



Landscaping Community-Wide Standards

Revised April 2021

The following document is the basis for the landscaping requirements for the Prescott Lakes Community *common areas*, not private yards. These are the minimum landscape standards required within this agreement.

I. Landscaping Maintenance Provider Requirements

A) Staffing

- 1) Contractor will supply two dedicated supervisors and crew for Prescott Lakes (PL) common areas. The supervisor will make daily on-site inspections of the entire Community identifying any problems, etc that need attention outside normal scheduled activity for crews.
- 2) Contractor will supply a certified irrigation technician to inspect, monitor and manage the irrigation systems for all PL common areas. Contractor Arborist will inspect, monitor and evaluate health of trees/plants at least once per year.
- 3) Contractor's staff will, at all times on site, wear clearly marked clothing showing the provider's company logo so that homeowners can identify the contractor's employees.
- 4) Services will be provided year round Monday through Friday and Saturday as needed on a monthly work schedule given to the Community Manager on the 1st day of the month and reviewed weekly to adjust to current conditions.

B) Services

- 1) Contractor will conform to the specific requirements for landscape maintenance listed in **Section II** of this document entitled "Landscape Maintenance Requirements by Classification".
- 2) Contractor will inspect all PL common areas classed 1 & 2 common areas on a daily basis and all PL common areas classed 3 & 4 areas on a weekly basis and after storm events.
- 3) Contractor will maintain weed control (including noxious weeds) throughout the year using pre- and post-emergent herbicides, manual weeding, line-trimming and by maintaining healthy turf and desirable plants; including appropriate records for all chemical applications (See **Appendix A**).
- 4) Contractor will provide all supplies necessary to comply with the terms of the Service Agreement, which supplies shall be limited to fertilizer, pre-emergent, post-emergent and the chemicals necessary to perform scale insect control and turf and pest weed control. All other supplies, including all irrigation supplies, will be billed separately.
- 5) Contractor will have the capability to replace and/or install new trees, shrubs, perennials, crushed rock or other groundcover at the request of the Community Manager under separate billing.

- 6) Contractor will promptly remove debris, litter and sediment from common area sidewalks and roadways after landscape work or washouts from rain and, in winter, provide for removal of ice/snow from, and application of sand, cinders or chemical "ice melt" to, the area around the gang mailboxes, as directed by the Community Manager. (See **Exhibit I** – Snow Removal Procedures.)
- 7) Contractor will maintain a continuous improvement program for water conservation using the latest methods and technology. Monthly review of all meter usage will be performed to ensure minimum usage consistent with healthy plant/tree growth as well as ensuring that watering time is consistent with number of plants/trees.
- 8) Contractor will maintain a 24 hour emergency contact system in order to respond within 2 hours when needed.
- 9) Contractor will maintain an effective communication program with PL clients, which includes:
 - a. Weekly meetings with the Community Manager;
 - b. Monthly summary reports of activities;
 - c. Prompt identification of potential problems;
 - d. Proposals for landscaping improvements, plant selection guidance and cost savings;
 - e. Estimated cost proposals for requested projects, (Final Billing-Cost + 10%);
 - f. Attendance at monthly Landscaping Committee meetings;
 - g. Cost summary reports for preparation of annual budgets;
 - h. Seasonal project list;
 - i. Meetings as needed with neighborhood landscaping committees.
- 10) Contractor will maintain the irrigation systems including the following:
 - a. Develop an annual irrigation schedule (See **Appendix B**), also a winter program to facilitate watering when needed and inspection/repair of all lines;
 - b. Maintain up-to-date irrigation system drawings, which are to remain the property of the PLCA;
 - c. Monitor status and settings for the irrigation system;
 - d. Maintain up-to-date record of timer settings for all controllers;
 - e. Adjust risers and sprinkler patterns to optimize coverage;
 - f. Monitor moisture content of soil to adjust watering schedules;
 - g. Monitor effectiveness of drip system on a monthly basis;
 - h. Adjust, replace and/or remove emitters to maximize effectiveness;
 - i. Identify irrigation equipment malfunctions and repair as needed;
 - j. Test all irrigation systems and inspect for leaks or damaged lines after winter and after any area is line trimmed;
 - k. Coordinate irrigation settings with fertilization, aeration, and drainage activities;
 - l. Ensure proper watering-in of all pre and post emergent chemicals applied to turf as well as information to residents via Community Manager when these events are scheduled;
 - m. Inspect and test all backflow prevention devices and pressure regulators at least once per year.
- 11) Contractor will respond to unplanned events and damage to landscaping as requested by the Community Manager.
- 12) Contractor will maintain sightlines at intersections and pedestrian crossings, as directed by any formal notice sent by the City of Prescott, to allow for safe distances to stop or view oncoming traffic following the City of Prescott guidelines (see **Appendix C**).

- 13) Contractor will maintain pet waste stations and remove pet waste from pet stations weekly or as needed.
- 14) Contractor will apply post-emergent to all Petroglyph Park foot paths, as well as soft trails Vista View and Sarafina Power line Trail, at least four times per year. Schedules for application are decided with input from the Trails Committee Chair.

II. Landscape Maintenance Requirements by Classification

The Prescott Lakes common areas have been mapped (see **Appendix E**) and are categorized into six maintenance classes (see **Appendix F** for definitions) according to similar maintenance requirements.

A) Class 1. Turf Areas (approximately 1.56)

1) Mowing

Prior to mowing, all trash, sticks and other debris shall be removed from the turf. Turf grass shall be maintained at a height of 2 to 2.5 inches in spring and fall. From June through September, the mowing height shall be no less than 2.5 inches. Line-trimming of turf shall cut grass to the preceding heights, except when edging. During the mowing season, all turf will be mowed at least every 7 days. The mowing operation includes trimming/edging around all trees, vertical obstacles, and the perimeters of all turf areas. Bagging mowers are recommended. Excess grass clippings shall be raked up and debris removed from walkways, curbs, parking areas and tree wells.

2) Water Conservation

To conserve water, irrigation of turf areas shall be regulated to maintain the health of the grass. Some browning of turf is permitted, especially during hot, dry weather. It is expected that the overall turf area will be reduced over time as opportunities permit.

3) Fertilization

Soil testing shall be used to determine a baseline for fertilizer applications. Aeration and/or de-thatching shall be done at least once a year in the spring or fall, before fertilizing. Fertilizer applications shall occur three times a year; in spring, mid-summer and a winter application in late fall (See **Appendix A**).

4) