



44th Street & McDonald Drive, Phoenix
CamelbackCanyonEstates.org

LANDSCAPE POLICIES

I. LANDSCAPE POLICIES AUTHORITY AND ENFORCEMENT

A. Authority

The following policy has been adopted by the Board of Directors of Heritage Hills Homeowners 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.

B. Enforcement

Any violation of CCE policies will result in the application of the Associations' standard CCE HOA "Imposition and Enforcement of Fines Policy."

II. STANDARD TRIM MAINTENANCE

A. Homeowner Responsibility

Homeowners are encouraged to trim common area overgrowth within five (5) feet of their property line.

B. Homeowner Authorization

Homeowners may trim bushes up to ten (10) feet behind their property line without seeking permission from the board.

III. TREE TRIMMING

A. Tree Trimming Request

Trimming and/or removal of a tree beyond five (5) feet from the property line shall require board approval as follows:

1. Submit the Supplemental Plant Trimming Request form to the property manager.
2. Seek the opinions of neighbors who may be affected by the proposed work.
3. Meet with the Landscape Committee to review the scope of work.

B. Board Review

The Board will review information provided by Landscape Committee and rule on all or a portion of the request. The Board may determine whether additional information is required before final approvals are given.

C. Tree Trimming Approval

Once approved work to trim or remove a tree may proceed subject to the following:

1. The homeowner may trim the tree or hire a company to trim the tree. In either instance the HOA assumes no responsibility for liability in the event of injury.
2. Stumps of all removed plants must be ground below grade and backfilled with surrounding ground to grade.
3. Trimming of trees may be performed by the CCE contracted landscape maintenance provider under the direction of an arborist. Payment for tree trimming will be paid directly to HOA and added to the homeowner's monthly statement.

IV. General Provisions

A. Unusual Circumstances

If there are unusual circumstances, the homeowner may request a waiver of this provision, specifying those circumstances, through the Supplemental Plant Trimming Request.

B. Responsibility for Expenses

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

C. Responsibility for Quality of Work

In all cases, the quality of the work is the responsibility of the homeowner. If excessive trimming occurs beyond what is approved that causes damage to a tree, or that negatively impacts aesthetics, the homeowner will be responsible for remediation and/or replacement costs. Care shall be taken to minimize damage to the surrounding landscape.

D. Responsibility for Damage to the Common Area

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.

E. Completion of Work

All work must be completed within 90 days of approval. **All debris must be removed and disposed of properly by the homeowner within 2 weeks of completion of work.**

V. COMMON AREA PLANTS DAMAGING HOMEOWNER PROPERTY / WALL / FENCE

A. Board Notification

Homeowner must notify Board of damage, or potential damage, to homeowner property by submitting a request for work to be completed to the property manager.

B. Damage Review

The Landscape Committee will meet with the homeowner to assess the situation.

C. Action Determination

The Board will review information provided by Landscape Committee and determine Association responsibility and determine a course of action.

VI. SUPPLEMENTAL PLANTING

A. Scope

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

B. New Planting Considerations

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.

C. Planting Authorization Requirement

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.

VII. HOMEOWNER PLANTING REQUEST

A. Planting Authorization Request

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

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3. Meet with the Landscape Committee to review the scope of work
4. Commit to watering and caring for the plants. If an irrigation system is planned it shall draw water from the homeowner's irrigation system, be maintained and paid for by the homeowner.

B. Board Consideration

The Board will review the information provided and consider the suitability of the plant for the intended site including availability of water and sun exposure levels as well as the 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, and water use requirements that are not excessive

VIII. SUPPLEMENTAL PLANTING RESPONSIBILITY

A. Expense Responsibility

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

B. Debris Removal

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

C. Common Area Damage

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.

D. Completion of Work

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 as provided on the CamelbackCanyonEstates.org website.

AMENDED AND APPROVED by the Board of Directors, on the 1st day of October, 2026.