

THIV LANDSCAPE PROCEDURES FOR CHANGES AND DISPUTES

It is the responsibility of the THIV Landscape Committee to encourage and support all residents of THIV to act as knowledgeable, caring, respectful stewards of this unique desert environment in which we all reside.

The THIV Landscape Guidelines present a clear explanation of limits to changes and plantings on one's private property. A request form is only required if changes would go beyond these guideline points or if there was a conflict with a neighbor(s).

Changes to ANY and ALL parts of common ground area MUST have a Request Form presented to and ok'd by the THIV Landscape Committee

If a landscape issue—on private property or common ground property— arises between neighbors and cannot be resolved, the offended resident shall present a Request Form to the landscape chair or appointed alternate.

The submitted form will be discussed at the next regularly scheduled meeting of the THIV Landscape Committee. Members of the committee will have copies of the request and will have visited the site BEFORE the scheduled meeting. Four major points will be addressed:

- **the maturity/age of the tree, shrub, bush, cactus, etc. in question**
- **the general health and well-being of said tree or plant**
- **the general placement and environs of the tree or plant**
- **how helpful might trimming and/or specific cuts be to resolution**

Following that meeting two (2) members will meet with the residents at the site to discuss/present information that has been gathered. If negotiation and discussion with the neighbors does not bring successful resolution, the issue may be appealed to the THIV Board of Directors. The decision of the BOD shall be final and binding on the homeowners and the HOA.

Sometimes issues arise over Principal View referred to in Article 5 of the Amended and Restated Deed Restrictions, 2016. Principal View is some part of the Sky Island Santa Rita Mountain Range seen east and southeast from most houses in THIV. These issues are generally about trees, but are NOT limited to trees alone. Residents must understand that an underlying decision making consideration for these situations is that there is NO GUARANTEE EVER that a principal view or even a clear view will remain the same forever. Living "things" grow. They can be thinned, trimmed, shaped, but will rarely be summarily eliminated entirely.