

Overgrown Foliage Regulations for
Paseo Villas
October 2014

The Paseo Villa's CC&R's establishes the Board of Directors' responsibility of maintaining Paseo Villas in a manner that does not allow for unsightly or overgrown areas of both the Common Area and the individual Lots of the homeowners. Additionally, the Board must ensure that the community be a safe environment, free from infestation of vermin such as roof rats. To that end, the following regulations will be used as a basis for any work that PVIA authorizes in maintaining an attractive visual environment within the community boundary.

The guidelines are, but are not limited to the following:

1. All trees are to be trimmed to allow for any person to safely stand or walk under. A safe height for this guideline is no less than 7 feet above the ground.
2. Trees shall be trimmed in a manner that will contain the tree within the confines of the respective Lot. No part of the tree limbs shall be allowed to overhang any structure or wall on a vertical plane upward from the respective structure.
3. Tree or bush roots shall not be allowed to migrate to a point where they damage any foundation, sidewalk or wall or any other structure embedded on the Lot. If this occurs, the homeowner is responsible for the removal of the offending tree or bush at their expense regardless of which entity removes the offending tree or bush. Tree roots in homeowner Lots are causing structural and aesthetic damage to patio walls in many homeowner Lots.
4. Fruit from trees that have fallen onto the ground are to be removed on a daily basis. In addition, any fruit that exists on the trees themselves are to be removed as soon as they appear following the blossoming of the fruit tree. Citrus fruit is roof rats' preferred food source.
5. No foliage is allowed to continue to grow if this growth damages, or could damage, any part of the roof including coatings, gutters, stucco, foam or any other part of the roof or embedment.
6. No foliage is allowed to rub or grow onto any stucco of any structure including but not limited to walls, common walls, roofs, or any other structure that has been erected within Paseo Villas
7. No plant or tree limb shall be allowed to overhang any structure including Common Area walls or neighbor walls or structures. If this foliage overhangs over Common Areas such as walls or other structures, the

offending plant growth shall be removed using a vertical cut such that the resulting growth no longer overhands the Common Area.

8. The planting of any citrus tree, oleander bush or tree, or bougainvillea require the approval of the Architectural and Landscaping Committees after an appropriate application has been submitted for the purpose of obtaining this approval. This approval is required before the applicant purchases these plantings since it is intended to limit the location of these types of plants within a specific Lot or Common Area.
9. No bird feeders or food for birds or other animals or critters is allowed because they attract roof rats. An exception to this has to do with hummingbird feeders where it is virtually impossible for roof rats to access these devices.
10. Decorative fountains need to be designed in a manner that will not allow roof rats to access the water contained in the fountain.
11. Bushes planted by an owner shall be trimmed to a height not to exceed 6 feet if the bush can damage any part of a wall.
12. Palm trees shall be maintained in a manner that they are trimmed and skinned at least annually. Palm tree trunks should be 6 – 8 from any wall or structure.
13. Any insect or fungus damage must be removed and the source of the damage eradicated or remedied as soon as possible from when the damage was noticed or identified by or for the owner.
14. Debris that collects under bushes, trees, or other growth such as oleanders and bougainvillea or other plants shall be removed by the homeowner at least quarterly or more often if winds blow this debris into these areas. Roof rats build nests in the debris under bushes.
15. No vine type plantings or growth, such as cat's claw, ivy, etc., shall be allowed to grow within or on any Lot wall within Paseo Villas.
16. Desert Classic Landscaping, PVIA's landscape maintenance contractor, has made a listing of recommended trees that are more suitable for the patios in Paseo Villas. These should be considered before any tree is obtained or planted within a homeowner Lot.
17. Any cactus arms that are resting on or in contact with structures or common walls, including Common Area walls, shall be removed. These cactus arms have caused damage to the walls due to their large weight.

These foliage regulations are made to limit the expense of maintaining Paseo Villas' structures and walls, eliminate roof rats' food and shelter, and maintain a suitable and pleasing atmosphere within the community. Any violation of these regulations shall result in the issuance of a violation letter that could include fines until the condition is remedied by the homeowner.

The Paseo Villas website located at www.paseovillas.org contains a listing of the types of plantings that are recommended within Paseo Villas considering the unique size of our Lots and the watering requirements of these types of plantings. This listing should be consulted prior to the planting of any plant on a homeowner's Lot.

In addition, the PVIA shall have the right to take legal action at any point in time and may pursue collection of such costs as provided by Arizona law.