

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

**A RESOLUTION OF THE BOARD OF
DIRECTORS
LANDSCAPING POLICY**

NOTE: Most units have a patio wall between the front of the house and the street. For the purposes of this Resolution, "front yard" is defined as the area in front of that patio wall and/or adjacent to the driveway. If the lot has other landscaped areas outside the patio wall that are at the side or back of the unit, those areas are also included in this Resolution. For units where there is no front patio wall, this Resolution does not include any planting areas adjacent to the house; those areas are the homeowner's responsibility to plant, x and irrigate.

At a meeting of the Board of Directors of Hill Farm Homeowners A Association (the "Association"), an Arizona non-profit corporation, duly called and held on the 02nd day of August 2021, a quorum m being present and voting, the following revised policy was adopted:

1. In accordance with Sec. 7.3.1. of the CC&Rs, the planting and maintenance of the front yard (as defined above) of each lot is the sole responsibility and within the sole discretion of the Association. However, t h e Association's policy is to have the Landscaping Committee ("LC") consult with the homeowner prior to any significant change being made to the front yard of a lot.
2. The Board and LC will make every effort to maintain the appearance of front yards, within the constraints of the Association's funding.

GRASS

3. The only type of grass allowed in front yards is Bermuda or an LC-approved blend.
4. The Association will water any grass in front yards for a maximum of 5 days per week during the growing season, as determined by the LC. If homeowners wish to enhance the appearance of the grass in their front yards, they may provide additional watering at their own expense. Water run-off on to the street contravenes City ordinances and is not allowed.
5. If requested by a homeowner, and if agreed by the LC, the Association will re-seed or re-sod areas of grass in front yards to restore their appearance. Since the Association's irrigation system cannot provide additional water to front yards on an individual basis, the homeowner must agree to provide daily watering until the new grass or sod is established, as determined by the LC.
6. In accordance with an advisory poll of the homeowners, grass that is removed from front yards will not be reinstated, nor will existing areas of grass be expanded.
7. Grass may be removed from the front yard under one of the following circumstances, subject to LC and Board approval and also subject to available funding.

- a) Where grass is not thriving, or is a relatively small area, or is impractical to maintain, or if the appearance of the area would be improved.
- b) When the homeowner requests removal and provides an acceptable plan for substitute landscaping. A written request needs to be sent to the Property Manager for LC and Board approval. The cost of the substitute plan will be the homeowner's responsibility. The maintenance of the substitute plan will be the homeowner's responsibility and any additional water needed for the substitute plan will also be the homeowner's responsibility.

TREES, PLANTS, SHRUBS, & CONTAINERS

- 8. Homeowners may participate in a program to deep-water, front yard trees using the Association's labor and equipment but using their own water. Requests should be made to the management company or LC chairperson.
- 9. Healthy trees that may be impeding grass growth will not be removed to improve the health of the grass.
- 10. The plantings used in front yards will be selected from the current Board-approved plant list, which is on the Hill Farm website, or available from the LC chairperson.
- 11. The number and size of plants and shrubs used will be determined by the LC, based on the type and density of plants used in adjacent front yards. Subject to LC approval, 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.
- 12. The Association will generally maintain two trees in each front yard, with variations dependent on the tree species and the size and shape of the 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. If a tree dies, the Association will remove that tree, but if the lot is over-planted, a replacement may not be permitted.
- 13. Front yard tree root encroachment under sidewalks, driveways, patio walls, landscape or other structures inside or outside patio walls, must be reported promptly to the Property Management Company. Encroachment problems will be assessed by the LC on a case-by-case basis, with preference given to root trimming instead of tree removal.
- 14. Requests to install plants in front yard containers should be made to the LC chairperson. If allowed, the containers must be installed and maintained by the homeowner. Containers must be watered independently of the Association's irrigation system, which cannot be programmed for the frequent watering needs.

HARDSCAPE

- 15. The homeowner is responsible for repairs to all sidewalks and driveways, patio walls, utilities, other structures, and landscape that are anywhere within their lot, whether caused by tree roots or otherwise.
- 16. Lots #40,41,42&43 have a sandstone walkway across their front yards. This is considered part of the landscape and will be maintained by the Association.
- 17. See Paragraph 18(a) below pertaining to approval of new or revised hardscape included in a landscaping plan.

MAJOR RENOVATIONS BY HOMEOWNERS

- 18. Homeowners may renovate *and maintain* their front yards subject to the following conditions.
 - a) A detailed design plan must be submitted to and approved by the LC. The design must be compatible with Hill Farm's existing landscape. If landscape lighting is

included, it must comply with the Front Yard Exterior Lighting Policy. If the proposed design has new hardscape elements, The Architectural Review Committee will be required to review and approve the design for compatibility with Hill Farm Design Guidelines.

- b) In general, plant materials should be chosen from Association's list of approved plants. If a homeowner wishes to use different plants; LC approval is required. Species must have low water requirements
- c) The use of river rock, boulders, and berms is encouraged. Deco-rock should be used sparingly if at all.
- d) The Association will not increase the water supply to accommodate landscape changes. The homeowner must install any additional irrigation lines required, which must be fed from the home's water supply.
- e) Homeowners will be responsible for maintaining a renovated front yard. The Association will only provide basic maintenance such as leaf blowing.
- f) If a homeowner fails to maintain a renovated front yard, the Property Manager will give notice to make corrections. If corrections are not made, the Association will provide maintenance at the homeowner's expense.
- g) When the home is sold, it is advisable for the selling homeowner to inform the buyer of their additional obligations to comply with paragraphs (d), (e) and (f) of this Section.
- h) The restrooms at the pool area may be used by contractors hired by Hill Farm HOA but not by contractors hired by residents.

VARIANCES & PRIOR POLICIES

- 19. If a homeowner believes he/she has special circumstances that require a variance from the policies in this Resolution, an application for variance needs to be submitted to the Board for consideration at a regular meeting of the Board.
- 20. This Resolution supersedes and replaces Resolution #18-03 on Front Yard Landscaping.

DATED this 20th Day of September, 2021

HILL FARM HOMEOWNERS ASSOCIATION
an Arizona non-profit corporation

By: Suzanne H. Jacoby
Suzanne Jacoby
Its: President