

TATUM VILLAGE LANDSCAPING POLICY

(Revised 2-21-07)

1. TATUM VILLAGE LANDSCAPING

Welcome to Tatum Village and the Sonoran Desert. The residents of Tatum Village who have migrated here from other regions of the country and the world, brought with them their own ideas of landscaping and the maintenance of landscaping. Now we live in the desert with desert landscaping. Except for the grass located in selected areas of the Village, the types of trees and plants chosen for Tatum Village are those that are native or adapted to the Sonoran Desert. These plants have been selected for their attractiveness as a landscape plant, their ability to blend with the natural terrain, and for their foliage and flower season.

Plants that live in the desert have numerous characteristics to aid in their survival. They can absorb enormous amounts of water in brief periods of time and minimize the evapotranspiration rate, allowing these plants to exist on incredibly small amounts of rainfall. By providing supplementary irrigation at regular intervals, one can maintain the optimal appearance of these plants. The irrigation system at Tatum Village is adequate for its long life and residents should not tamper with the system or attempt to water or fertilize any of the plants. Excessive water can actually be harmful to some desert plants.

2. LANDSCAPE OWNERSHIP AND MAINTENANCE RESPONSIBILITY

The Tatum Village Homeowners Association owns the landscaping on the **common area tracts***. The individual homeowner owns the landscaping on their **lot***. However, the Association has a contractual responsibility to maintain **all** landscaping within Tatum Village. The maintenance standard that the landscape company is to provide is established by the Board of Directors, consistent with its fiscal responsibility. The Board is committed to maintaining all landscaping in a neat and attractive manner consistent with the standards of a Sonoran Desert Xeriscape Landscape image. Any replacement planting which may be necessary will usually be done by the Association after the summer heat subsides and the plants have a better chance for survival. At times, the Board of Directors may do a walk-thru to inspect common areas and determine replacement, removal, and any other necessary landscaping actions. Replacement plants will usually be planted in late Fall or early Spring and will be of the Sonoran Desert variety.

The Association is responsible for removing and replacing dead or unhealthy plants. Homeowners may request replacement plants at the Association's expense for sites where plants previously existed unless the site is deemed inappropriate for additional plantings. If the homeowner requests larger plants than those provided by the Association, the Association will contribute the cost of the standard-sized plant and the homeowner will be responsible for the remainder.

It has been found that few plants can thrive in some of the shady narrow (30" or less) spaces between concrete walkways and exterior walls or between patio surfaces and patio walls. Homeowners may request that the Association remove the irrigation and any plants, which require supplemental water from these areas and apply a layer of crushed stone.

If homeowners have concerns about the landscaping maintenance on their **lots**, they should report any problems to the property manager. A **Landscape Maintenance Request** form is available from our management company or on our web site. Using this form (which has a diagram of the lot surrounding each of the various home models) can help clarify which specific areas need attention and ensure that concerns are resolved in a timely fashion. Some homeowners prefer to clean and maintain their own patio areas. A form is available from our management company that allows a homeowner to take responsibility for their own patio maintenance. Once the form is filled out and signed by the homeowner a special ring is placed on the patio gate, which alerts landscapers not to enter.

3. LANDSCAPING CHANGES OR ADDITIONS

If a homeowner wishes to make any **changes or additions** to the landscaping on their **lot** at their own expense, they must first obtain approval from both the Architectural Committee and the Board. This is because any change in landscaping affects both the exterior appearance of the home and the maintenance burden on the Association. The Association's landscape company must perform all landscaping, including the purchase of plants and materials. **The homeowner must pay the landscape company for all costs for which he/she is responsible prior to the start of the work.** Normally planting projects are done in March and November and rock work projects are done in January and July. Homeowners must submit applications well in advance of these months to allow time for committee approval, approval by the homeowner of landscaper bid proposals, and payment by the homeowner for the work to be done. The following guidelines will be used in considering all **Applications for Design Review** that involve landscaping:

- Only plants on the Tatum Village Approved Plant List will be considered for installation.
- The irrigation system must have sufficient capacity to support the plant(s).
- There must be sufficient room for the proposed plant(s) to thrive. They must not be placed too close to any structure or other plants.
- The future maintenance of the plant(s) should not represent an undue burden on the Association in terms of either cost or risk.

Since Association Common Area is often very close to a homeowner's lot, a homeowner may wish to pay for landscaping changes or additions on adjoining common area. A request of this nature can be submitted to the Board for approval but it will be considered only as a donation to the Association. Any improvements or new plants would become the property of the Association and the Association would be under no obligation to guarantee the survival of any new plant(s) or provide a standard of maintenance which is greater than that for the property in general. **All of the guidelines listed above would be considered in deciding whether to accept the donation of plants or other improvements on Association Common Area.**

4. FUTURE GOALS OF THE BOARD REGARDING LANDSCAPING

The Board of Directors of Tatum Village will continue to promote landscaping appropriate to the Sonoran Desert where we live. Policies and decisions regarding landscaping will be based on the principles of providing plants that require low water and low maintenance, while maintaining the beauty of desert plantings and values of the Tatum Village homes. The Board of Directors will attempt to provide the best in Sonoran Desert landscaping beauty within the budget constraints.

LOTS AND TRACTS*

The individual homeowner **lots** are rather small rectangles that surround each member's home. Although a surveyor would be required to define the exact location of **lot** lines, a homeowner's **lot** would generally include the area from the front of the home to the street, the area within the patio walls and a few inches beyond the side of the home. All other property in the Village consists of common area **tracts** maintained by the Association for the benefit of all members. The small plat map shows the relationship between the rectangular **lots** and the surrounding common area **tracts**.

