

**Sunrise Mountain Ridge Homeowners Association
Landscape Committee Rules and Regulations
Regarding Homeowner Responsibilities**

The Sunrise Mountain Ridge (SMR) Covenants, Conditions and Restrictions (CC&Rs) outline the requirements and responsibilities of homeowners for yard appearance and other landscape requirements in Article XI Landscape and Exterior Maintenance, Section 3. Owners Duties.

The CC&Rs also describe the authority and responsibilities of the Landscape Committee in Article XI, Section 2. The Committee's responsibilities for the "Landscaped Common Areas" and "Natural Common Areas" are described in the Landscape Master Plan, as revised in 2018, and available on the SMR Website (<http://www.smrhoa.com/2018%20SMR%20Landscape%20Master%20Plan.pdf>) and in the Landscape section of the Duties of the Board of Directors and Committees (<http://www.smrhoa.com/Duties%20of%20Board%20of%20Directors%202019%20.pdf>).

Article XI, Section 2 of the CC&Rs also authorizes the Landscape Committee to promulgate and amend Rules and Regulations, subject to approval by the SMR Board of Directors. On May 14, 2020, the Board of Directors unanimously approved these updated Rules and Regulations regarding homeowner responsibilities, which expand upon and clarify the CC&Rs.

Homeowners are responsible for the appearance of their property in compliance with these Rules and Regulations at all times, including when it is rented or vacant for extended periods.

Homeowners are responsible for landscaping and maintaining their lots as follows:

1. All visible homeowner property should be landscaped with decorative rock or crushed stone in a color that blends with the desert surroundings, neighboring lots, and the SMR community as a whole. The rock should be in sufficient quantity so that, in combination with plants and trees, bare ground is not visible.
2. The plantings should blend in and generally be consistent with SMR landscaping and surroundings. (The Landscape Guide on the SMR website provides a list of plants and trees for guidance. http://www.smrhoa.com/Landscape_Guidelines_001.pdf)
3. Trees and plants should be pruned, trimmed, and thinned out regularly and removed when necessary to avoid encroaching into common areas or neighboring property, and so that the yard has a neat, tailored, and well-maintained appearance.
4. Trees and shrubs overhanging the street and sidewalk should be pruned and trimmed to prevent them from encroaching on pedestrians or vehicles. As a general

rule, a minimum vertical clearance of 10 feet over the street and 7 feet over the sidewalk is suitable.

5. Tree and shrub roots should not be allowed to cause structural problems for walls, sidewalks, driveways, water, sewer or irrigation systems.
6. Weeds should regularly be removed from visible areas, including concrete joints.
7. Trees and plants must not be trimmed, pruned, planted in, nor removed from, Common Areas by anyone except the Landscape Committee or its Landscape Contractor.
8. Plant debris, tree prunings, shrub trimmings, and dead foliage should not be allowed to accumulate anywhere on the homeowner's lot and must never be deposited in Common Areas. Construction debris of any kind (solid or liquid) and trash of any kind must never be deposited in Common Areas. Homeowners are responsible for the actions of their contractors, landscapers, and employees.
9. Invasive species (such as buffelgrass, fountain grass, and desert broom) are prohibited and must be removed. (The Arizona Department of Agriculture lists invasive species and noxious weeds: <https://agriculture.az.gov/pestspest-control/agriculture-pests>.) We strongly recommend that desert mistletoe be removed as it is a parasitic growth that can harm the host tree and spread to other trees in the community.
(<https://extension.arizona.edu/sites/extension.arizona.edu/files/pubs/az1308.pdf>)
10. Erosion control measures should be taken to prevent soil and gravel from traveling from private property into Common Areas, sidewalks, or the street.
11. Rocks and gravel from the homeowner's lot should be removed from sidewalks, driveways, and the asphalt pavement in front of each lot.
12. Water from swimming pools, hot tubs, or spas should be disposed of in accordance with Arizona and Pima County regulations
(https://webcms.pima.gov/UserFiles/Servers/Server_6/File/Environment/Water/2014_PDEQ_SwimmingPoolWaterDischargeBrochure.pdf).