

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

Premise

The Association through the Board of Directors (Board) controls more than 160 acres of Common Area, most of which is populated by plants, trees and cacti native to the surrounding desert. The Board has approved standards for the Common Area lands and designated natural areas, as well as the washes protected under Section 404 of the Federal Clean Water Act, that traverse the community. Compliance oversight is the responsibility of the Community Manager and/or the Board.

Association staff and the Common Area Committee (CAC) are responsible for supporting the Common Area Core Values.

- Maintain community standards to safeguard property values.
- Manage our distinctive Sonoran Desert environment by balancing factors such as scenic views, natural areas and managed Common Areas.
- Plan and manage vegetation in all Common Areas to mitigate the risk of wildfire.

In the interest of maintaining the harmonious theme and aesthetic beauty of the community, the Board and the CAC have a responsibility to administer the Common Area Standards of Care (CASC). These standards project a consistency that will not allow unfettered growth or clear cutting and will promote a healthy and diverse Common Area to protect the community and its values.

Common Areas are the property of all Homeowners and no one Homeowner has ownership of or jurisdiction over the Common Area adjacent to his property. To that end all of the Common Areas will be maintained on a regular basis to a common standard of care for the betterment and enjoyment of the community. These Common Areas are diverse as to types of vegetation and terrain and will be maintained to keep that diversity.

Streetscapes are the main curbed thoroughfares to and from each gate providing a cleaner, more aesthetic look to the community than the Common Areas on the golf course and the Natural Areas. The vegetation, however, is the same as found and approved for the Common Areas and is different than ALC standards for residences. Because the vegetation is the same as in the other Common Areas, it brings the two landscapes together harmoniously where they merge for a consistent visual effect.

Streetscapes require special trimming consideration to provide traffic visibility at corners and for ample room for unobstructed vehicle and foot traffic. This professional landscaping look produces a sense of quality care that shows pride of ownership.

The (CAC) is responsible for the planning and design of the repair, renewal and maintenance of all Common Areas within the community boundaries. The actual maintenance of the Common Area is the responsibility of the Association. To accelerate maintenance of the area adjacent to their property, Homeowners have the option of obtaining the services of a prequalified commercial landscaper or becoming a trained Homeowner.

Association Management Responsibilities

1. Work with CAC to ensure the CASC is being followed in a consistent manner to provide continuity within the community.
2. Seek the advice, when appropriate, of outside-credentialed professionals to review the Common Areas and suggest changes or improvements. These professionals will be knowledgeable and experienced in
 - a) Sonoran Desert maintenance and preservation
 - b) Gated community landscaping trends and standards for Sonoran Desert communities with golf amenities
3. The professional will be interviewed by the Community Manager (CM) in consultation when appropriate with the CAC Chair, Board Liaison and/or Landscape Supervisor, and/or CAC Vice-Chair. Tours of the Common Area will be conducted by the Landscape Supervisor.

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

4. Work with CAC to administer the Prequalified Commercial Landscape Plan and the Trained Homeowners Program.
5. With CAC, administer the penalties/fines for unauthorized modifications to the Common Area.
6. Provide maintenance to the Common Areas between homes and the golf course, consistent with CASC, a minimum of once every 18 months.
7. Provide maintenance to the Common Areas adjacent to streets and in the clubhouse area consistent with the CASC a minimum of four times per year.

COMMON AREA STANDARDS OF CARE

THIS SECTION IS FOR RESIDENT INFORMATION ONLY.

NO RESIDENTS ARE TO MODIFY THE COMMON AREA WITHOUT AUTHORIZATION

The management of all Common Areas and Natural Areas shall consider current standards and recommendations provided by Northwest Fire Department and the Arizona Department of Forestry and Fire Management for wildfire risk mitigation.

A. Trees – Only to be Modified by Common Area Association Staff or Approved Landscaper with a permit.

1. Trees three feet tall or more will be pruned by the Common Area Association Staff or an Approved Landscaper with a permit in accordance with generally accepted tree pruning techniques in relation to the height and width of the tree.
2. No more than 25% (ANSI A-300 standard) of a tree should be pruned within a 12-month period to maintain the integrity of the tree and preserve its growth pattern.
3. Topping of trees **is not** allowed.
4. Excessive saplings, scrub trees and suckers will be removed. Water sprouts can be removed but included in the 25% criteria.
5. Trees less than three feet tall may be removed. Broken branches on the ground will be removed.
6. Trees along roads and parking lots will be pruned to provide a 14-foot clearance, and an 8-foot clearance above sidewalks and no protrusion past the edge of the walk on either side so as not to damage vehicles, to provide clearance for foot traffic and to eliminate other safety hazards.
7. Trees, regardless of size, may be removed to prevent damage to the surrounding hardscape by the Common Area Association Staff or an Approved Landscaper with a permit.
8. Mistletoe infestations may be removed depending on accessibility.
9. Association staff is responsible for removal of dead or dying trees considered a safety or infrastructure problem, causing obstruction, or crowding and causing harm to other trees.

B. Cacti

1. Cacti will be removed if there is a safety issue such as overhanging sidewalks, paths, roads, cart paths and Homeowner property walls and fences. Protected species of cacti such as saguaros can only be moved after receiving a permit from the Arizona Department of Agriculture. No saguaro cacti shall be removed from the common area, whether dead or alive. If arms fall, they are to remain in place unless they impede traffic or maintenance.
2. Areas overcrowded or with monocultures of non-protected cacti may be selectively trimmed or removed.
3. Dead pads of the prickly pear will be removed. In areas that contain pack rat nests within fifty (50) feet of lot lines, including in 404 Washes and Natural Areas, Association staff will clear potential

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

nesting material. The Association will not be responsible for the removal of pack rats.

4. Threats to mature Saguaro may be eliminated, e.g. tree branches.
5. Cholla fruit and segments may be picked up and rooted fruit and segments may be removed.

C. Plants - Perennial shrubs, grasses, and annual flowers less than waist high

1. Plants will be removed if there is a safety issue such as too close to sidewalks, paths, roads, cart paths and Homeowner property walls and fences.
2. Areas overcrowded or with high concentrations of the same plant species may be selectively trimmed or removed.
3. Native grasses, see approved plant and tree list, should generally not be removed. Grasses reduce evaporation and provide soil stability to limit erosion.
4. Buffelgrass, fountain grass, desert broom, ragweed, tamarisk, and other identified invasive species will be removed.
5. Brittlebush, bursage, globe mallow and other native plants may be trimmed and thinned.
6. Cheesebush or burrobrush (*hymenoclea salsola*) may be removed where it has become invasive or a monoculture. Otherwise, it should be trimmed.
7. No major bare areas exceeding **eight (8) feet** in diameter will be created and left unplanted.

