract specifications. Homeowners are not to make requests for work directly to contractor employees.

8. **Trees.** There are a wide variety of trees in Colonia Verde, most of which are desert-adaptable. Our trees have different life spans, are affected by different insects and diseases and respond to drought differently. This requires an individual approach to the care and maintenance of our trees.

Every effort will be taken, within our resources, to preserve and protect our trees. The removal of a live healthy tree to be replaced by a tree of another species is prohibited. Over time, trees may grow to a height that will obscure a clear vision of distant landscape. However, trees are not to be trimmed solely for the purpose of providing a

better view. Trees shall not be planted within 20 feet of a home so that root growth will not damage the homes foundation.

Memorial Trees. Consistent with longstanding CVHOA tradition, a member or members may, at their own expense and with the approval of the Board of Directors, plant a tree on common property in memory of a deceased CVHOA member. Such planting shall be coordinated through the Landscaping Committee, which must approve the type, size and placement of the tree. Planting must be in accordance with the annual planting timetable determined by the Landscaping Committee and will normally be done by the Association's landscaping contractor.

9. **Shrubbery.** The choice of shrubbery must include consideration of water consumption, care and trimming, disease and insect resistance, and compatibility with the existing landscape. A current list of approved shrubs is available from the CVHOA Office. Diseased or dying shrubs must be replaced with shrubs from this list.
10. **Trimming.** Trees shall be trimmed to present a natural and balanced profile and at height to allow free passage of persons on walking paths. Trees shall be kept trimmed free of infestation of mistletoe and shall be trimmed to prevent overhang of homes. Trees shall be trimmed to prevent overgrowth into parking areas or streets and trimmed to prevent obscuring a drivers' vision. The schedule of trimming will be based on the recommendation of the contractors. Shrubbery shall be trimmed to the recommendations to present a cultured and groomed appearance; topiary trimming is not allowed. Prickly Pear cactus shall be trimmed to prevent pads from touching and rooting in the ground. Other cactus varieties that spread on the ground shall be kept to a spread of less than 6 feet. Agave shall be kept trimmed to keep bottom leaves from the ground.
11. **Rock.** Rock is used to prevent erosion, prevent water run-off, and for weed control. Rock is also used as a decorative ground cover. Requests for rock coverage are consolidated annually and filled when within budget. Unfilled requests will be carried over to the following year. The normal allocation of rock is 1000 square feet of coverage or less, depending on the area to be covered. Requests for rock from homeowners that are over 1000 square feet must include an agreement to reimburse CVHOA for the cost of the excess.