



REVISED GENERAL LANDSCAPE REQUIREMENTS

The Declaration of Protective Covenants Caughlin Ranch (CC&R's), Section III, Paragraph Y 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 Development, and all landscaping shall be maintained to harmonize with and sustain the attractiveness of the Development and in accordance with the Rules & Regulations adopted by the Board. Each Lot Owner shall be responsible for the maintenance of any fire fuel modification areas and firebreak areas located on the Lot, such as removal of certain trees, dead limbs and other dead vegetation. Minimum defensible space requirements of applicable governmental entities may be maintained with Committee approval. Each Lot Owner shall be responsible for the maintenance of their vegetation so that it does not encroach or extend onto/into Common Area, another Owner's Lot, sidewalks, trails, paths, streets, drainage swales, etc. No noxious weeds of any kind or character shall be placed or permitted to grow upon any Lot or portion thereof. Nothing herein shall prevent a Lot Owner from installing drought tolerant landscaping to the extent approved in writing by the Committee prior to installation and authorized by, and consistent with, the Statute, or maintaining an unimproved Lot in its natural vegetative state."

The CC&R's Section III, paragraph II. and Section IV, paragraph C. item 7. states:

Variances. Variances may be granted under circumstances where in the opinion and sole discretion of the Board, the literal application of the restriction results in unnecessary inconvenience and the granting of a variance will not be materially detrimental or injurious to the Association or other Lot Owners. No variance granted shall constitute a waiver or restrict enforcement of any other provision hereof, constitute a precedent for granting another variance, nor be deemed consent to violate any federal, state or local law, rule or regulation."

Variances. Any application which would involve a variance from the Governing Documents shall be forwarded to a sub-committee of three (3) members of the Board who shall review all variance requests. A majority of the sub-committee shall have the authority to grant and deny variances. Variances shall not be construed as precedent setting."

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.

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I. Requirements for Approval

All Improvements or visible modifications to home or structure which can be seen from the exterior of the structure, such as but not limited to, replacing windows, doors, exterior painting, adding or replacing exterior light fixtures, roof or exterior modifications, or adding or making changes to the home or other structures, which can be seen from the exterior of the home or structure, shall be pre-approved in writing by the Architectural Control Committee (ACC) prior to the commencement of any work. The only exception is for like-kind (color, quantity, size, etc.) replacement of items which have already been approved. Re-painting of an existing color which was previously approved shall not require prior written approval unless required by the owner's sub-association. However, it is incumbent upon the owner to verify the existing color was previously approved.

All Improvements or visible modifications to a Lot or Parcel including front, side and backyards, such as but not limited to, removing or installing trees (non-fruit bearing only) and shrubs, rockery walls, fencing, pavers, walkways, gazebos, trellises, swimming pools, play structures, such as swings, slides and trampolines, water features, hot tubs, spas, statues, treehouses, etc. shall be pre-approved in writing by the ACC prior to the commencement of any work or installation of the item. This applies to vacant, improved, and unimproved Lots, and front, side and back yards. The ONLY exception is for like-kind (quantity, size, etc.) replacement of flowers, groundcovers and shrubs that are listed in "Choosing the Right Plants" published by the University of Nevada Cooperative Extension, updated December 2013. All plantings shall comply with the plant spacing requirements detailed in the Architectural Control Standards & Guidelines (ACS&G's) Handbook.

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 which has a two (2) inch minimum.

II. Landscaping Variances

Consistent with Section III, Paragraph Y of the CC&R's, the ACC may require the installation of 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.

The ACS&G's Handbook specifically addresses front yard trees.

"Front Yard Trees: Evergreen trees shall be planted between the front lot line and dwelling unit (front yard) of each lot as part of the overall landscape plan for new installs, renovations or tree replacements based on the following:

- a. Front yards with up to 1,000 square feet of planting area shall be required to plant and maintain one (1) evergreen tree
- b. Front yards with between 1,000 to 2,000 square feet of planting area shall be required to plant and maintain two (2) evergreen trees
- c. Front yards with 2,000 or more square feet of planting area shall be required to plant and maintain three (3) evergreen trees"

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III. **Landscape Specific Requirements** - The following requirements shall be considered by the ACC when reviewing and considering approval of landscape installs. 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 and ground cover 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. 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 by the Board of Directors at a duly noticed Board Meeting on March 18, 2020.



Revised Addendum to Revised General Landscape Requirements

Approved rock and ground cover materials:

- Arizona River Rock
- Decomposed Granite (DG)
- 1 ½" Crushed Rock
- 1 ½" Crushed Rock (Trace)
- 8" Minus Frock
- 1 ½" Ginger rock
- 1 ½" Gremlin Green Rock
- Lahontan River Rock
- Lodi Rock
- 1 ½" Napa Gold
- 1 ½" Nevada Gold
- 2" Minus Paiute Rock
- 3" X 8" River Cobble
- 4" Minus River Rock
- 1 ½" River Rock
- 1 ½" Salt and Pepper Rock
- 2" X 4" Salt and pepper
- 1 ½" Sierra River Rock
- Slate

All other rock and ground cover materials must be pre-approved in writing by the ACC prior to installation. The ACC will consider alternate rock and ground cover materials on a case-by-case basis. Samples are required for ACC review and consideration.

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

- Colored rock
- Sparkling and highly reflective rock
- Lava rock
- Gravel
- Rylite
- Pea gravel
- Bark; natural, synthetic, etc.

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