D. General

1. A **monoculture** exists when a particular plant species exists in a large quantity and is predominant in a section of Common Area and tends to choke out other vegetation. Monocultures in our Common Area include jumping cholla, brittlebush and cheeseweed. Association staff and/or CAC will inspect each area and determine what will be thinned out to achieve a balance.
2. All inorganic debris and construction materials will be removed.
3. The soil within the Common Area between homes and golf course may be lightly raked. Debris should be removed with minimal disturbance of the underlying soil. Disturbance of the soil encourages the establishment of non-native invasive species.
4. Rock is to be used to control erosion in heavy run-off areas. Rock lined pathways from the rear of a residence into the Common Area are prohibited.
5. New plantings in the Common Area between lot lines and the golf course are limited to items included in the Common Area Approved Vegetation List, pages 14 – 18. Irrigation systems are allowed only when approved by the CAC or the Association. Vegetation may be hand watered.
6. Street-side drainage channels should be free of all vegetation.
7. The application of any chemicals, fertilizers, weed controller or plant retardant substances will be applied only by licensed Association staff.
8. Vegetation in all Common Areas will be managed to reduce the potential impact of ladder fuels by reducing or removing vegetation from beneath trees, lifting tree canopies and/or thinning and pruning where deemed necessary.
9. Replacement plantings in the Common Areas will favor the use of fire resistant and/or drought resistant plants, and avoid the use of high resin, fire-prone plant materials.
10. Bird feeders, bird houses, birdseed blocks, and Hummingbird feeders are all **PROHIBITED** in the common area. All feeding devices attract rodents which then attract snakes. Common area crew will remove all feeding devices if found in the common area.
11. Field cameras or security cameras are **PROHIBITED** in the Common Area.
12. Lighting fixtures are **PROHIBITED** in the Common Area.

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

13. Homeowners and their landscape contractors must remove all debris from the Common Area. At no time should debris and plant cuttings be deposited in the Common Area from a homeowners' property. Use of a blower is **PROHIBITED** in the Common Area.

PREQUALIFIED COMMERCIAL LANDSCAPER PLAN

The landscaper will be contracted by the Homeowner and work within the CASC for Common Area maintenance. The following program prescribes the requirements for a commercial landscaper to be qualified to perform work. Work is defined as designing, pruning, planting, tree removal and irrigation.

1. Association staff will solicit licensed commercial landscapers (Arizona Registrar of Contractors) to apply to become "prequalified" to work in the Common Areas. The landscape contractor must have a certified arborist available to ensure the work is done properly.
2. Landscaper Annual Registration Fee: \$100 – nonrefundable
3. Landscaper provides proof of liability, Workman's Compensation and a certificate of insurance listing the Association as an additional insured party as required by State regulation.
4. Landscaper will attend an orientation program given by or under the direction of Association staff clarifying the boundaries and limitations to the contractor for maintaining the Common Area.
5. The Homeowner is responsible for contracting and paying the landscaper selected to perform the landscape work. The Homeowner will be held responsible for all actions of the employees of the contractor and compliance with current Association rules and standards.
6. Any landscaper found to violate the standards for any reason, even if directed to do so by the Homeowner, is subject to immediate suspension from the program. CAC and Association staff will determine the suspension period. The landscaper may reapply for prequalified certification at the end of the suspension.
7. Landscaper must remove trimmed, pruned, or otherwise generated debris at his own expense.
8. Landscapers must have Association approval for vehicle access to remove debris from the Common Areas and proof of comprehensive and liability insurance as State required.
9. Association will publish and promote the list of certified landscapers to help market the program in The Highlander and on its website.
10. The Homeowner(s) is responsible for obtaining the Common Area Work Permit for Maintenance and submitting it to the Association. Permit requests must include a brief description of the work to be performed; a list of the vegetation to be pruned, added or removed; and signed by the Homeowner(s). All new vegetation must conform to the Common Area Approved Vegetation List. Work is prohibited on weekends and Holidays.
11. View Management Permit requests should be submitted to the Association two months prior to the CAC's scheduled meeting, usually the first Thursday of the month. Homeowners should receive a permit within 14 days from the date the request is approved. The Homeowner is responsible for posting the permit in the rear of the lot while work is being performed.

Golf course work will be done on an assigned hole basis. The View Management Schedule is periodically published in the Week Ahead and The Highlander. It is also posted on the HOA website under BOD, Committees and Teams; Common Area folder; Common Area Application Review folder. Streetscapes and other Common Area work will be done on an as needed basis.
12. No work will begin without the CAC approved permit. Any changes to the criteria in the approved permit require resubmitting a permit request for the modifications for CAC review and approval. A fine may be imposed should the approval process not be followed.
13. Homeowners may not contract with prequalified contractors for work in the streetscapes. Refer to the View Management Program on streetscapes views.
14. Common Area Standards of Care (CASC) must be complied with at all times.

Board Adopted June 19, 2013

Revisions Approved 2013: 10/16; 11/20 ■ 2014: 02/19; 9/17 ■ 2017: 2/15A ■ 2018: 4/18 ■ 2020: 4/22 ■ 2021: 07/28 ■ 2022: 05/25 ■ 2023: 02/22 ■ 2023: 05/24 ■ 2024: 05/22 ■ 2025: 05/28

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)**COMMON AREA TRAINED HOMEOWNER PROGRAM**

This program is designed to educate and train Homeowners about the proper care and maintenance of the desert flora found in the Common Areas of the community. It mixes pride of ownership, interest in this kind of work and community spirit with a desire to serve the community by stressing how Homeowner efforts positively impact the Common Area Standards of Care.

To qualify for this program, a Homeowner must complete a training class and sign an agreement to comply with the CASC. Classes will be conducted as needed. Association staff will maintain a list of "Trained Homeowners" to include the date of class completion. In order to maintain the "Trained Homeowner" status homeowners must attend a training class a minimum of at least once every 3 years. Training classes are held annually, usually in February. The Association will be responsible for program compliance.

Trained Homeowners

- Must always wear the designated vest when working in the Common Areas
- May work in the Common Areas immediately adjacent to a neighbor's home with that neighbor's permission.
- Will work only Monday through Friday, 7am – 12pm, which is posted on the Association Web site.
- Will **NOT** work in the natural areas or washes protected under Section 404 of the Federal Clean Water Act.
- Will comply with all CASC provisions.

A. Trees

1. Trees are not to be trimmed or pruned except by Common Area Association Staff or an Approved Landscaper with a permit.
2. Planting new trees or altering an existing tree REQUIRES CAC approval.

B. Cacti

1. Cacti (non-protected species) may be removed within six feet of the Homeowner lot lines.
2. Areas overcrowded or with monocultures of non-protected cacti may be selectively pruned or removed with CAC review and approval.
3. Dead pads of the prickly pear may be removed.
4. Cholla droppings may be picked up and rooted droppings may be removed.

