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**GREEN VALLEY FOOTHILLS TOWNHOUSES IV, INC.  
LANDSCAPE GUIDELINES  
FALL 2018**

**THE VISION**

Recognizing the unique asset that Foothills THIV has in its variety of matured desert landscape, it is the vision and commitment of the Townhouses IV Landscape Committee, as appointed stewards of this desert environment, to protect and preserve its integrity. This vision will be supported with updated botanical knowledge, perpetual, targeted planning and attentive, appropriate maintenance.

**THE MISSION**

It shall be the mission of the Townhouses IV Landscape Committee to strive for a hassle-free neighborhood where friendliness, respect and cooperation guide our relationships, particularly with regard to our interests in maintaining our beautiful landscaping.

**GENERAL LANDSCAPING GUIDELINES**

- 1.) Planting done on private land is permitted without request or approval of the THIV Landscape Committee as long as it complies with other community/common ground standards outlined in the THIV GENERAL LANDSCAPE GUIDELINES.
- 2.) ALL request by a homeowner for changes in landscaping on ANY **common ground MUST** first be approved by the THIV Landscape Committee. Our major focus will always be centered on native and desert adapted plantings. Perpetual sustainability and health of new plantings is primary.
- 3.) On our website — **www.gvth4.com** — all homeowners may view a non-inclusive listing of recommended shrubs, bushes, trees and plants appropriate for Southern Arizona desert landscaping along with other resources suggestions.
- 4.) All new homeowners shall have received a hand-delivered copy of these Landscape Guidelines for THIV. Contact a committee member if you still need one.
- 5.) It is requested that any new tree, shrub or bush plantings stay consistent with those which will not exceed 15 - 20 feet at maturity. (even if you won't be alive when that happens)
- 6.) No artificially colored gravel may be used.
- 7.) The THIV Landscape Committee has a perpetual plan for plantings, clearings, cuttings, trimmings and overall general maintenance of all common ground property. If you have any questions, please contact a member of the THIV Landscape Committee (always found in the THIV Directory). All suggestions, comments, requests and additional knowledge shall be gladly received.

2.

## THE LANDSCAPE RESPONSIBILITIES OF THIV HOMEOWNERS

- 1.) Each homeowner is responsible for the landscaping and maintenance of
  - the front yard portion of their property out to the street.
  - their back patio and any land beyond their back wall up to their property line.

**(Some back walls are on the property line; some are not. If it is unclear to you, please contact a member of the THIV Landscape Committee to assist in determining the official line of your responsibility.)**
- 2.) All homeowners are encouraged to *voluntarily* attend to the clearing and care of their own back and side yards that are really common ground territory. This is the area behind each property wall down to the closest access road or arroyo.
  - **With 169 back lot common areas to care for, a homeowner's assistance in this area of upkeep has a direct, positive effect on the annual THIV Landscape Committee budget requests.**
- 3.) Any plantings or alterations made to any piece of common land **MUST** have a plan that has been reviewed and approved by the THIV Landscape Committee **BEFORE** plantings, changes, etc. can begin.
  - ***Plantings and/or alterations to common land beyond a homeowner's property line — either to the back and/or the side — NOT initiated by the THIV Board of Directors from THIV Landscape Committee, shall be at the homeowner's expense.***
- 4.) Any planting done on private land is permitted without request or approval as long as it complies with other community/common ground standards outlined in these THIV GENERAL LANDSCAPING GUIDELINES.
  - It is always recommended that even on private property homeowners should consult with their neighbors if any new plantings could impact them or their view of the mountains.
- 5.) All homeowners are asked to make serious effort to cooperate with neighbors and harmonize their plantings with adjacent properties in order to avoid plantings that may eventually grow to block the mountain view of a neighbor or create a traffic hazard.
- 6.) Disposal of yard waste from homeowners' properties is the responsibility of each homeowner. Private property yard waste can be placed with your garbage on regular pick-up days.
- 7.) **Yard waste from any work you may do on your common ground areas should be deposited in designated areas shown in the center of your THIV Directory. These piles will be picked up and taken away by our THIV landscape contractor's crew on a regular twice monthly basis. (Exceptions to this rule can be made. Please contact landscape committee chairperson.)**

3.

8.) Homeowners who are absent from their property for long periods of time, are asked to make arrangements for a caretaker to check periodically for signs of infestations of RODENTS (of any kind/variety) and BEES.

• **It is recommended that before leaving the area, the homeowner notify a permanent resident on THIV Board of Directors with permission to enter the homeowner's external private property in order to rid the area of the infestation.**

INFESTATIONS in and near to our living environments in this desert landscape can be an annoyance, for sure. More importantly, however, it is a health and safety issue for everyone. Please be observant and report concerns to any member of the THIV BOD or the THIV Landscape Committee. Special and immediate attention is due to both areas of infestation occurrences.

### **THE LANDSCAPE RESPONSIBILITIES OF THE THIV LANDSCAPE COMMITTEE**

- 1.) To receive, investigate, approve/disapprove requests from homeowners re: concerns, problems, landscaping needs and ideas both on private property and common land following the dictates of the THIV By-Laws, Deed Restrictions and these THIV Landscape Guidelines.
- 2.) To prepare a proposed landscape budget for the THIV annual budget.
- 3.) To negotiate landscape contractor contracts for the care and maintenance of our common ground property.
- 4.) To be the general contact group for/with the landscape contractor.
- 5.) To update and implement the general landscape plan for our common ground acreage.
- 6.) To responsibly, respectfully and knowledgeably address — in perpetuity — the vegetation management regarding the Pima County Class C Riparian Habitat designation for both of our arroyos (South and Del Poso) and the whole of our Garden Path area.

### **THE LANDSCAPE RESPONSIBILITIES OF THE THIV BOARD OF DIRECTORS**

The THIV Board of Directors has two responsibilities concerning the common ground landscaping. One responsibility is FINANCIAL: after careful consideration, providing the funds to support the budget requests of the THIV Landscape Committee. The second is ADMINISTRATIVE: annually appointing a landscape committee chairperson and approving a list of committee members submitted by the appointed chairperson.