

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC.  
STATEMENT OF POLICY REGARDING  
LANDSCAPING ISSUES  
August 2012

**1.0 Authority**

This policy is adopted in accordance with Article 5(a)(ii) of the HDROA Articles of Incorporation, and Article III, Section C, Paragraphs 3.15, 3.16(c)(f)(h) of the Second Amended and Restated By-Laws of HDROA, adopted 15 August 2011.

**2.0 Scope**

This policy shall apply to all questions, concerns, issues, and/or complaints regarding landscaping in common or private areas of High Desert.

**3.0 Purpose**

This policy is intended to provide guidance for the identification, assignment, and resolution of Landscape issues submitted by High Desert owners, contractors, and stakeholders in High Desert.

**4.0 Policy**

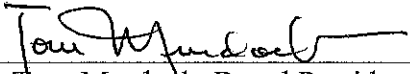
All issues, questions, concerns, and complaints regarding landscaping in High Desert shall be submitted to the HOAMCO Community Manager (CM) in writing. Anonymous submissions will not be accepted. Upon receipt, the CM shall determine the appropriate handling and processing of the issue based on the following guidelines:

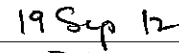
1. **Owner Disputes:** For landscape issues involving private area landscaping among two or more High Desert owners, the owners shall first try to resolve the issues among themselves using any resources identified in the High Desert CC&Rs. If they are unable to do so, they may submit the issue to the CM for a resolution. At the Manager's discretion, the issue may be referred to the Landscape Advisory Committee for a recommendation of resolution.
2. **Violations:** All issues regarding alleged landscaping violations on any private property shall be referred to the compliance officer for processing in accordance with the HDROA Policies and Procedures for Enforcement of Declaration of Covenants, Conditions, Restrictions, By-Laws, Guidelines, and Rules and Regulations.
3. **New Home Landscape:** Landscape issues associated with any New Construction Project shall be referred to the New Construction Committee for resolution. The decision of the New Construction Committee shall be final.
4. **Modified Home Landscape:** Landscape issues associated with any modifications project shall be referred to the Modifications Committee for resolution. The decision of the

Modifications Committee shall be final within the authority of the MC as specified in the CC&Rs and subsidiary documents.

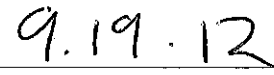
5. **Common Area Landscape:** All Landscape issues involving common area landscaping shall be submitted in writing to the CM for a determination of how they should be handled. If the CM is unable to resolve the issue, the CM shall determine the appropriate committee to which the issue should be referred.
6. **Technical Questions:** Issues involving questions about technical landscape issues shall be submitted to the Landscape Advisory Committee. Examples of such questions are: identification of a species or sub-species, determination of what is or is not on the "Approved and Prohibited Plant List," how to use the "Approved and Prohibited Plant List," etc.
7. **Other:** Any other issue that cannot be resolved by the CM in the manner listed in Steps 1 through 6 above shall be submitted to the Board of Directors for resolution.

Board Approval:

  
\_\_\_\_\_  
Tom Murdock, Board President

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Clay Wright, Board Secretary

  
\_\_\_\_\_  
Date