C. Plants

1. Native grasses (see approved plant and tree lists) should not be removed. Grasses reduce evaporation and provide soil stability to limit erosion.
2. Buffelgrass, fountain grass, desert broom, ragweed, tamarisk and other invasive species may be removed.
3. Brittlebush, bursage, globe mallow and other native plants may be only pruned and thinned-and not removed beyond six feet of the property line.
4. Cheesebush or burrobrush (*hymenoclea salsola*) may be pruned, thinned, or removed with CAC review and approval where it has become invasive or formed a monoculture.
5. Areas overcrowded or with high concentrations of the same plant species (listed in 3 & 4 above) may be selectively pruned, thinned or removed in consultation with the Association Landscape Supervisor, with no bare areas to exceed 8ft. in diameter should be created and left unplanted.
6. Plants (listed in 3 & 4 above) and all invasive species may be removed within six feet of the Homeowner lot lines.
7. No major bare areas exceeding **eight (8) feet** in diameter will be created and left unplanted. Homeowners may incur fines and/or penalties including the cost to replant for

Board Adopted June 19, 2013

Revisions Approved 2013: 10/16; 11/20 ■ 2014: 02/19; 9/17 ■ 2017: 2/15A ■ 2018: 4/18 ■ 2020: 4/22 ■ 2021: 07/28 ■ 2022: 05/25 ■ 2023: 02/22 ■ 2023: 05/24 ■ 2024: 05/22 ■ 2025: 05/28

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

over- pruning plants and cacti and/or leaving bare areas.

D. General

1. All inorganic debris and construction materials must be removed.
2. The soil within the Common Area between homes and golf course may be lightly raked only. Debris should be removed with little disturbance of the underlying soil. Disturbance of the soil promotes establishment of non-native invasive species.
3. New plantings in the Common Area between lot lines and golf course are limited to items included in the Common Area approved Vegetation List pages 14-18, excluding trees, and a permit is required from CAC.
4. Irrigation systems are allowed for re-plantings only when approved by the CAC or the Association. Vegetation may be hand watered.
5. The Homeowner **WILL NOT** apply chemicals, fertilizers, weed control or plant retardant substances in the Common Areas.
6. The Homeowner **WILL NOT** use power tools in the Common Areas.

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

PROTECTED WASHES UNDER SECTION 404

OF THE FEDERAL CLEAN WATER ACT

THIS SECTION IS FOR RESIDENT INFORMATION ONLY

NO RESIDENT IS ALLOWED TO MODIFY THE 404 WASHES IN ANY WAY

ONLY THE ASSOCIATION MAY PERFORM WORK IN THESE AREAS

The following is a list of criteria for maintaining washes throughout The Highlands as established by the ALC with the Town of Marana on July 20, 2007, and the Army Corps of Engineers, Los Angeles District, on October 10, 2007.

PREMISE

Washes are channels that allow water runoff from a higher elevation to a lower elevation through and around The Highlands community and should be disturbed as little as possible.

COMMON AREA STANDARDS OF CARE PERTAINING TO 404 WASHES

A. Trees

1. **DO NOT REMOVE LIVE TREES OR TREE ROOTS.**
2. Above ground portion of dead trees may be removed.
3. Dead and broken branches may be removed.
4. Mature trees over three inches in diameter along wash edges may be professionally pruned in compliance with ANSI A-300 standards.
5. Keep the wash channels clear of drooping branches as this is critical for water run-off.
6. Make every effort to keep a 10-foot space between the tree and the property line.

B. Cacti

1. All cacti and succulents in the channel may be cut above ground only. Do not remove root systems.

C. Plants

1. Native plants in the channel can be mowed, cut above ground or treated with an approved solution to kill the roots. Do not dig to remove root systems.
2. Invasive plants such as desert broom, ragweed and buffelgrass will be cut above ground and treated with an approved solution to kill the roots.

D. General

1. Cuttings and any non-plant debris will be removed from the area.
2. Do not deposit any debris including wood chips in the wash channel.
3. New plantings are not permitted.

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

NATURAL AREAS

Certain Designated 404 Washes and Common Areas Defined as 'Natural Areas'

THIS SECTION IS FOR RESIDENT INFORMATION ONLY

NO RESIDENTS ARE ALLOWED TO MODIFY THE NATURAL AREAS IN ANY WAY

ONLY THE ASSOCIATION MAY PERFORM WORK IN THESE AREAS

Premise

1. The management of all Common Areas and Natural Areas shall consider current standards and recommendations provided by Northwest Fire Department and the Arizona Department of Forestry and Fire Management for wildfire risk mitigation.
2. Natural Areas will be disturbed as little as possible, with exceptions noted below. Vegetation will be allowed to flourish with minimal maintenance except for safety, fire hazards, pack rat nesting material removal or work authorized under Association approved View Management Standards.
3. Keep wash channels clear of debris and drooping branches as this is critical for water run-off.
4. Invasive plants such as desert broom, ragweed and buffelgrass will be cut above ground and treated with an approved solution to kill the roots.
5. Some Common Areas may border the Natural Area and may be maintained as per the CASC to protect the golf course or to maintain a sufficient barrier from houses.
6. The CAC has the authority to approve vegetation removal, tree trimming, and/or tree removals and revegetation in Natural Areas within one hundred (100) feet of a Homeowner lot line, such areas do not include 404 Washes. The same authorizations and process requirements for Common Areas as prescribed in View Management Standards will be used, with the following exceptions:
 - a. Unobstructed view standards are reduced from 75% to 50%
 - b. Impact on adjoining and opposite facing homes shall be considered by the CAC with respect to shared view areas.
 - c. Recommendations from the CAC are subject to approval by the Community Manager
7. Do not deposit any debris including wood chips in the Natural Area.
8. New plantings are NOT permitted.

General

There are twenty-one (21) Natural Areas identified on a colored map that is available at the Association office and provided on page 10. The blue line designates the 404 washes that run through the community. These areas are briefly defined below:

1. Outside the fence line behind W. Buckhorn Cholla and extending to the middle of the wash north of Coyote Gulch and Tortolita Flats.
2. The wash between Gold Cholla and W. Spoonplant Court ending at the tee boxes of Hole 17.
3. Arthur's Hill and the immediate area.
4. The hill on the east side of Hole 13.
5. An area after Hole 17 tee boxes, extending near the green of Hole 17, extending around the tee boxes of Hole 18, continuing along Heritage Club Blvd, around the 18 green, connecting to Arthur's Hill.
6. An area running along the fence line between the main gate and the south gate.
7. The two distinct areas separating Holes 10 and 11.
8. The untouched wash area to the west of Hole 9, continuing towards the tee boxes of Hole 1 and the cart path bridge that leads to the driving range and between the driving range and the cart path of Hole 1.
9. An area starting between the tee boxes at Hole 9, continuing south to Heritage Gateway running between the homes of Desert Mosaic and Desert Chicory.
10. A long area running south, starting behind the driving range, behind Hole 1, running between the

Board Adopted June 19, 2013

Revisions Approved 2013: 10/16; 11/20 ■ 2014: 02/19; 9/17 ■ 2017: 2/15A ■ 2018: 4/18 ■ 2020: 4/22 ■ 2021: 07/28 ■ 2022: 05/25
■ 2023: 02/22 ■ 2023: 05/24 ■ 2024: 05/22 ■ 2025: 05/28

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

homes on Silver Cholla/Desert Song to the west and Desert Eagle Court/Desert Eagle Circle to the east, extending under the culvert of Heritage Gateway, between the homes of Sunrise Canyon to the west and Heritage Gateway Place to the east, and ending behind the homes on the circle of Heritage Gateway Place.

