

**HILL FARM HOMEOWNERS ASSOCIATION,  
an Arizona non-profit corporation**

**A RESOLUTION OF THE BOARD OF DIRECTORS  
Re: FRONT YARD LANDSCAPING POLICY**

*NOTE: For purposes of this policy, "front yard" is defined as that area in front of each lot except the patio area that is surrounded by a wall and gate structure attached to the Unit. For lots where the patio wall and gate does not extend across the front of the Unit, the "front yard" does not include any planting areas between a driveway or sidewalk and the house; these areas are the homeowner's responsibility to plant, maintain and irrigate.*

At a meeting of the Board of Directors of Hill Farm Homeowners Association (the Association"), an Arizona non-profit corporation, duly called and held on the 19<sup>th</sup> day of July 2010, a quorum being present and voting, the following policy was adopted:

1. In accordance with sec. 7.3.1. of the CC&R's, the planting and maintenance of the front yard (as defined above) of each lot is the sole responsibility of the Association. **However, the Association's policy is to consult with the homeowner prior to any significant change being made to that area.**
2. The Board and Landscaping Committee will make every effort to maintain the appearance of all landscaping, including front yards, within the constraints of the Association's own irrigation water supply.
3. The only type of grass allowed in the Common Areas or front yards is Bermuda.
4. In general, every effort will be made to preserve existing grass where it thrives. Where it does not, the policy is to convert front yards to decorative rock and xeriscape plantings.
5. Grass may be removed in the front yard under any of the following circumstances, subject to Board approval and budget constraints.
  - a) In front yards where sprinkler heads and grass abut the private streets, grass will be removed within an 18"-30" spandrel to reduce overspray on the streets to comply with City ordinances.
  - b) Where grass is not thriving, or is relatively small, or impractical to maintain, or if the appearance of the area would be improved.
  - c) Where the homeowner requests removal. A written request should be sent to the Property Management Company for Board approval. The landscape committee will then consult with the homeowner.
6. When grass is removed, any trees in that area will be provided with dedicated irrigation as part of the grass removal project.

7. Healthy trees that may be impeding grass growth will not be removed in an effort to improve the health of the grass.
8. Decorative rock used in front yards will be selected from the following:
  - a. ¾ inch Yavapai Coral – general purpose used throughout Hill Farm
  - b. 3-6in River Rock - for edging and accents
  - c. Catalina Rock Boulders - various sizes for accents
9. The plantings used in the front yard will be selected in consultation with the homeowner from the current Board-approved plant list which is on the Hill Farm website, or available from the landscape committee chairperson.
10. The number and size of plants and shrubs used will be determined by the landscape committee, based on the type and density of plants used in adjacent front yards. Homeowners may reasonably add approved plants at their own expense, but they will be planted and connected to the irrigation by the Association, who will then maintain them.
11. The Association will maintain a minimum of two trees in each front yard. If a tree needs to be replaced, the Association will plant a 15 gallon tree chosen from the approved plant list. A larger tree may be substituted at the homeowner's expense.
12. If a tree dies off, leaving two or more trees in the front yard, the Association will remove that tree, but if the lot is over-planted, a replacement may not be permitted.
13. Tree root encroachment on sidewalks, driveways etc. must be reported promptly to the property management company. Encroachment problems will be assessed by the landscape committee on a case by case basis, with preference given to root trimming instead of tree removal. The homeowner is responsible for repairs to sidewalks and driveways.
14. Homeowners may also request to modify their front yard at their own expense, pursuant to the above guidelines. All requests must be submitted to the Property Management Company for approved by the Board, and must include the following:
  - a. A detailed drawing to scale of the proposed modification indicating location of plantings and decorative rock.
  - b. A detailed list of plants/trees selected from the approved plant list and the specifications for decorative rock.
  - c. Details of how the irrigation system will be modified.
  - d. An estimate of the duration of the work and the completion date.
15. Homeowners may request permission to extend their plantings to adjacent common areas – e.g. the lake area just beyond their rear wall. Such plantings must be selected from the approved list, and planted and irrigated at the owner's expense. The Association will maintain the plantings as part of its routine maintenance program.
16. Any homeowner who considers that they have special circumstances that require a variance from this policy may discuss them at a regular meeting of the Board.
17. This policy supersedes policy documents #98-02A, #09-04, and the documents titled "Root Encroachment Policy (April '99)" and "Approved Decorative Rock List (undated)"

DATED this 19th day of July, 2010.

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By:   
Its: President