

Azure Manor/Rancho De Paz Homeowners Association

Plant & Tree Replacement Policy

WHEREAS, the Amended and Restated Covenants, Conditions and Restrictions for the Homeowners Association, CC&Rs, Article 10, Section 10.16, provide the Board of Directors power and duty to adopt and amend Rules and Regulations to regulate landscaping permitted and required in the Azure Manor/Rancho de Paz Homeowners' Association,

AND WHEREAS, there is a need to establish guidelines concerning the plant and tree replacement in violation of the governing documents,

NOW, THEREFORE BE IT RESOLVED, that the following policy has been adopted by the Board of Directors to be effective 30 days from the date of receipt of this resolution,

1. All landscaping (shrubs, trees, bushes, plants, etc.) that are diseased or have died must be replaced -the use of plants and trees, on the approved list, do not require the submittal or approval of an Architectural Application.
2. All exterior changes to a Unit require an approval of an Architectural Application by the Architectural Committee, unless pre-approved items are used when replacing diseased or dead landscaping. Refer to this resolution or see the Architectural Guidelines provided at the close of escrow for pre-approved items.
3. New plant and tree installations require an approval of an Architectural Application by the Architectural Committee. See Architectural Guidelines provided at the close of escrow for the guidelines regarding gates.
4. Each unit must have a minimum of five (5) and a maximum of fifteen (15) plants in the front yard. The plant selection may be from the approved plant list and must obtain prior ARC approval.
5. Each unit must have a minimum of one (1) and a maximum of three (3) trees with a minimum height of five (5) feet when newly planted in the front yard. The tree selection may be from the approved tree list and must obtain prior ARC approval. The Board reserves the right to determine the placement of new trees in the front yards of properties.

Azure Manor/Rancho De Paz Homeowners Association

Pre-Approved Plant List

Sago Palm
Dwarf Myrtle
Deer Grass
Red Yucca
Lantana (Any Color)
Green Acacia
Germander
Star Jasmine
Desert Spoon
Xylosma
Phortinia
Rosemary
Bird of Paradise
Iris Shrub
Rose Bush

Pre-Approved Tree List

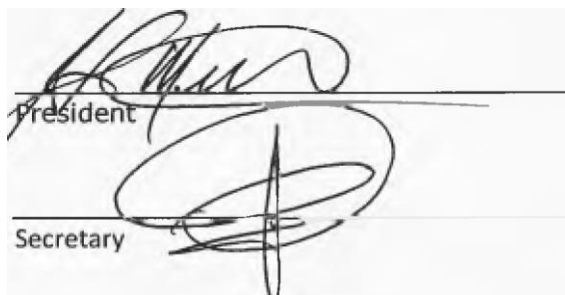
Ash Tree
Fruitless Olive Tree
African Sumac Tree
Mesquite Tree
Chitalpa Tree
Oak Tree
Shoestring Acassia Tree
Pear Tree
California Pepper Tree
Canary Date Palm
Chilean Mesquite
Date Palm
Desert Willow
Mexican Fan Palm
Museum Palo Verde
Vitex
Weeping Willow

Pre-Approved Decorative Rock List

Cappuccino
Cherry Mist
Mojave Gold
Rebel Red
Rainbow

THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGES, ADDITIONS, AND/OR AMENDMENTS BY THE ASSOCIATION'S BOARD OF DIRECTORS. VIOLATION OF THESE RULES AND REGULATIONS MAY RESULT IN FINES AND LIENS AGAINST THE OWNER'S LOT.

This resolution of the Board of Directors has been duly adopted on date: October 19, 2020 and replaces any previous versions.



President

Secretary