



**REVISED GENERAL LANDSCAPE REQUIREMENTS  
CAUGHLIN RANCH HOMEOWNERS ASSOCIATION**

The Declaration of Protective Covenants Caughlin Ranch (CC&R's), Section III, Paragraph Z states:

**“Landscaping. Within eight (8) months of completion of the main dwelling unit, each lot or parcel shall be completely landscaped consistent with approved landscape plans in a manner suitable to the character and quality of the Caughlin Ranch development, and all landscaping shall be maintained to harmonize with and sustain the attractiveness of the development. A minimum of three (3) 15-gallon evergreen trees will be planted between the front lot line and dwelling unit as part of the overall landscape plan.”**

The CC&R's Section IV, Paragraph E states:

**“Variations. The Committee may grant reasonable variances or adjustments from the provisions in this Declaration where literal application thereof results in unnecessary hardship and if the granting hereof in the opinion of the Committee will not be materially detrimental or injurious to owners of other lots.”**

Caughlin Ranch is a quality planned residential community. Many of your neighbors have made a substantial investment in the landscaping of their properties. The ACC recognizes that landscape requirements may be elevated in certain neighborhoods within Caughlin Ranch and special consideration may be given to the landscaping of these lots to maintain the existing look and property values within these neighborhoods.

**I. Requirements for Approval**

All home projects which can be seen from the exterior, such as but not limited to, replacing windows, painting, adding or replacing light fixtures, etc., must be pre-approved in writing by the Architectural Control Committee (ACC) prior to the commencement of any work. All landscape projects, such as but not limited to, removing or installing trees and shrubs, rockery walls, fencing, pavers, walkways, gazebos, trellises, etc. must also be pre-approved in writing by the ACC prior to the commencement of any work. Failure to receive prior written approval may result in fines and require the removal of the addition or improvement. Please refer to the CR website for ACC requirements, guidelines, forms, meeting dates, etc. The plan approval process ensures that the standards are maintained and they protect the property values of each neighborhood.

The Association's documents require each lot to be completely landscaped. If any areas are approved by the ACC to remain “native” such areas must be protected during construction. If more area is disturbed than is illustrated on the plans, the ACC may require additional plant material be installed. The ACC requires that the plans be drawn to scale and all plant material be identified by species and size. The landscaping plans must identify all trees and plants by their common name. Evergreen trees must be identified by height and deciduous trees by caliper size.



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### **II. Landscaping Variances**

Consistent with Paragraph III.Z of the CC&R's, the ACC may require a minimum of three (3) evergreen trees between the front lot line and the unit as part of the overall landscaping plan as well as other minimum landscape requirements for the front and back yard contained in the Supplemental Declaration for such neighborhood. However, as the front yard trees have matured over the years, it has been determined that a literal application of the three (3) evergreen tree requirement may create an unnecessary hardship and a potentially unsafe condition for lots with smaller front yards as such lots are not large enough to support the mature growth of the evergreen trees that were originally required.

As a result, the ACC may grant reasonable variances or adjustments from the CC&R's requirement to plant a minimum of three (3) evergreen trees between the front lot line and the unit when, in the opinion of the ACC such variance will not be materially detrimental or injurious to owners of other lots. In addition, the ACC may grant requests to remove or replace trees between the front lot line and the unit which have created a hardship on such lot owner such as by way of example, invasive root issues, overgrowth into other trees and structures, and fire hazards and which, in the opinion of the ACC such variance will not be materially detrimental or injurious to owners of other lots.

**III. Landscape Specific Requirements** – The following requirements shall be considered by the ACC when approving or rejecting any landscaping installed after the mailing of this policy to the homeowners. These requirements shall not be applied retroactively to pre-existing landscaping.

- a. **Plant Spacing** - 5 gallon shrubs shall be planted a minimum of five (5) feet apart on center and 1-gallon perennials a minimum of three (3) feet apart on center. Rock ground cover will be required. The approved rock materials are listed on the attached addendum.
- b. **Tree Spacing** - Trees cannot be planted closer than five (5) feet from the side property line and ten (10) feet from the rear property lines. All plant material must be properly maintained. Trees with invasive roots shall not be planted next to sidewalks or walkways which could be damaged by such invasive roots. The ACC acknowledges that trees will grow taller and wider as they mature. However, trees and shrubs should be pruned in a manner to keep them from growing into neighboring yards and common area.
- c. **Drought Tolerant Landscaping** – Drought tolerant landscaping may be installed on a lot. However, rock, bare ground and other inert materials such as concrete or pavers cannot be the dominate landscape feature. Some trees and shrubs along with ground cover and/or plants that serve as ground cover will be required in strategic locations, and drought tolerant landscaping may be used to satisfy this requirement. A “dry-creek bed” theme requires a variety of rock sizes, including boulders to appear natural.

*Revised and adopted by the Board of Directors at a duly noticed Board Meeting on September 11, 2013.*



**Revised Addendum to Revised General Landscape Requirements  
Caughlin Ranch Homeowners Association**

**Approved rock ground cover materials:**

- Regular River Rock
- Arizona River Rock
- Lahontan River Rock
- Paiute River Rock
- Lodi Rock

All other rock ground cover material must be pre-approved in writing by the ACC before installation. The ACC will consider alternate rock ground cover on a case-by-case basis.

**UN-APPROVED rock ground cover materials include, but are not limited to the following:**

- Colored rock
- Sparkling and highly reflective rock
- Salt and pepper rock
- Red and gray lava rock
- Gravel
- Rylite
- Pea gravel

**Bark in any form will no longer be an approved ground cover material due to its flammability and tendency to become wind-blown.**

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