11. An area starting between the tee boxes and fairway of Hole 8, extending south along Dove Mountain Blvd (east of the tee boxes of Hole 8 and green of Hole 7), picking up the wash that runs between the tee boxes of Hole 7 and the green of Hole 7, and running down to the south basin.
12. An area west of Hole 6 tee boxes and start of the fairway.
13. An area west of Hole 2 tee boxes running along the west fairway and 100 feet from lot lines on Winding Desert and Sunset Mesa.
14. An area north and east of Hole 3 tee boxes and 100 feet from lot lines on Heritage Gateway.
15. An area from the bathrooms behind Hole 4 extending to the fairway and 100 feet from lot lines on Sunset Mesa.
16. An area behind Hole 4 and west of Hole 5 tee boxes to the fairway and 100 feet from the lot lines on Winding Desert.
17. An area along Hole 15 green and around Hole 16 tee boxes and 100 feet from lot lines on Arid Canyon.
18. An area after Hole 15 tee boxes and 100 feet from lot lines on Desert Poppy.
19. An area just west of the North Gate also known as Basin 1
20. An area behind lots on Lace Cactus Pl. and Eagle Mesa, next to Dove Mountain Blvd., at the south end of the HOA property also known as Basin 5 & 6.
21. An area west and southwest of the far end of the Driving Range also known as Basin 7.

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

VIEW MANAGEMENT STANDARDS

Premise

It is the responsibility of the Association to preserve the appearance and assure observance of the standard of care in the Common Areas within the community boundaries of the Highlands at Dove Mountain. The Common Area Committee (CAC) is responsible for the planning and design of the repair, renewal and maintenance of the Common Area. Property values, a high quality of lifestyle and landscape appeal can be enhanced by preserving the views as well as the privacy and screening in the Common Areas. In order to protect Homeowner property values, pruning of vegetation for views in the Common Area is allowed under these standards. Vegetation is defined as trees, large shrubs, and large cacti that may be pruned, thinned, or removed. Strict adherence to the Common Area Standards of Care (CASC) will be monitored by CAC. Compliance oversight is the responsibility of the Community Manager and/or the Board.

In pruning for views, the CAC will attempt to provide consistent maintenance and appearance as defined in the CASC. Native trees and vegetation will be allowed to flourish but be pruned sufficiently (up to 25% as defined by ANSI A-300) or removed and replaced so that views can be enjoyed and support property values.

The Association Landscape Supervisor may provide the CAC with a written report outlining recommendations on Homeowner permit applications which request tree removal(s); specifically, if Association Landscape Supervisor will describe if he/she supports removal over pruning. The Association Landscape Supervisor's recommendations will be considered in the CAC decision. Any proposed view pruning will consider loss of privacy and loss of desired screening on adjacent properties and on the aesthetics of the affected Common Area. Other properties (examples: golf course, neighboring property) will also be considered by CAC if they are deemed materially impacted. In instances in which visual impact on adjacent properties or Common Areas is significant, more mature specimens may be required for revegetation. Whenever possible, the intent of the original design will be considered by all when contemplating view alterations or improvements.

Streetscape view requests will be reviewed by CAC and Association staff. Homeowners may not prune or contract for view restoration or maintenance in streetscapes. This is the responsibility of the Association Community Manager and Landscape Supervisor. Approved contractors will work under the supervision of staff. Homeowners must agree to reimburse the Association for these costs. Streetscape applications will be considered in the order received.

View Management Definitions

1. View areas are defined as the area between both sides of the rear property line extending beyond the rear lot line into the Common Area and/or Natural Area. A straight line from one corner to the other corner of the rear of the property, then a straight line from each corner into the Common Area at a 90-degree angle to the end of the Common Area will provide a 90-degree angle at each corner.

For those lots that adjoin at greater than or less than 180 degrees, the midline will be calculated differently. In these cases, the midline from a right angle from each rear lot line and the neighbor's right-angle line will be the view line between neighbors. Example: if the exterior angle along two lots is over 180 degrees and is 220 degrees, then the midline would be 110 degrees from each rear line. Specifically, the view to be considered is from the rear lot line at eye-level when standing at the developer's final grade or patio slab.

The proposed view area may include golf course, valleys, mountains, streetscape, cityscape, city lights and Common Areas. CAC will determine the view and decide all vegetation to be pruned, removed, or replaced.

For view management, the end of the managed area will be where the Common Area meets the golf course, cart path, or other defined end immediately behind the Homeowner lot.

2. Trees in 404 Wash Areas may be 25% pruned as defined in the Common Area Standards of Care.

THE HIGHLANDS AT DOVE MOUNTAIN
Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

The CAC has authority to approve tree trimming/removal in Natural Areas as necessary to maintain or improve an individual homeowner's view area and property value consistent with treatment given to the Common Areas under View Management Standards, with exceptions as noted.

3. A permit application under "View Management" could include a shared view area with an adjacent Homeowner as described on page 10, Item 1 of "View Management Definitions". (See a copy of an example of a shared view on Page 22.) If applicable, the adjacent Homeowner must grant written approval for any proposed work to be performed in the overlapping common area. The CAC will be responsible for determining any shared view area and securing required approval documentation from the adjacent Homeowner prior to permit issuance.

Where two or more Homeowners share lot lines and are in agreement for pruning to provide a wider view angle a separate application must be submitted by each Homeowner. The permit process including a deposit must be completed for each view area.

Permit applicants have the right to appeal any CAC decision. Such appeal will proceed as outlined under Process, Item 6.

Where a tree in the Common Area is near an adjacent lot line, if the majority or bulk of the tree (more than 50% of view area) is in the view area being considered, precedence will be given to the Homeowner requesting the view. A tree will not be pruned only on one side to provide a view. A good shape and balance will be maintained.

