

**STONE CANYON WEST
HOMEOWNERS ASSOCIATION**

LANDSCAPE POLICY

WHEREAS the CC&Rs of Stone Canyon West Homeowners Association, Article VII, Section 7.3, obligates the Association to maintain all front yard landscaping of each Lot and;

WHEREAS the homeowner owns the Lot and landscaping on the Lot and;

WHEREAS there is a need to establish a Policy to define front yard landscaping maintenance;

THEREFORE BE IT RESOLVED that the Board of Directors established the following Policy to fulfill that obligation:

This Policy is based on the Southern Nevada Water Authority (SNWA) Water Smart Landscape Program.

ASSOCIATION RESPONSIBILITIES: In accordance with the Stone Canyon West Declaration CC&R's, the Association is responsible for maintaining the front yard landscaping of each Lot. This includes:

- Mow the grass area in the front yard on each Lot
- Edge the grass area in the front yard of each Lot
- Trim bushes and trees on each Lot outside the patio area (except Rose bushes and Fruit trees)
- Fertilize the grass area in the front yard of each Lot.
- Blow debris off all grass and rock areas in the front yard of each Lot after mowing and/or pruning.
- Maintain and/or replace timers, ground irrigation valves, drip lines, and sprinkler heads as necessary on each Lot.

- Set irrigation timers seasonally and in accordance with the Southern Nevada Water Authority Restrictions..
- Remove dead plants on request of the homeowner or Board of Directors.
- Perform weed control on front yards and Common Areas as necessary.
- Remove trees that are causing property damage or appear to present an imminent danger to property or residents, at the request of the homeowner and/or at the discretion of the Board of Directors.
- Removal of leaves and debris from lawns, planter beds, rock areas, walkways, adjacent sidewalks and driveways will be completed on **a weekly basis and as required to maintain a clean appearance throughout the community.**

HOMEOWNER RESPONSIBILITIES: All rock areas in the front yard of each Lot must have at least 50% Living Plant cover at maturity (Based upon the SNWA's Plant List).

The Stone Canyon West Homeowners Association does not require particular plants, only that when fully mature, the plants cover 50% of the rock area. Homeowners can use any plant(s) on the Water Smart List. This List can also be used as a tool to select plants and calculate the 50% canopy coverage.

- Present an Architectural Change Request(ARC) to the Association prior to making any changes to the front yard landscape.
- Maintain all plants, trees, and bushes within the patio area.
- Replace plants and trees in the front yard of each Lots as required.
- Replace landscape rocks (1/2' or 3/4" Rebel Red or equivalent) in the front yard of each Lot as required.
- Replace/Repair the Pressure Vacuum Breaker (PVB) valve in the front yard of each Lot when necessary.
- Maintain any Rose Bushes and/or Fruit Trees in the front yard of each Lot.
- Replace any grass, bushes and trees that dies as a result of either lack of utility service (water and power including inoperable GFI outlets) dog kill, or owner negligence.
- Assume cost of removal all living plants and trees by the Association at homeowner request.
- Provide power to timers. This includes operation of GFI outlets located inside each townhouse.
- Inform Association of landscaping problems including problems with trees that are causing damage to property or a danger to residents **in a timely manner.**
- Owners are responsible for any damages, and will assume the **cost of any damage caused by such trees including the tree roots.**

- Homeowners may assume front yard landscaping maintenance responsibility by submitting a written request to the Association.
(This will have no effect on the Homeowners Monthly Assessment)

DATED this day of



President
Stone Canyon West HOA



Secretary
Stone Canyon West HOA