

**SUNRISE MOUNTAIN RIDGE HOMEOWNERS ASSOCIATION
LANDSCAPE MASTER PLAN**

Original Plan – January 1995
revised plan for 2018

PURPOSE: To provide a written plan, approved by the Board of Directors, that will serve as a definitive guide for the Landscape Committee and its landscape contractor in maintaining and improving the appearance of the Association improved common areas.

OVERVIEW: Sunrise Mountain Ridge will be landscaped with a tailored desert theme using plants native to or appropriate for the Sonoran Desert, with low water use as a priority.

METHODOLOGY: To implement this plan, the Association land is divided into seven separate zones, each with a Landscape Committee member assigned as representative to supervise and monitor the condition of his or her area, and to determine maintenance needs and recommend improvements. (See attached Zone Map) The input of each representative is reviewed monthly to insure uniformity of theme, approval of recommendations and scheduling.

GENERAL GUIDELINES: The following guidelines are provided to insure a uniform and attractive appearance throughout the common areas:

1. The tailored desert theme of the improved common areas allows planting and maintenance of varieties of cactus, shrubs, and trees that are common to the Sonoran Desert, or possess similar drought-tolerant characteristics and are suitable for this area. This will allow for a reduction in the number of irrigation systems.
2. Common areas that have steep slopes subject to erosion will either be landscaped with high-density drought-resistant plants or rock to control water runoff.
3. Vegetation will be monitored and controlled as necessary in drainage channels.
4. Weed control is a major consideration throughout the growing season. Pre-emergent and post-emergent herbicides will be applied at appropriate times to improve appearance and minimize the amount of time consuming weed removal.
5. Invasive weeds will be controlled in all common areas. These include Bufflegrass, Fountain Grass, Desert Broom, or such weeds as the Landscape Committee deems as invasive.
6. Plants obscuring required sight distance on roadways will be trimmed or removed to maintain a safe visual clearance.
7. Landscape maintenance in the seven zones of the Association will be on a scheduled rotation to increase efficiency and reduce costs.

8. Trees will be considered for replacement when the Landscape Committee determines that they meet one or more of the following criteria:

- Unhealthy
- Undesirable varieties (e.g. Mexican Palo verde, Chilean mesquite, and some varieties of Acacia)
- Planted in the wrong area or are too crowded.
- Require excessive pruning, which is not a sound horticultural practice.

9. Pruning and selection of new and replacement trees will be done with an emphasis on views, in accordance with the Association's CC&Rs. For the purposes of determining views for private lots under the plan, "view" will have the meaning given in Exhibit A attached.

Exhibit A

For each Lot (as defined in the Sunrise Mountain Ridge CC&Rs), "view" means that part of the view that is contained within the straight extension of the Lot boundaries out to the horizon of the predominant view...either city or mountain or prominent view feature contained within that zone.