4. A 100% view may be possible, but it is not guaranteed. An acceptable and/or substantial view is considered to be up to 75% of the Homeowner's view area in the Common Areas, 50% in the Natural Areas. It will be accomplished by thinning or raising trees, or removal. When possible, thinning and raising will take priority over removal. Tree topping will not be allowed.
5. If a tree is removed, it must be cut at the base of the trunk at ground level. An approved chemical solution will be applied to kill the roots if space is not needed for replanting. Chemical applications will be applied only by Association staff, or by a company licensed through the Office of Pest Management and paid for by the Homeowner.
6. Where a tree is removed, new low to medium level vegetation (4.5' to 6.0') as well as saguaros, ocotillos, etc. will be planted by a prequalified contractor at Homeowner expense to eliminate bare spots or prevent erosion, unless there is sufficient remaining vegetation as determined by CAC.
7. In some cases where tree removal is necessary, CAC may require the planting of a tree(s). CAC will decide if the area requires the replacement of a tree or trees and the location for replanting. Views of affected Homeowners and Common Area aesthetics will be considered when determining the location.
8. After replanting, the view area will reflect as much as physically possible the Common Area in the community with a healthy array of approved plants. Homeowner(s) will be responsible for watering all re-plantings until plants are established.
9. Temporary drip systems are allowed under View Management. They will stay in place up to one year upon the recommendation of the contractor or CAC. (See Permit Submission Procedures at the end of this document for details.)
10. All replacement plantings become the property of the Association.

Process

1. Pruning for view will be completed by a prequalified landscaper as defined in the Common Area Standards of Care (CASC) and will be contracted and paid for by the Homeowner. Future maintenance by staff in the view area will be subject only to CASC. View Management will not be a primary consideration by the Association Landscape Supervisor
2. Any landscaper failing to follow the standards for any reason, even if directed to do so by the Homeowner is subject to immediate suspension from the program. As a result, the Homeowner may incur a fine.

Board Adopted June 19, 2013

Revisions Approved 2013: 10/16; 11/20 ■ 2014: 02/19; 9/17 ■ 2017: 2/15A ■ 2018: 4/18 ■ 2020: 4/22 ■ 2021: 07/28 ■ 2022: 05/25
■ 2023: 02/22 ■ 2023: 05/24 ■ 2024: 05/22 ■ 2025: 05/28

THE HIGHLANDS AT DOVE MOUNTAIN
Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

3. Landscaper must remove cuttings and debris and must have Association approval for access to the Common Area with any vehicle or trailer.
4. The Homeowner is responsible for obtaining and submitting an application for a Common Area Work Permit as per the Prequalified Commercial Landscaper Plan outlined in the Common Area Standards of Care. Applications for Common Area View Management projects may be submitted at any time. However, priority will be given to applications for three golf holes per month on a rotating basis as indicated on our website. If few applications for those golf holes are submitted, other applications will be reviewed. Miscellaneous non-golf course applications can also be submitted.

Due to workload considerations, CAC reserves the right to limit the number of applications processed each month. If an application(s) cannot be considered that month because of workload, the applicant will have first priority the following month. Applications will be considered according to the date received.

The Permit Application must include the following:

- a) A \$300 refundable deposit per lot (check only)
 - b) A site plan.
 - c) A detailed description of the work to be performed.
 - d) A list of the replacement vegetation from the approved lists.
 - e) A photo from the Homeowner of the specific area where vegetation will be pruned or removed.
 - f) The Homeowner must sign the application which includes a statement that he/she understands that fines and penalties associated with any violation of established Common Area Standards of Care may be incurred and may involve the replacement cost for any vegetation up to and including a fully mature tree(s).
5. No work will begin without a permit issued by CAC. Any changes or additions to a permit require resubmission of the modifications to CAC for further review and approval. The Homeowner will incur a fine if the permit process is not followed.
 6. This section only applies to Homeowner(s) whose permit for either tree removal or pruning under the View Management Standard is denied or modified from the original application. In this case the Homeowner may appeal a decision made by the CAC. Appeals will be in writing and addressed to CAC within 15 days of that decision. In the event CAC denies the appeal, the Homeowner may appeal to the Board of Directors (Board). Appeals to the Board must be made as detailed in the Association Board Appeals Policy and Process. Appeals must be made within 15 days of the CAC's final action.
 7. Permits must be returned to the Association by the Homeowner upon completion of the project. An inspection will be scheduled to verify compliance and photos will be taken. Homeowner will be advised if any corrective action is necessary at Homeowner expense. Another inspection will be made before the project is verified as being in compliance.
 8. Once verified as complying with the CASC, the \$300 deposit will be refunded to the Homeowner. If corrective work is required, a re-inspection will be scheduled to verify compliance. If the corrective work proves unsatisfactory, the deposit will not be refunded, and the Homeowner may incur a penalty and/or fine.
 9. The Association will process all deposits and any fines/penalties assessed to the Homeowner for non-compliance.
 10. The Common Area Committee periodically modifies the Common Area Standards of Care. At times, the Common Area Standards of Care may change from the time a CAC application is received and a final approval or denial of the application is provided by the Committee. To avoid confusion, the application will be governed by the Common Area Standards of Care in effect at the time of the application receipt.
 11. Work in the Common Area is prohibited on weekends and Holidays.

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

PENALTIES AND FINES FOR VIOLATIONS OF COMMON AREA STANDARDS OF CARE

Reasonable steps will be taken to resolve non-compliance issues informally. Fines and Penalties will be determined and assessed in accordance with the Association's Compliance Policy & Process. Fines will be determined by the Community Manager in consultation with the CAC. Any violation of the CASC not covered below or any appeal of a CAC decision shall be covered by the fine schedule found in the Compliance Policy. In addition, the Owner may be required to remedy violation of the Standards in a manner satisfactory to the Community Manager in consultation with the CAC.

Fines listed pertain to one item. Multiple plant or tree infractions will be counted as multiple violations rather than one.

It shall be rebuttably presumed that, if in the joint opinion of the Landscape Supervisor and CAC, unauthorized landscaping was performed in common areas adjacent to an Owner's home, that it was performed by that adjacent Owner or their agents. Homeowners will bear responsibility for unauthorized landscaping performed in the Common Areas adjacent to their homes.

Notice of Violation: An Individual alleged to have committed a Violation shall be served with a written notice as per the Associations' Compliance Rule and Policy, Process and Procedures #6.

Fines Pertaining to Individual Working in the Common Area

1. Failure to obtain work permit before starting work – up to \$150.
2. Illegal dumping in Common Area, including trash and cuttings from owner's property – up to \$150.
3. Failure to remove trimmings or debris after work completion – up to \$150.
4. Excessive pruning, removal or destruction of non-protected plants native– up to \$300 and owner to replace.
5. Pruning of tree – up to \$300
6. Destruction of tree over three feet tall or protected plant – up to \$600 and owner to replace.
7. Application of chemicals in the Common Area – up to \$150
8. Use of any power tools in the Common Area – up to \$150.
9. Working in the Natural Areas or washes protected under Section 404 of the Federal Clean Water Act – up to \$300.
10. Repeat offenders may be fined as outlined in the Compliance Rule and Policy. The amount of the fine depends on the number of times a resident has been cited for the same or similar behavior and their cooperativeness in curing the problem. In extreme cases, when the offense is deemed egregious, dangerous or threatening to life, health, safety or welfare of any person, resident or Owner, the Community Manager has authority to levy fines up to \$2000, along with other possible penalties.

