



## Supplemental Planting Policy

The following policy has been adopted by the Board of Directors of Heritage Hills Home Owners Association, d/b/a Camelback Canyon Estates (the "Association") as a part of the rules of the Association pursuant to the provisions of A.R.S. Section 33-1803 of the Arizona Revised Statutes and the Articles of Incorporation, Bylaws, CC&Rs, Rules and Policies of the Association.

This policy provides an option for homeowners who would like to add planting to the common area.

Plants in the common area are an asset to the community; however, care must be taken to choose plant types that will not impose excessive additional costs to the HOA. In addition, plant types must be low water adapted and able to flourish in our desert environment. Planting locations must consider the potential for undermining nearby walls, and impinging on homeowners views.

Homeowners who plant in the common area without receiving permission from the Association may be required to remove the plants and restore the common area at their own expense.

Homeowners wanting to add plants to the common area must:

1. Seek the opinions of neighbors who may be affected by the proposed work
2. Submit the Supplemental Planting Request form to the property manager
3. Meet with the Landscape Committee to review the scope of work
4. Commit to watering and caring for the plant/s
  - If an irrigation system is planned it shall be paid for by the homeowner
  - Draw water from the homeowner's irrigation system
  - Be maintained by the homeowner

The Board will review the information provided and consider the following:

1. Suitability of the plant for the intended site including availability of water and sun exposure levels.
2. Long term expected growth pattern of the plant including:
  - Height that will not impinge on views
  - Root growth pattern that will not undermine structures
  - Physical appearance in hot and cold weather
  - Water use requirements that are not excessive

All costs associated with supplemental planting are the responsibility of the homeowner.

All debris must be removed and disposed of properly by the homeowner within 1 week of completion of work.

Any damage to any common area property such as, but not limited to, irrigation lines, other trees or bushes, neighboring properties, perimeter walls, will be the sole responsibility of the homeowner to repair and/or replace. Repairs must be reviewed and approved by the Board.

All work must be completed within the time frame specified by the board. The time frame may vary by the time of year to assure optimal likelihood of successful planting.

Any violation this or other CCE policies will result in the application of the Association's standard CCE HOA "Imposition and Enforcement of Fines Policy".

Any questions involving this policy or any notice given hereunder may be addressed to the Association's property manager, Cornerstone Properties, Inc., PO Box 62073, Phoenix, AZ 85082-2073, or to the contact email for the manager as provided on the CamelbackCanyonEstates.org website.

ADOPTED AND APPROVED by the Board of Directors, on the 5th day of July, 2023.