

**CAUGHLIN RANCH ARCHITECTURAL CONTROL COMMITTEE**  
**REVISED TREE GROWTH, MAINTENANCE & FIRE FUELS REDUCTION POLICY**

**WHEREAS**, the Caughlin Ranch Homeowners Association (Association) is a Nevada Corporation duly organized and existing under the laws of the State of Nevada and the Declaration of Protective Covenants (Declaration) recorded for the Association grants the Executive Board (Board) certain rule making authority; and

**WHEREAS**, the Declaration gives specific provisions regarding an owner's right to well maintained and aesthetically pleasing landscaped common areas; and

**WHEREAS**, the Board identifies landscaped common areas as areas that require routine maintenance on a seasonal basis, and native common areas as areas that do not require routine maintenance; however, they do require periodic clean-up to maintain defensible space; and

**WHEREAS**, the Association is responsible for the maintenance of the "**landscaped**" common areas maintenance including but not limited to the cost to irrigate, perform adequate maintenance and pruning of trees and shrubs, removal of dead trees and shrubs, and removal of noxious weeds; and

**WHEREAS**, the Association is responsible for the maintenance of the "**native**" common area including but not limited to the cost to irrigate (if applicable), perform removal of dead trees and shrubs, and removal of noxious weeds; and

**WHEREAS**, the Board may establish reasonable limitations regarding the frequency of pruning landscaped common area trees and shrubs as well as identify maintenance responsibilities for native common areas; and

**WHEREAS**, the number of times per year that pruning shall be done in the landscaped common areas is taken into careful consideration and is based on the needs and conditions of the Association as a whole and shall not be deviated from in order to satisfy the requests of individual owners unless any such request identifies a health or safety concern; and

**NOW THEREFORE**, BE IT RESOLVED THAT the following TREE GROWTH, MAINTENANCE & FIRE FUELS REDUCTION POLICY is established and is applicable to all Association common areas:

1. The Association values its trees, shrubs, landscaped and native common areas, and appreciates their aesthetic contributions and overall value to the community.
2. The Association shall have the sole responsibility of pruning and/or removing trees and shrubs in the landscaped and native common areas.
3. Pruning and/or removing trees and shrubs shall be performed by Association employees under the direction of the Landscape Maintenance Superintendent and/or by a duly licensed and insured Nevada contractor under contract with the Association.
4. Trees shall or shall not be replaced based on the written recommendation of a Certified Arborist.
5. In order to preserve the health and aesthetic values of Association trees in the landscaped and native common areas, they shall not be topped, improperly pruned or removed to enhance or protect views.

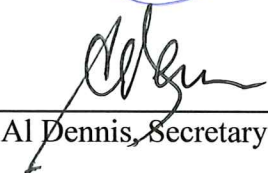
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6. Trees in landscaped common areas shall be properly pruned, in accordance with item 3, as-needed on a non-routine basis.
7. Shrubs in landscaped common areas shall be properly pruned, in accordance with item 3, an average of two (2) times per season.
8. Trees and shrubs in native common areas shall be allowed to grow naturally; trees shall not be removed unless they have been determined by a Certified Arborist to be dead, dying or diseased.
9. Every January Birch trees in the landscaped common area greenbelt are sprayed, and every June the Jeffrey Pine trees in the same area are sprayed. These trees are prone to insect and bore infestations and must be treated in order to maintain the prolonged health of the trees.
10. Noxious weeds, including but not limited to, Cheatgrass, Thistle and White Top shall be removed from all common areas on a yearly basis.
11. Defensible space clean-up shall be performed on a yearly basis to the extent the Association's crew and budget constraints allow, and is expected, at a maximum, to take three (3) years to complete all the native common areas.
12. Defensible space clean-up of native common areas abutting owner fences and/or structures shall be performed on a yearly basis to the extent the Association's crew and budget constraints allow.
13. Irrigation of the landscaped and common areas native shall include, but not be limited to, providing adequate irrigation times and duration, maintenance of irrigation systems, and the addition of sprinklers and/or drip emitters as-needed.
14. *Climbing and repelling from trees, placing items in/on trees, and attaching items to trees in landscaped and native common areas is strictly prohibited.*

***This document was approved at a duly noticed Executive Board Meeting by the Caughlin Ranch Board of Directors on July 10, 2013 and subsequently revised on November 18, 2015.***



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Tony Termini, President



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Al Dennis, Secretary