In addition to the fines noted above, any costs incurred by the Association for failure to rectify the situation or take corrective action will be charged to the owner.

In addition to the fines noted above, an owner may also lose their Trained Homeowner status or be denied such status in the future. In order to have a green vest reinstated, a resident MUST attend a Green Vest Training Class.

Standards for Excessive Trimming:

1. Destroying the natural shape of the plant, as in balling or flat topping and other shapes.
2. Trimming to less than minimum height:
 - a. Plants 24" (brittle bush, sage, globe mallow, etc.: See Vegetation List)
 - b. Shrubs 36" (creosote, fairy duster, jojoba, etc.: See Vegetation List)

Board Adopted June 19, 2013

Revisions Approved 2013: 10/16; 11/20 ■ 2014: 02/19; 9/17 ■ 2017: 2/15A ■ 2018: 4/18 ■ 2020: 4/22 ■ 2021: 07/28 ■ 2022: 05/25
■ 2023: 02/22 ■ 2023: 05/24 ■ 2024: 05/22 ■ 2025: 05/28

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

COMMON AREA APPROVED VEGETATION LIST

Common Area vegetation lists are provided when vegetation needs to be replaced due to destruction, damage, bare spots created due to removal of invasive vegetation or thinning of monocultures. The list also provides more variety for the benefit of attracting different species of wildlife. For example: Milkweed attracts butterflies, including Monarch butterflies, and Tarantula Hawks feed on it. All new plantings will be in accordance with a permit request and at the Homeowner's expense.

CAC Plants List – Revised 5/1/2021**Keys Defined****F-Ret:** Fire Retardant [bake & boil]**F-Res:** Fire Resistant [Two categories 1 = low flammability, 2 = high flammability]**Water:** VL = Very Low to drought tolerant; L = Low, water as necessary**Sun:** A = Full sun all day; B = Partial shade; A/B = Full sun to partial shade**Hardy:** 1 = USDA Hardiness Zone 9B, 25-30 degrees; 2 = 9B Frost sensitive tender tips susceptible to cold**CACTUS**

Common Name	Botanical Name	F-Ret	F-Res	Water	Sun	Hardy
Barrel Golden	Echinocactus Grussoni	1		VL	A/B	1
“ Mexican Lime	Ferocactus Pilosus	1		VL	A/B	1
“ Fire	“ Gracilis	1		VL	A/B	1
“ Spiny	“ Cylinraceus	1		VL	A/B	1
“ Coville	“ Emoryi [spp rectis pinus]	1		VL	A/B	1
“ Devil's Tongue	“ Latis pinus	1		VL	A/B	1
“ Fishhook [compass]	“ Wislizeni	1		VL	A/B	1
Toothpick	Stetsonia Coryne	1		VL	A	1
Saguaro	Carnegieia gigantean	1		VL	A	1

CACTUS OPUNTIA

Common Name	Botanical Name	F-Ret	F-Res	Water	Sun	Hardy
Cholla Buckhorn	Clyindropuntia alanthocarpa	1		VL	A	1
“ Chainfruit	“ fulgida	1		VL	A/B	1
“ Christmas	“ leptocaulis	1		VL	A/B	1
“ Pencil	“ arbuscula	1		VL	A/B	1
“ Staghorn	“ versicolor	1		VL	A/B	1
“ Teddy Bear	“ bigelovii	1		VL	A/B	1
“ Walkingstick [AKA cane]	“ spinosior	1		VL	A/B	1
“ Devil [AKA Kunze Club]	Corynopuntia grusonia kunzei	1		VL	A/B	1
Hedgehog	Echinocereus		1	VL	A/B	1
“	“ ledingii		1	VL	A/B	1
“	“ fasciculatus		1	VL	A/B	1
“ Engelman	“ engelmannii		1	VL	A/B	1
Prickly Pear Beaver Tail	Opuntia basilaris	1		VL	A	1
“ Wilcox	“ wilcoxii	1		VL	A	1
“ Engelmans	“ engelmanni	1		VL	A	1
“ Clock Face [AKA Pancake]	“ chlortica	1		VL	A	1
“ Brown Spined	“ phaeacantha	1		VL	A	1

Board Adopted June 19, 2013

Revisions Approved 2013: 10/16; 11/20 ■ 2014: 02/19; 9/17 ■ 2017: 2/15A ■ 2018: 4/18 ■ 2020: 4/22 ■ 2021: 07/28 ■ 2022: 05/25 ■ 2023: 02/22 ■ 2023: 05/24 ■ 2024: 05/22 ■ 2025: 05/28

THE HIGHLANDS AT DOVE MOUNTAIN
Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

Common Name	Botanical Name	F-Ret	F-Res	Water	Sun	Hardy
" Cowboy Red Wiskers	" aciculate	1		VL	A	1
" Santa Rita	" violacea vari santa rita	1		VL	A	1
" Black Spined	" macrocentra	1		VL	A	1
" Spiny	" camanchica	1		VL	A	1
" Spineless	" ellisiana	1		VL	A	1
" Teddy Bear	" bigelovii	1		VL	A	1

SUCCULENTS

Common Name	Botanical Name	F-Ret	F-Res	Water	Sun	Hardy
Agave Whale Tongue	Agave ovatifolia		1	VL/L	A/B	2
" Artichoke	Agave parryi		1	L	A	1
" Blue glow	Agave attenuata x Agave ocahui		1	L	A/B	1
" Queen Victoria	Agave victoriae-reginae		1	VL/L	A	1
" Rancho Tambor	Agave titanota		1	VL	A/B	1
" Thread	Agave filifera		1	L	A	1
" Skin Dagger	Agave lechaguilla		1	VL	A	1
Blue Elf Aloe	Aloe "Blue Elf"	1		VL	A	1
Lace Aloe	" aristata	1		VL	B	1
Giant Yucca	Hesperaloe funifera	1		L	A	1
Red Yucca	" parviflora	1		L	A	1
Soap Tree Yucca	Yucca elata	1		VL	A	1
Banana Yucca	" baccata	1		VL	A	1
Ocotillo *	Fouquieria macdouglii	1		VL	A	1

[* A unique species – described as both a woody shrub and having succulent- like characteristics]

SHRUBS

Common Name	Botanical Name	F-Ret	F-Res	Water	Sun	Hardy
Apache Plume [ponil]	Fallugia paradoxa		1	VL	A	1
Cooper's Paper Flower	Psilostrophe cooperi		1	VL	A	1
Desert Honeysuckle	Anisicanthus thurberi		1	L	A	1
Desert Lavender	Hyptis emoryi		1	L	A/B	1
Desert Senna [two leaf]	Senna bauhiniodes		1	VL	A/B	1
Dicliptera	Dicliptera resupinata		1	L	A/B	1
Emu Bush	Eremophila maculate		1	L	A/B	1
Fairy Duster	Caliandra eriophylla		1	L	A	1
Golden Eye	Viquiera deltoidea		1	VL	A	1
Jobba	Simmondsia chinensis		1	L	A	1
Justica [red]	Justica candicansis		1	L	A	2
Lantana	Lantana montevidensis		1	VL	A	2
Limber Bush	Jatropha cardioptylla		1	L	A	2
Mormon Tea	Ephedra sp		1	VL	A	1
Sweet Bush	Bebbia juncea		1	VL	A	1
Texas Ranger	Leucophyllum frutescens		1	L	A	1
Trixis	Trixis californica		1	VL	A	1

