

Woodhill Architectural Committee Standards For Landscaping And Maintenance

In reference to Article 9.2 of the CC&R’S titled Jurisdiction of the Architectural committee:

The Architectural Committee shall adopt and from time to time amend, supplement and repeal landscaping standards. Furthermore under Article 10.20 titled Landscaping and Maintenance, each owner shall maintain the exterior of the owners lot in accordance with standards prescribed by the board in regards to quality and quantity of landscaping and front yard decorations.

Improved Lots:

The front yards of improved lots must have Architectural Committee approval for the amount of landscape that is appropriate for the size and setting of that particular lot. Approved landscaping for the front yard includes “ live plants, trees, shrubs, bushes, ground cover and desertscape.” To meet the Architectural Committee Standards for landscaping, the Architectural Committee recommends that a couple of trees and half a dozen shrubs as a minimum for most front yards (per article 10-20 in the CC&R’S). Artificial plants etc. are allowed on the front porch only. Decomposed granite or other landscaping rock must be in “ earth tone” colors native to Payson. River rock is allowed in drainage areas and around trees only. Front and visible side and back yards shall be maintained in a clean and reasonable manner and kept clear of “Trash and Junk.” All play equipment, swing sets trampolines, etc. require Architectural Committee Approval as to their placement on the lot. This will minimize the view from the street and assure that the use of the equipment does not create a nuisance to the neighbors. The front porch, except for appropriate patio furniture, must be kept clear and not used for storage of any description. The Architectural Committee is available if you have any specific questions in regard to the quantity of landscape requirements and/or yard decorations. Any dead vegetation (trees, shrubs, etc.) must be removed.

Any decorative items in the front yard must be conducive to the natural rustic atmosphere, in wood and earth tone colors native to the Woodhill Subdivision. Any decorative items including but not limited to fencing, fountains, statuaries, covered wagons, windmills, etc. must be in good taste, appropriate for the Woodhill Subdivision. The Architectural Committee will have final determination and Approval as to what is appropriate. Some existing decorations are not approved, check with the Architectural Committee before you place in your front yard. Any additional pavement areas in any form, i.e. concrete, brick, pavers, tile, or any wood decks in the front yard must be approved by the Architectural Committee.

Removal of a native tree (dead or alive) 6 inches in diameter measured four and one half feet from the ground requires approval from the Town of Payson.

The Town of Payson Native and Low Water Plant List is to be used as a guide for all planting. A hard copy or a CD can be obtained from the Payson Water Department. For non-native plants which require watering, a drip system is recommended.

Unimproved Lots:

On unimproved lots, the area within the 20 foot setback from the street and 6 feet from a occupied lot must be trimmed and maintained in a reasonable manor. Also any dead vegetation (trees, shrubs, etc.) must be removed. Removal of a native tree (dead or alive) 6 inches in diameter measured four and one half feet above the ground requires approval from the Town of Payson

Form ACL&M-1
Architectural Committee and

the Board of Directors 6-13-08

the Board of Directors 10-10-08

Adopted by the

Approved by

Amended by

Amended by

the Board of Directors 10-10-09

the board of Directors 11-12-10

the Board of Directors 3-11-11

Amended by

Amended by