

SAN IGNACIO HEIGHTS, INC.
LANDSCAPING GUIDELINES
IN COMMON AREAS
(Approved 09/20/2023)

This document outlines the regulations/policies that homeowners and the HOA are to follow when requesting work be performed by the HOA or by themselves in common areas.

1. Homeowners submitting requests for work they want performed by the HOA in common area around their residence.
 - The homeowner must submit the request on the Landscape Request Form.
 - The Landscape Committee will review the form and respond to the homeowner with their decision within two weeks of receiving the form or within two weeks following the next board meeting if the request requires approval by the board.
 - If approved, the landscape committee will provide a response in writing with an estimated timeframe for the completion of the work.
 - If the request is denied, the landscape committee will respond in writing with the reason(s) for the denial.
 - The landscape committee will determine if the requested work will be performed by volunteers, the landscape contractor or other service provider.
 - The work being requested should be within the guidelines of the criteria list.

2. Homeowners requesting to perform work in common areas.
 - The homeowner must submit the request on the Landscape Request Form to the Landscape Committee and receive authorization before commencing work.
 - The homeowner(s) must complete the “Waiver and Release of Liability Form” before commencing any work.
 - The criteria guideline list must be followed when performing the requested work.
 - The landscape committee should provide a written authorization or denial (with reasons for denial) within two weeks of receiving the request.

3. Homeowner common area work waiver form.
 - Any homeowner wishing to perform work in any common area must complete the “Waiver and Release of Liability Form” before commencing any work.

4. The Criteria list guideline should be followed for work performed in common areas by our contract landscaper, homeowners, volunteers, and landscape committee. (See “Criteria List”)

**SAN IGNACIO HEIGHTS, INC
COMMON AREA AUTHORITY**

THE FOLLOWING EXCERPTS FROM THE 1990 AND 2007 CCRs, BYLAWS, RULES AND REGULATIONS ESTABLISHES THE HOA'S AUTHORITY TO CONTROL AND MAKE DECISIONS AS TO THE MAINTENANCE, UPKEEP, AND ALTERATIONS TO ALL COMMON AREAS WITHIN THE SAN IGNACIO HEIGHTS, INC PROPERTY BOUNDARY LIMITS.

1990 CCRs

ARTICLE III. COMMON AREAS. SECTION 1:

Ownership of the common areas shall, subject to the provisions hereof, be transferred to the Association, subject to the easements created herein and easements created by Declarant for purposes deemed necessary for the full use and enjoyment of the Properties. Common Areas are intended for use as public utility easements, drainage-ways, streets, open areas, and any recreational centers or other facilities, if any, and are for the common use and enjoyment of the Members of the Association and their invitees. See sections 2, 3 and 4 of Article III and Article V for further information.

2007 CCRs

ARTICLE III. OWNER'S USE AND VOTING RIGHTS. A RIGHT TO ENJOY COMMON AREA:

An Owner's right to enjoy the Common Area shall pass with title to the Lot. A majority of Owners may dedicate all or part of the Common Area to a public agency or utility. An Owner may delegate the right to enjoy the Common Area to family members, tenants or purchasers currently residing on the Owner's Lot. The Common Areas consist of approximately 20 acres of desert gardens, the Ramada (including personal property), and all streets in the Properties.

ARTICLE V MAINTENANCE A. Common Area:

SIH shall have full power of management and control over the Common Area and shall have the duty to maintain and manage all Common Area property.

ARTICLE VI ARCHITECTURE, PLANTINGS & SITE IMPROVEMENTS

C. Planting & Site Improvement Requirements:

3. Common Area Modifications: The Common Areas are gardens for desert plants and at least 60 species of wildflowers and are a major asset of the Properties which should be improved and enhanced at every opportunity. APSIC approval is required to remedy the situation.
4. Visibility Affecting Traffic: Plantings likely to cause traffic hazards are prohibited. APSIC approval is required to remedy the situation.

BYLAWS

ARTICLE VII. SECTION 7.02 d.

Be responsible for Common Ground and roads to be maintained.

ARTICLE IX. SECTION 9.04:

Common Ground Maintenance/Residential Landscape Committee. This Committee - 5 - shall work with the professional maintenance personnel to maintain the common ground with its original desert look, to prevent erosion, keep growth under control and remove and replace plantings when warranted. The Committee will also cooperate with homeowners to insure the maintenance of their property and keep growth under control.

HANDBOOK OF RULES AND REGULATIONS

ARCHITECTURE, PLANTING AND SITE IMPROVEMENT REQUIREMENTS

C. Planting & Site Improvement Requirements

1. Application Requirements:

a. Permit applications shall be accompanied with plans and a list of plant materials sufficiently explicit to enable the Common Grounds Maintenance/Residential Landscape Committee and the Board to determine exactly what is requested and to document what is approved or denied.

b. If the mature height of proposed plant material exceeds 5 feet, it shall be described by its Botanical and Common name and by variety or trade mark name.

2. Visibility Affecting Traffic:

Plantings likely to cause traffic hazards are prohibited. Common Grounds Maintenance/Residential Landscape Committee and Board approval is required to remedy the situation.