Board Adopted June 19, 2013

Revisions Approved 2013: 10/16; 11/20 ■ 2014: 02/19; 9/17 ■ 2017: 2/15A ■ 2018: 4/18 ■ 2020: 4/22 ■ 2021: 07/28 ■ 2022: 05/25
■ 2023: 02/22 ■ 2023: 05/24 ■ 2024: 05/22 ■ 2025: 05/28

THE HIGHLANDS AT DOVE MOUNTAIN
Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

Common Name	Botanical Name	F-Ret	F-Res	Water	Sun	Hardy
Wax Plant [Candelera]	Euphorbia antispythitica		1	VL	A	1
Wright Lippia	Aloysia wringtii		1	VL	A	2

PERENNIALS

Common Name	Botanical Name	F-Ret	F-Res	Water	Sun	Hardy
Arizona Lupine [annual]	Lupine arizonicus		1	VL	A	1
Arizona Poppy [annual]	Kallstroemia grandiflora		1	VL	A	1
Bahia	Bahia absinthifolia		1	VL	A	1
Blackfoot Daisy	Melampodium leucanthum		1	VL	A/B	2
Chia	Salvia columbariae		1	L	A	1
Desert Beard-Tongue	Penstemon pseudospectabilis		1	VL/L	A	1
Desert Blubells [annual]	Phacelia campanularia		1	VL	A	1
Desert Coreopsis	Coreopsis biglovi		1	VL	A	1
Desert Phlox	Phlox tenuifolia		1	VL	A	1
Desert Senna	Senna covesii		1	VL	A/B	1
Desert Tobacco	Nicotiana trigonophylla		1	VL	A	1
Dog Weed	Dyssodia acerosa		1	VL	A/B	1
Firecracker	Penstemon eatonii		1	VL/L	A	1
Globe Mallow [native]	Sphaeralces ambigua		1	L	A	1
Hill Country	Penstemon triflorus		1	VL/L	A	1
Indian Mallow	Abutilan incanum		1	VL	A	1
Mexican Bush Sage	Salvia leucantha		1	VL/L	A/B	1
Milkweed Species	Asciepias sp		1	VL	A	1
Owl's Clover [annual]	Orthocarpus purpurascens		1	VL	A	1
Palmer's	Penstemon pameri		1	VL/L	A	1
Parry's	Penstemon parryi		1	VL/L	A	1
Scarlet Bugler	Penstemon barbatus		1	VL/L	A	1
Tufted Evening Primrose	Oenothera caespitosa		1	L	A	1
Yarrow Common	Achillea millefolium		1	VL	A	1
Zinna [desert]	Zinna acerosa		1	VL	A	1
Zinna [prairie]	Zinna grandiflora		1	VL	A	1

TREES

Common Name	Botanical Name	F-Ret	F-Res	Water	Sun	Hardy
Desert Willow	Chilopsis linearis		1	D/VL	A	1
Ironwood	Olneya tesoto		1	D/VL	A	1
Velvet Mesquite	Prosopis velutina		1	D/VL	A	1
Screw Bean Mesquite	" pubescens		1	D/VL	A	1
Texas Honey Mesquite	" glandulosa		1	D/VL	A	1
Desert Palo Verde	Parkinsonia x "Desert Museum"		1	D/VL	A	1
Foothills Palo Verde	" microphylla		1	D/VL	A	1
Blue Palo Verde	" florida		1	D/VL	A	1
Palo Brea	" praecox		1	D/VL	A	1

Board Adopted June 19, 2013

Revisions Approved 2013: 10/16; 11/20 ■ 2014: 02/19; 9/17 ■ 2017: 2/15A ■ 2018: 4/18 ■ 2020: 4/22 ■ 2021: 07/28 ■ 2022: 05/25
■ 2023: 02/22 ■ 2023: 05/24 ■ 2024: 05/22 ■ 2025: 05/28

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)**UNACCEPTABLE VEGETATION LIST (NOT LIMITED ONLY TO THIS LIST)****NATIVE PLANTS NOT TO BE USED UNDER OR CLOSE TO TREES OR PATIOS DUE TO HIGH FLAMMABILITY**

Common Name	Botanical Name	Plant	F-Res	Water	Sun	Hardy
Sweet Acacia	Vachellia farnesiana [smallii]	Tree	2	D/VL	A	1
Whitehorn Acacia	“ constricta	Tree	2	D/VL	A	1
Brittle Bush	Encellia farinose	Shrub	2	VL	A	1
Brittle Bush Green	“ frutescens	Shrub	2	VL	A	1
Bursage – Triangle Leaf	Ambrosia deltoidea	Shrub	2	VL	A	1
Bursage White	“ dumosa	Shrub	2	VL	A	1
Chuparosa	Justicia californica	Shrub	2	L	A	1
Creosote	Larrea tridentate	Shrub	2	VL	A	1
Hop Bush	Dodonaea viscosa	Shrub	2	L	A	1
Turpentine Bush	Ericameria laricifolia	Shrub	2	VL	A/B	1
Desert Spoon Grey Sotol	Dasyilirion wheeleri	Succulent	2	VL	A	1
Desert Toothless Sotol	“ longissima	Succulent	2	VL	A	1
Oleander	Nertum	Shrub	2	VL	A	1

UNACCEPTABLE VEGETATION LIST [NOT LIMITED ONLY TO THIS LIST]

Common Name	Botanical Name
All non-native grasses	Poaceae sp
All Palms	Arelaceae sp
American Century Plant	Agave americana
Argentine Mesquite	Prosopis alba
Blue Agave	Agave tequilana
Bunny-ears Prickly Pear	Opuntia microdasys
Bunny-ears Prickly Pear	Opuntia rufida
Century Plant	Agave angustifolia
Chilean Mesquite	Prosopis chilensis
Cows tongue Prickly Pear	Opuntia sp
Desert Broom	Baccaris sarothroides
Night Blooming Cereus	Peniocereus gregii
Octopus Agave	Agave vilmoriniana
Pigweed	Amaramthus palmeri
Ragweed	Ambrosia artemisiifolia
Tumbleweed	Salsola ka

THE HIGHLANDS AT DOVE MOUNTAIN
Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

