

## **Las Palomitas HOA – Self-Maintenance Landscape Program**

### **Purpose**

The purpose of this program is to accommodate homeowners who wish to personally manage the maintenance of vegetation in their front yards.

### **Rationale**

The HOA is responsible for maintaining front yards. However, this program allows homeowners to assume responsibility for their own properties while ensuring that the HOA retains ultimate oversight of front yard maintenance.

### **Requirements**

1. Homeowners must maintain their front yards to meet community standards.
2. Homeowners must adhere to La Paloma and Las Palomitas regulations for any new or replacement plantings or landscaping changes. This includes submitting an Architectural Review Committee (ARC) request for any additions or modifications, which must be selected from the approved plant list.
3. Homeowners may not alter, access, or interfere with the Association's irrigation system.

Failure to comply with points 2 or 3 will result in an immediate revocation of self-maintenance status. The Association will correct any violations, and all associated costs will be the homeowner's responsibility. This program does not grant permission to add or modify existing vegetation without prior approval.

By participating in this program, homeowners acknowledge that self-maintenance is a privilege, not a right. Since this constitutes a variance from the CC&Rs, the HOA Board reserves the right to revoke self-maintenance status at any time without the hearing process outlined in the Las Palomitas Inspection and Enforcement procedures.

### **Process**

1. Homeowners must complete and sign an application for Self-Maintenance Status, including submitting photographs of the existing vegetation in their front yard.
2. Upon written approval from the Board, homeowners agree to maintain their front yards in accordance with community standards.
3. Prior to approval, homeowners must correct any existing landscaping variances, including removing unapproved plantings or those not on the approved list. The Board reserves the right to suspend this requirement at its discretion.
4. After approval, homeowners must correct any maintenance issues identified by the association manager within 30 days. Failure to comply within this timeframe will result in

automatic revocation of self-maintenance status, and the landscape crew will take necessary corrective action.

5. All self-maintenance properties will receive a monthly debris blow-out from the landscape crew.
6. Self-maintained properties are subject to unannounced inspections by the property manager.
7. The Self-Maintenance Program will be reviewed by the HOA Board and property manager after 12 months to determine whether it will continue.

### **Community Landscaping Guidelines**

All homeowners opting for self-maintenance must follow the Las Palomitas Community landscaping guidelines, which are governed by the Las Palomitas CC&Rs and the La Paloma Master CC&Rs. Homeowners must comply with the following:

- Plants and shrubbery in front of windows must not exceed window height (for safety).
- Walkways must remain clear of vegetation obstructions (for safety and security).
- House addresses must remain visible at all times (for safety and security).
- Plants must be trimmed to prevent debris accumulation (to deter packrats).
- Additional plantings require prior approval from Las Palomitas.
- The community irrigation system must not be tampered with.
- HOA landscapers will conduct monthly blow-outs of all yards for consistency.
- Self-maintenance status automatically terminates if the property is sold.

By signing below, I agree to comply with these guidelines, as well as the governing documents and regulations of Las Palomitas and La Paloma. I understand that if my landscaping does not meet community standards, and I fail to bring it into compliance after receiving proper notice, HOA landscapers will perform necessary corrections, and my self-maintenance status may be revoked.

I choose to opt out of Las Palomitas community landscaping and will abide by all the above outlined.

**Homeowner Signature:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Approved

Denied

Date:

Board Member or Manager Signature