

Sunrise Canyon Homeowners Association

Landscape Committee Rules and Regulations

Our CC&R's Article 11:3 Owners Guidelines outlines the requirements and responsibilities of homeowners for yard appearance. The landscape committee proposes the following Rules and Regulations that expand upon and clarify the CC&R's

Homeowners shall be responsible for the lots as follows:

1. All visible homeowner property shall be landscaped with a tailored desert theme using plants native to or Appropriate for the Sonoran Desert. Non-native plants are discouraged.
2. All visible homeowner property shall be landscaped with decomposed granite and/or decorative rock. No grass(es) are allowed. The rock should be in sufficient quantity so that bare ground is not visible.
3. Trees and plants shall be pruned and trimmed regularly so yards have a neat, tailored, well maintained appearance.
4. Trees and shrubs overhanging the sidewalk and street shall be pruned to a minimum vertical clearance of 15 feet over the street and 8 feet over the sidewalks.
5. The HOA reserves the right to ask for trimming of any branch that is deemed a hazard, or does not meet the above guideline, at a cost to the homeowner.
6. Shrubs planted to form a hedge should be wall height or no more than 6 feet in height at most.
7. Planting of trees or shrubs should not materially interfere with other homeowner's view.
8. Homeowners shall be responsible for pruning trees and plants that encroach into common areas or neighboring properties. The HOA reserves the right to trim or prune any material that is not addressed at the homeowner's cost.
9. Weeds shall regularly be removed from ALL areas and from concrete joints.
10. Rocks and gravel from the homeowner's yard shall be removed from sidewalks, driveways, and the asphalt pavement in front of each lot.
11. The homeowner is responsible for preventing ongoing erosion from displacing soil, gravel, or rocks from his property into the common areas or into the street and sidewalks.
12. Plant debris, tree and shrub pruning's and droppings, shrub trimmings and dead foliage shall not be put over the walls into the common areas. The HOA reserves the right to remove such material at the homeowner's cost, or implement a fine.
13. Trees and plants shall not be planted in, nor removed from, common areas by homeowners without the prior approval of the landscape committee and the board. A required request form is to be submitted for all such work.
14. The homeowner is responsible for the appearance of his lot including periods of vacancy.

Approved:

Sunrise Canyon HOA Landscape Committee

Work Request Submittal Form

****Use this form for landscape project requests that are in or use common space access outside of your property walls****

All project requests need to be in keeping with the neighborhood landscape plan and be funded by the property owner.
Materials used in the common area must be on the neighborhood approved list of plant and rock material.

Date: _____ Owner's Name: _____

Owner's Address: _____ Owner's Phone #: _____

Contractor Name (only applies for hired work): _____

Contractor phone #: _____ Address: _____

License#: _____

Description of work: _____

Date work is to begin: _____ Estimated completion date: _____

***Type of Materials used: _____

***Color to be used: _____

Other information: _____

Please attach a drawing showing the work. ***please refer to approved plant and rock material list

Please submit this form by e-mail to: sunrisecanyonlandscape@gmail.com

To be completed by the Landscape Committee

SIGNIFICANT DATES (dd/mm/yy):

Request received:	Questions to Homeowner:	Request finalized:
LC decision:	Homeowner notified:	Work completed:
LC inspections:		

LC RESPONSE

<input type="checkbox"/> Approved as requested	<input type="checkbox"/> Approved with conditions (see Explanation)	<input type="checkbox"/> Not approved (see Explanation)
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Explanation: *(Please attach a separate sheet if more space is needed)*

Authorized signature on behalf of the Landscape Committee:

Signature _____

Printed name _____

Sunrise Canyon Homeowners Association

Yard Review Recommendations

Date of Review: _____

Owner Address: _____

It is the responsibility of the Landscape Committee to ensure that Sunrise Canyon yards are “neat, clean, and well landscaped”.

The landscape committee recently undertook a comprehensive review of all the yards in Sunrise Canyon to determine compliance with the CC&R’s, The landscape policy, and Yard Appearance Rules.

While we prefer to individually approach and visit with each homeowner regarding yard clean-up recommendations, the number of homes and time constraints precludes this approach.

Items noted by the committee as requiring your attention are as follows:

- Shrubs need trimming and shaping
- Weed Control-Yard/driveway/sidewalk
- Tree trimming- 15-foot clearance over street
- Tree trimming – 8-foot clearance over sidewalks
- Tree trimming-mistletoe needs to be removed
- Tree trimming-limbs overhanging neighbor’s driveway, roof, or yard
- Tree debris- Pods, flowers other debris needs to be removed
- Remove dead vegetation
- Sidewalk/driveway- Trim vegetation/ sweep up rocks and gravel
- General raking, trimming and clean-up needed
- Trimming of growth overhanging walls into common area
- Removal of trimmings dumped into the common area
- Other _____

Thank you in advance for having the above noted items addressed **within three weeks** in order to avoid financial penalty. We appreciate your efforts to enhance and maintain the appearance of our neighborhood.

If you are physically unable to take care of the items noted, please contact a committee member and we will work with you to find a reasonable solution.

If you have any questions concerning the above noted items, and would like to speak with someone personally, please feel free to contact the Landscape Chair via the following e-mail sunrisecanyonlandscape@gmail.com .

Sincerely,

Your Sunrise Canyon Landscape Committee