

Landscaping

Landscape areas may be established in the front, rear and side yards within the limits of the property Lot lines. No person shall install landscape materials within the Common Area without permission from the Landscaping Committee and Board.

All landscaped areas shall be maintained to prevent overgrowth of plants and weeds.

The management company will require homeowners to maintain the overgrowth of the homeowner's landscape to maintain insurance compliance. If it is not done, with written notice, the management company shall have the Las Haciendas Landscaping company correct the maintenance issue and bill the homeowner

All overhanging shrubs/branches of shared walls shall not touch the building structure. Shared wall shrubs/branches **are** acceptable if BOTH neighbors agree and are responsible for the upkeep.

All Vines should be placed not to damage the stucco and need to be put up using a trellis.

All replacement trees and new trees require ACC review and Board approval before being planted. If a new tree or replacement is approved, it shall be located away from foundations, drives or walkways to limit potential damage caused by root growth. Damage to pavements, common area walls or demising walls due to landscape installed by owners shall be the homeowner's responsibility, All trees

on an owners lot must be pruned to remove debris and damaged limbs due to wind, decay and disease. Owners are responsible for trimming/pruning trees that overhang onto neighbor's property.

Soil or other fill shall not be placed or banked against the common area walls or demising walls higher than the ground level in the opposite side.

Ground cover and paving stone within enclosed areas may be concrete, brick or pavers, flagstone, crushed granite etc. and must be earth-tone colors if visible from the street or common areas.

All plants utilized in landscape areas shall be drought tolerant and low water type. A list of approved plants is available on the website under **C**ommunity News. Other plants are allowed provided they comply with the low water usage requirements. These requirements are for plants in the ground. Live turf or other "water thirsty" type grasses are not allowed. Artificial turf is permitted. All landscaping must maintain proper drainage on the site. Changes to drainage patterns that negatively affect adjacent properties must be corrected regardless of prior approval.

Water features, fountains, bird baths, etc. may be installed within the Lot boundaries provided they are the "recirculating" type and properly maintained to prevent the breeding of mosquitoes and other insects.

Landscape decorations such as plant pots, plaques, figurines, ornaments, benches, and the like may be placed within individual patios and on driveways close to the owner's house.