

SUNRISE MOUNTAIN RIDGE HOMEOWNERS ASSOCIATION
LANDSCAPE MASTER PLAN

Original Plan – January 1995

Revised Feb. 1998, Nov. 2000, Mar. 2004, Jan. 2010, Jan. 2016

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. As of December 2009, we had twenty-five irrigation systems and all were fitted with automatic controllers.

METHODOLOGY: To implement this plan, the Association land is divided into six 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. 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 improved 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.
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 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 six 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:

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- 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, and is costly in dollars and time.
- Remove Common Area trees whose roots pose a potential threat to structural integrity of curbs, sidewalks, walls, roadways, or utilities.

When an existing tree is marked for removal, it will be replaced as soon as possible to eliminate a bare look in the area. When existing trees are removed, the location and mature height of the new planting must not interfere with views from private lots. If a tree is not the proper plant to use, a shrub will be used.

See attached list of recommended trees.

Requirements for new trees:

1. Limited mature height. 18-20 feet. In some cases 25 ft.
2. Drought tolerant.
3. Attractive.
4. No persistent pest or disease problems.
5. Hopefully minimal litter.
6. All replacement trees or plants will be considered on a case by case basis for any area involved with tree replacement by the Landscape Committee.

Some Suggested Trees

Texas Ebony, *Pithecellobium ebano* 15-30', taller if watered, rounded crown

Palo Brea, *Cercidium praecox* 20' -30' tall and wide

Blue Palo Verde, *Cercidium floridum* 15'-30' tall and wide, rounded crown

Acacia anuera 14'-18 tall and as wide

Palo blanco, *Acacia willardiana* 20' tall -15' wide

Texas Honey Mesquite, *Prosopis glandulosa* v. *glandulosa* 20'-30' tall-30' wide

Palo Verde Desert Museum, *Cercidium* 'Desert Museum' 20'-30' tall - 20-40' wide

Berlandier Acacia, *Acacia berlandieri* 9'-15' tall and as wide. Similar to *Lysiloma*

Foothills Palo verde, *Cercidium microphyllum* 15'-20 tall and as wide, slow grower

Santa Rita Acacia, *Acacia millefolia* 12'-15' tall, as wide

Feather Tree, *Lysiloma microphylla* var. 8'-12' tall – 12' wide