

Woodhill Homeowner Association

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 owner's lot in accordance with standards prescribed by the board in regard to quality and quantity of landscaping and front yard decorations.

Improved Lots:

Front yard landscaping requirements and/or yard decorations

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 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). 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. 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 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 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, statuary, 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 items 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.

Maintenance of Landscaping

Front and visible side and back yards shall be maintained in a clean and reasonable manner with weeds being removed regularly. Grass, such as Pampas grass, shall be cut back to approximately 18 inches or lower each spring. Removal of a native tree (dead or alive) 6 inches in diameter, measured four and one-half feet (4 ½) from the ground, requires approval from the Town of Payson.

In an effort to assist Woodhill in becoming a fire adaptive community, the following maintenance is **recommended** by the Town of Payson Fire Department:

- **Combustible material such as firewood, wood chips, or bark mulch shall be kept at least 5 feet away from the home. Stacks of firewood larger than 3'x3'x2' should be at least 20' from the home.**
- **Any dead vegetation (trees, shrubs, etc.) should be removed.**

- All dead branches should be removed from trees within 30' of a home or structure.
- Live tree branches should be removed to provide 6 feet of clearance to the ground. The removal of live branches should be done gradually over a period of time (preferably under the supervision of a tree expert such as an arborist) to avoid causing stress to the tree. For trees under 18 feet tall, the branches should be trimmed up approximately one third of the height of the tree. The only exceptions are non-native evergreen trees such as spruce, cedar, and cypress which should be trimmed so that no branches are touching the ground.
- Trees that overhang a home should be pruned to provide 4 feet of clearance from the home or roof.
- Any tree growing into the canopy of another tree should be removed. Trees should be approximately 10 feet apart unless they are in a cluster. A cluster of trees should not exceed 30 feet in diameter and shall be a minimum of 10 feet from the next tree or cluster of trees.
- Ground cover and bushes, such as scrub oak or manzanita, that are under the canopy of a tree should be removed. Manzanita that is not under a tree should be trimmed back to a bush approximately 4 feet in diameter. If possible, it is a good idea to remove manzanita completely.
- Low ground cover should be kept to 200 square feet or less and at least 10 feet between groupings of low ground cover. The Town of Payson Fire Department Fuels Manager is available if you have any questions regarding the maintenance of your landscaping.

Unimproved Lots:

Maintenance of vegetation

Weeds/brush shall be cut down on at least an annual basis or as deemed necessary by the Architectural Committee. 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 (4 ½) feet above the ground, requires approval from the Town of Payson.

In an effort to make Woodhill a fire adaptive community, the following is **recommended**:

- All dead branches should be removed from trees within 30' of a neighboring home or structure.
- Live tree branches should be removed to provide 6 feet of clearance to the ground. The removal of live branches should be done gradually over a period of time (preferably under the supervision of a tree expert such as an arborist) to avoid causing stress to the tree. For trees under 18 feet tall, the branches should be trimmed up to approximately one third of the height of the tree.
- Any tree growing into the canopy of another tree should be removed. Trees should be approximately 10 feet apart unless they are in a cluster. A cluster of trees should not exceed 30 feet in diameter and should be a minimum of 10 feet from the next tree or cluster of trees.
- Ground cover and bushes, such as scrub oak or manzanita, that are under the canopy of a tree should be removed. Manzanita that is not under a tree should be trimmed back to a bush approximately 4 feet in diameter. If possible, it is a good idea to remove manzanita completely. The Town of Payson Fire Department Fuels Manager is available if you have any questions regarding the maintenance of your vegetation.

-Adopted by the Architectural Committee and
 -Approved by the Board of Directors 6-13-08
 -Amended by the Board of Directors 10-10-08
 -Amended by the Board of Directors 10-10-09
 -Amended by the Board of Directors 11-12-10
 -Amended by the Board of Directors 3-11-11
 -Amended by the Board of Directors 9-14-12
 -Amended by the Board of Directors 2-21-20