



**OTAY RANCH FIVE COMMUNITY ASSOCIATION
LANDSCAPE MAINTENANCE RULES**

- 1) Weeds and diseased, dead or dying vegetation shall not be allowed to remain on any homeowner's lot.
- 2) Landscaping shall be undertaken and maintained in the front yard, side yard and slope, if any, so that no bare areas are visible from the street or adjoining residences.
- 3) Yard vegetation may be replaced from time to time by homeowners (e.g., to remove woody, dead, dying or diseased vegetation). When existing vegetation is replaced with new vegetation of the same kind, Association approval is not required.
- 4) In order to preserve the extend the appearance and life of the fences, vegetation on backyard slopes must be periodically trimmed so that it is at least 3 feet from fencing.
- 5) Backyard ground cover should be maintained so that it is no greater than 3 feet in height.
- 6) Landscaping shall be edged, trimmed or otherwise maintained so that it does not grow against, on or over any common area wall, fence or sidewalk.
- 7) Pampas Grass and other noxious weeds shall not be allowed to grown on any portion of a homeowner's yard areas.
- 8) Vines and other climbing plants must be periodically pruned so that they do not grow into the eaves or the roofs of homes.
- 9) All single-family residences in the Otay Ranch Five Community shall have six-foot wide landscaped parkways located in front of their homes within the street right-of-way. The landscaping within these parkways (turf and trees) and irrigation were installed by the Merchant Builders and is maintained and irrigated by the Otay Ranch Five Community Association. Homeowners and residents may not plant, prune, trim, fertilize, remove or otherwise maintain, alter or damage the landscaping or irrigation located within the parkways.
- 10) Homeowners and residents may not plant, prune, trim, fertilize, remove or otherwise maintain, alter, damage or destroy the landscaping or irrigation located within any portion of the Association's common area.

These guidelines were duly adopted at an open session Board Meeting on November 5, 2012 and are now in effect.

Date: _____

Secretary: _____