

## ***Landscape Guide for Villas at Sin Vacas***

This document was created to help clarify the current Villas Landscape CC&R's and Rules and Regulations for landscape guidelines. These guidelines are intended to help homeowners understand our overall goals for landscaping, what types of plantings are appropriate and who is responsible when it comes to plants, plant placement, trimming and removal.

### **Landscape Goals**

The predominant visual character of the area is of a managed natural look; we are living in a desert, with views of vistas and mountains. Residents are encouraged to incorporate that feeling within their unit's planting envelope and the adjacent common areas. When considering what to plant, selecting appropriate plants, using masses of plants, limiting the number of plant varieties and keeping views open will help to maintain the site's character.

Plantings that fit the desert landscape are intended to be the major component in Sin Vacas; they fit the character of the site, are drought tolerant, resistant to animals – such as javelinas and deer – require minimal maintenance and little irrigation once established.

We strive to place plantings in the common areas so that they will appear as an extension of the natural vegetation surrounding Sin Vacas. Trees and large shrubs will be trimmed to benefit this look and to preserve the health of the trees and shrubs, not to provide better views.

### **Supporting our Landscaping Goals**

Homeowners may plant vegetation on their property within the boundary of their property line and in the back patio area (planting envelope<sup>1</sup>). All in-ground plants must be drought tolerant. If ornamental plants are used, they should be placed in a container in the private garden areas of the units. For more information on the types of plants that are drought tolerant, see the list below and contact the University of Arizona's Extension Office or this website:

[http://www.amwua.rg/landscape/landscape\\_plants.html](http://www.amwua.rg/landscape/landscape_plants.html).

### **Landscape Maintenance**

The Association provides landscape maintenance including trimming, fertilization, weed control, raking, blowing out debris and irrigation maintenance in the common areas and exterior areas of the Villas. This includes all plants in the common areas. Please do not trim or remove any plants in the common area and do not plant anything in these areas. See the Rules and Regulations document for additional information on making requests to have plants trimmed, removed or planted in the common areas. Note that if you do request a plant to be planted in the common areas, they become the property of the HOA. Please remember not to direct the work of the

landscaping crew when they are on site. They need to stay on schedule. If you desire some landscaping services performed, please fill out a landscaping service request. Forms are available on our website, in the Clubhouse or you may contact Stratford Management.

### **Suggested plants**

The following is a list of plants and trees that we strongly encourage homeowners to plant around their units. These plants fit the character of the area and will help us achieve our landscape goals.

This is only a partial listing, there are many more suggestions with color pictures that you can find at this website: <http://www.amwua.org/plants/index.php> The website has listings for trees, shrubs, succulents, cacti, groundcovers, grasses, perennials and annuals. Generally, if you select a plant or tree from this website, it will meet the criteria for our landscape goals.

#### **Shrubs:**

Arizona Yellow Bells  
Baja Fairy Duster  
Chuparosa  
Flame Honeysuckle  
Langmans Sage  
Little Leaf Cordia  
Mexican Bird of Paradise



Arizona Yellow Bells



Baja Fairy Duster



Chuparosa



Flame Honeysuckle



Langmans Sage



Little Leaf Cordia



Mexican Bird of Paradise

### **Perennials:**

Canyon Penstemon  
Coral Penstemon  
Desert Marigold  
Mexican Bush Sage  
Mexican Hat  
Paperflower  
Rain Lily



Canyon Penstemon





Coral Penstamon



Desert Marigold



Mexican Bush Sage



Mexican Hat



Paper Flower



Rain Lily

### **DO NOT PLANT!!**

The following is a partial list of prohibited plants due to their high water needs or invasive nature:

- Buffel Grasses
- Scotch Broom
- African Sumac
- Yellow Star Thistle
- Red Bromegrass
- Tamarisk
- Russian Olive
- Lehman Lovegrass
- Leafy Spurge
- Sweet Resinbush
- Pepperwood
- Parrots Feather
- Giant Salvina
- Salt Cedar

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<sup>1</sup> Property lines designating common areas versus property envelopes can be difficult to discern. There are pins locating these areas however they can be hard to find. The Board has a copy of the survey for owners to view and also has each building block in a file format that can be e-mailed to the owner. Basically the boundary between the common area and the unit is a straight line parallel to the back wall of the owner's unit, running off the outer edge of the air conditioner pony walls.