THE HIGHLANDS AT DOVE MOUNTAIN COMMON AREA HOMEOWNER APPLICATION

MAINTENANCE **VIEW MANAGEMENT**

Date of Application:	Lot. No.
Homeowner Name:	
Project Address:	Telephone:
	Email:
Alternative Mailing: Address, City, State	Telephone:
	Email:
Summary of Project Request: (Use reverse if more space is required)	
<p>Applications for Common Area View Management projects may be submitted at any time. However, priority will be given to applications for three golf holes per month on a rotating basis as indicated on our website. If few applications for those golf holes are submitted, other applications will be reviewed. Miscellaneous non-golf course applications can also be submitted. CAC will review and inspect during the next month and approve the permit on the 1st Thursday of the following month at the regular CAC monthly meeting. If everything is in order, the Homeowner should receive a permit within 14 days of the date the request is approved. The Homeowner will post the permit in the rear of the lot while the work is being performed.</p>	
Please attach a full description of work to be performed including a site plan, a list of replacement vegetation and photos.	
Prequalified Contractor's Business Name	Phone:
<p>For View Management, by signing below, Homeowner acknowledges that they are being given the privilege to modify the Association's property, and may be subject to monetary penalties for failing to comply with Common Area Standards of Care and also may be responsible for any damage caused to the Association's Common Area by the landscape contractor, which could include, but is not limited to, the cost to replace a fully mature tree(s) or other plants on the Common Area.</p>	
Homeowner (Print)	Signature
Courtesy conversation obtained with adjacent Homeowners about modifications of shared view (Signature below)	
Adjacent Property Owner & Lot # <i>(print)</i>	Signature
Adjacent Property Owner & Lot # <i>(print)</i>	Signature

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)



SUBMISSION PROCEDURES

Homeowner “View Management Application” and “Maintenance Work Application”

Obtain a Homeowner Application for Maintenance and/or View Management from the Association or download from its website www.thehighlandsatdovemountain.com under Common Area Information. Please read the View Management section of the Common Area Standards of Care and Programs.

Select and check the appropriate box at the top of the form: Maintenance or View Management. Fill out the form with as much detail as possible on the work requested, include a site plan and photos. Applications must include a \$300 refundable deposit check and a list of replacement vegetation from the Approved Vegetation List. The replacement vegetation for tree removal should include vegetation of substantial size (4.5' - 6.0') and may require a replacement tree and usually one saguaro unless sufficient saguaros already exist in the area to be replanted. Refer to the Replanting and Temporary Drip Systems standards which follow.

Procedures for View Management Applications for removal of a tree / trees are as follows:

1. Submit the completed application to the Association office. View Management requests submitted in one month will be reviewed and inspected the next month by CAC and considered for approval on the first Thursday of the following month, CAC's normal meeting day. See View Management Review Schedule for specific hole review periods and deadlines.
2. The Homeowner will receive a call to schedule a meeting from a Common Area Committee (CAC) member. This is the onsite inspection/review with the Homeowner and discussion to identify the work to be approved. The onsite review by the CAC review team will be discussed at the next regularly scheduled CAC meeting and a decision made to approve or not approve the application. The Homeowner will be notified by email or letter of the CAC's decision.
3. Upon approval from the CAC and written instructions from the onsite review, the Homeowner can then obtain a competitive quote from the Prequalified Landscaper/s and decide to have the work completed or not.
4. Upon an application being approved by vote of the CAC, the Association staff will contact the Homeowner within 14 days from the date the request was approved to notify them that the approved permit has been issued and is ready for the Homeowner to pick up at the clubhouse front desk. The Homeowner is responsible for posting the permit in the rear of the lot while the work is being performed.
5. Upon completion of work, the permit is to be returned to the clubhouse front desk for final inspection by The Highlands staff or a Common Area Committee member. Deposits will be returned when completed work and any corrective action has been verified to be in compliance with the permit.

Procedures for Maintenance Applications for general clean up, cholla removal, trimming of trees or plants or to have pack rat nests removed are as follows:

1. Submit the completed application to the Association to the Association office. The Association Landscape Supervisor will contact Homeowner to schedule a meeting to review the application request and meet onsite.
2. Upon approval by Association staff, the Homeowner can obtain a competitive quote from the Prequalified Landscaper/s and decide to have the work completed or not.

THE HIGHLANDS AT DOVE MOUNTAIN
Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

3. Association staff will contact the Homeowner within 14 days from the date the request was approved to notify them that the approved permit and letter confirming the project is ready for the Homeowner to pick up at the clubhouse front desk. The Homeowner is responsible for posting the permit in the rear of the lot while the work is being performed.
 4. Upon completion of work, the permit is to be returned to the clubhouse front desk for final inspection by The Highlands staff. Deposits will be returned when completed work and any corrective action has been verified to be in compliance with the permit.
-

Maintenance Applications for The Highlands staff to provide maintenance or trimming of trees or plants will be reviewed on an individual basis and work completed during normal hole-to-hole rotation unless a safety hazard is deemed a concern.

STANDARDS FOR REPLANTING UNDER VIEW MANAGEMENT

As a general rule, three plants are needed to replace one tree, i.e., removing three trees equates to nine re-plantings. If the CAC feels there is existing ample vegetation, two re-plantings may be acceptable. CAC may require additional plantings to properly vegetate the area including one saguaro. Re-planting requirements will be reviewed on an individual basis. Plants such as a hedgehog cactus may be planted but will not count toward replanting. Barrel cactus, golden barrels and similar size plants are acceptable if other substantial size plants are already in place. Examples of substantial size plants are:

- Saguaros with a minimum height not less than four feet.
- Ocotillos must be in a 10- or 15-gallon container, rooted and 6-8 feet in height (better transplant success than just bare root)
- Jojoba and hop bush fill in a good amount of space when mature.
- Chuparosa and emu bush are colorful and grow to a good size when mature.
- Fairy dusters, prickly pear, barrel cactus, fishhook cactus, golden barrel may also be considered with minimum of 5-gallon container.
- Any other plant on the Approved List in a 10- or 15-gallon container.

TEMPORARY IRRIGATION DRIP SYSTEMS

- Homeowner will be responsible for watering all re-plantings until plants are established. A temporary drip irrigation system may be required unless hand watering is approved by CAC. The drip system should be installed by the contractor professionally using drip irrigation parts (no garden hoses with holes punched in hose or soaker hoses).
- Homeowner is responsible for installing/maintaining/removing drip irrigation system and is responsible for any damage caused by the drip irrigation system.
- Setting a time frame/limit for the drip irrigation system depends on the plants being used and the season. The time frame could be up to one year and must be removed by the landscaper when plants are established but no later than one year. Waivers will be considered on a case-by-case basis. Installing landscaper could recommend this timeframe.
- Plants will be considered established when the contractor removes the drip irrigation system.

THE HIGHLANDS AT DOVE MOUNTAIN

Heritage Highlands at Redhawk Homeowners Association (Association)

COMMON AREA STANDARDS OF CARE AND PROGRAMS (CASC)

Example 1:

ADJACENT LOTS – SHARED VIEW AREA

