



GENERAL LANDSCAPE REQUIREMENTS CAUGHLIN RANCH

The Declaration of Protective Covenants Caughlin Ranch (CC&Rs), Section III, Paragraph Z states:

Within six (6) months of completion of each dwelling unit, all disturbed ground of the lot which such unit is located, together with a proportionate amount of open space applicable to such lot and dwelling unit, shall be 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.

The Caughlin Ranch is a quality planned residential community. Each of your neighbors have made a substantial investment in the landscaping of their properties. The ACC is responsible for maintaining those high standards. The plan approval process ensures that the standards are maintained and protects the property values of your neighborhood.

The CC&Rs require a minimum of three (3) evergreen trees to be planted in the front yard as part of the overall landscape plan, unless the Supplemental Declaration specifically references a different standard for your neighborhood. In such instances, the ACC requires three (3) trees in the front yard, two (2) of which must be evergreen, a minimum of six feet in height. In some areas, the Supplemental Declaration also references a minimum landscape requirement for the rear yard.

The ACC's policy is to require all areas to be landscaped. The ACC requires that the plans be drawn to scale and all plant material be identified by type and size. Please identify all plants by their common name. Please identify evergreen trees by height and deciduous trees by caliper size. The ACC guide-lines require 5 gallon shrubs to be planted a minimum of 5 feet on center and one gallon perennials a minimum of 3 feet on center. Ground covers are recommended. The ACC highly discourages decorative rock. River rock and Lodi rock are approved ground covers.

Although the ACC encourages xeriscape landscape principles, there must be trees and shrubs; rock, bark and bare ground and other inert material (concrete or pavers) cannot be the dominate landscape feature. Xeriscape landscapes should have more plant material than the minimum guidelines described above.

The ACC notes that a “dry-creek bed” theme requires a variety of rock sizes, including boulders to appear natural. Tree and shrub placement is also critical.

All areas disturbed by construction must be landscaped. Any areas proposed to remain “native” must be protected during construction. If more area is disturbed than is illustrated on the plans, the ACC will require more plant material to be installed.

Trees cannot be planted closer than 5 feet from the side property and 10 feet from the rear property lines. All plant material must be properly maintained to preserve your neighbors’ view, as much as it is practical. The ACC anticipates 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 the neighbor’s yard.

The ACC notes that the landscape requirements are elevated in certain neighborhoods within Caughlin Ranch. These communities, in many respects, are expected to be more exclusive, and the property values to be substantially higher than other neighborhoods. Accordingly, special consideration must be given to the landscaping of the subject property. The ACC will require a higher standard in these neighborhoods.

Addendum to Caughlin Ranch Landscape Guidelines

Caughlin Ranch Architectural Control Committee

Approved rock ground-cover materials

Updated September 15, 2005

The currently ACC **APPROVED** rock ground-cover materials include:

- Regular River Rock
- Arizona River Rock
- Lahontan River Rock
- Paiute River Rock
- Lodi Rock

All other rock ground-cover material must be presented to the ACC for written approval. All rock except the approved rock listed above is “UNAPPROVED.” The ACC may approve other rock on a case-by-case basis.

The currently ACC **UN-APPROVED** rock ground-cover materials include, but are not limited to the following:

- Colored rock
- Sparkling and highly reflective rock
- Salt and pepper rock
- Red and gray lava rock
- Gravel
- Rylite
- Pea gravel