

**Sunrise Mountain Ridge  
Homeowners Association**

**Landscape Committee  
Rules and Regulations\***

**YARD APPEARANCE**

Our CC&Rs, Article XI Landscape and Exterior Maintenance, Section 3 Owners Duties, outline the requirements and responsibilities of homeowners for yard appearance. On October 12, 2000 the Board of Directors unanimously approved the following Rules and Regulations which expand upon and clarify the CC&Rs.

Homeowners shall be responsible for their lots as follows:

1. All visible homeowner property shall be landscaped with decomposed granite and/or decorative rock.
2. The amount of plantings shall blend in with surrounding lots, and not present an appearance inconsistent with surrounding lots.
3. Trees and plants shall be pruned and trimmed regularly so yards give a neat, tailored, well-maintained appearance.
4. Trees and shrubs overhanging the street and sidewalk shall be pruned to a minimum vertical clearance of 15 feet over the street and 7 feet over the sidewalk.
5. Trees and shrubs shall not encroach on sidewalks or streets, nor should their root systems pose a structural problem for walls, sidewalks, driveways, water, sewer or irrigation systems.
6. Homeowners shall be responsible for pruning trees and plants that would otherwise encroach into common areas or neighboring property.
7. Weeds and "volunteer" plants shall regularly be removed from landscaped areas and from concrete joints.
8. Rocks and gravel from the homeowner's lot shall be removed from sidewalks, driveways, and the asphalt pavement in front of each lot.
9. Plant debris, tree prunings, shrub trimmings, and dead foliage shall not be allowed to accumulate anywhere on the homeowner's lot or be put in common areas.
10. Noxious weeds or plants that spread seeds into neighboring areas shall be removed.
11. The homeowner is responsible for preventing erosion from displacing soil from his property into common areas or into the street.
12. Trees and plants shall not be planted in, nor removed from, common areas by homeowners without the prior approval of the Landscape Committee Area Representative.
13. The homeowner is responsible for the appearance of his lot even though it may be rented or vacant for extended periods.

\*Note: Rules and Regulations as authorized by CC&Rs Article XI Section 2

10/14/00 zip/smrhoa/rules&regs