

March, 2009

TURTLE ROCK LANDSCAPE POLICIES AND PROCEDURES

With due consideration of our aging community, the Board proposed we revisit the policies and procedures in the original landscape maintenance program.

The Landscape Committee has evaluated the effects of extensive growth in courtyards and common areas and has determined we have greatly exceeded the growth limits originally prescribed.

In December 1986 a Landscape Architect was engaged to evaluate the existing landscape and provide information regarding:

1. Aesthetic value of existing landscape
2. General landscape patterns that are or potentially are problems
3. Long term landscape needs
4. Impact on existing landscape of current maintenance practices

The use of inappropriate trees presents significant hazards to adjacent buildings, curbs, driveways, streets, planters and patios. Specific inappropriate treescape and vines exist in the community.

You will be contacted by Action Property Management if corrective measures are required at your residence.

In an attempt to assist the homeowner's with guidelines regarding the rules and regulations, we are including the specifications drafted in 1986, which are still in effect, prevail today and should be followed by all Homeowners.

Trees that should NOT be planted are:

- 0 Magnolia Trees
- 0 Coral Trees
- 0 Carrotwood Trees
- 0 London Plane Trees (Sycamore)
- 0 Ficus Trees
- 0 Lemon Gum Eucalyptus
- 0 Silver Dollar Eucalyptus
- 0 Fruit Tree
- 0 Olive Trees
- 0 Rubber Trees
- 0 Bamboo

ALL trees must be kept trimmed to keep them below the height of the lowest roofline and present none of the hazards listed above.

Clinging Vines and Ivy - Homeowners shall be responsible for controlling vines and ivy in their entrance courtyards, on arbors, patios and decks according to the following rules:

1. Clinging vines are defined as the following species, or any species, which adhere to surfaces by means of hook like claws, suction tips or small roots along the stems. **The following species are prohibited:**

Ficus Pumila - (Creeping Fig)
Hedera Canariensis - (Alegerian Ivy)
Hedera Hahn's - (Hahn's Self-branching Ivy)
Hedera Helix - (English Ivy)
Hoya Carnosa
Parthenocissus - (Boston Ivy, Virginia Creeper)

2. Not all vines are of the clinging type. These vines are permitted on wood arbors and patio covers, but may not be allowed to grow on roofs, under roof tiles or behind wood fascia. They must be peeled back by the homeowner when building maintenance or painting is done.

Examples of non-clinging vines are:

Bougainvillea
Jasmine Grandiflorum - (Spanish Jasmine)
Lonicera Japonica - (Japanese Honeysuckle)
Wisteria

3. **Non-clinging vines** grown on structures shall be maintained at a height of two (2) feet below the roofline. They shall be kept off windows, vents and lighting fixtures. They shall be kept off wood siding, fascia and trim.
4. **Clinging vines** installed as ground cover shall be edged routinely. Ground cover vines shall not be permitted to grow on trees or shrubs, nor shall they be allowed to grow on wood, on arbors, stucco or tile roofs. If growing up brick walls, vines must be limited to a height of six (6) feet.

Thank you,

Your Landscape Committee - 2009