

COLONIA ENCANTADA

LANDSCAPE GUIDELINES

Colonia Encantada is a unique subdivision in Scottsdale. In this land of desert and rock, Colonia Encantada stands out as an oasis of trees, green lawns and lush vegetation. This appearance is not accidental. Cactus and succulents are not allowed in the front yard and are discouraged in any area visible from beyond the lot boundaries. The community, through the years, has encouraged homeowners to nurture their trees by working with the Association to schedule tree fertilizing and trimming. To maintain this lush and tranquil appearance requires the cooperation of Homeowners, Landscape Committee and Board of Directors.

Landscape Maintenance Service

Colonia Encantada has a full time Landscape Service to take care of irrigation and maintenance of the grass, shrubs and other vegetation in the front yards and Common Areas. These tasks are ongoing, including the weekly trimming of grass. Landscaping staff are not allowed to perform duties for any Homeowner during their normal working hours.

Tree Maintenance Service

A Tree Service is employed by the Association for regular trimming and maintenance of front yard, courtyard and Common Area trees. Each year the olive trees are sprayed to discourage fruiting, and the palm trees are trimmed of their seed pods and excess fronds. If Homeowners have back yard trees needing maintenance at the same time, they may complete a Work Order form for this service. The Homeowner is responsible for the cost of backyard tree maintenance.

Homeowner Landscape Changes

Homeowners that are contemplating change to their front yard, courtyard or backyard landscaping are required to submit a landscape design plan with a Work Order form (available at the Gatehouse). These documents will detail plant material, ground material and an estimated time frame for the work to be done. The documents should be turned in at the Gatehouse where they will be directed to the Landscape Committee Chairperson.

Once documents are received, the Landscape Committee members will meet at the property and review the design plan for the site. An evaluation will be based on the following guidelines:

1. Is the plant material suitable for the environment?
2. Will the plant material require special watering conditions unavailable on our irrigation system?
3. Will the number and type of plants require an inordinate amount of Association maintenance and labor?
4. Are any trees being removed and how will they be replaced?
5. How will the design plan affect adjacent property or properties?

The Landscape Committee will notify the Homeowner as to their findings to approve, recommend changes or deny approval of the plan. Homeowners may petition the board if they disagree with the findings of the Committee.

Homeowners that are replacing dead plants with new plants of the same type do not need to get approval. Additionally, homeowners should be aware that they are responsible for repainting the walls from which dead plants have been removed.

**LANDSCAPE RESPONSIBILITY
QUICK REFERENCE CHART**

	Grass	Shrubs	Trees
Front	W-HOA T- HOA F- HOA R-HOA I – HOA	W-HOA T- HOA F- HOA R- HOA I – HOA	W-HOA T- HOA F- HOA R- 15' Rule ¹ I - HOA
Court	W-HOA/HO ² T-HOA F- HO R- HO I – HOA ²	W- HOA/HO ² T- HOA F- HO R- HO I – HOA ²	W- HOA/HO ² T-HOA F- HOA R- 15' Rule ¹ I – HOA ²
Back	W-HOA/HO ² T- HO F-HO R-HO I – HO	W-HOA/HO ² T- HO F-HO R-HO I – HO	W-HOA/HO ² T-HO F-HO R-HO I - HO

Legend:

W = water supply

T = trimming

F = fertilizing

R = replacement

I = irrigation system

HO = Homeowner responsibility

HOA = Association responsibility

Front = Front yard between the front wall of the courtyard (and side walls of corner lots) and the street curb

Court = Courtyard between the house and front wall

Back = Backyard

¹The Homeowner is responsible for removal and replacement of front yard and courtyard trees over 15 feet.

²Homeowners who have installed their own irrigation system in the courtyard or back yard of their lot must maintain the irrigation system and may also be supplying their own water.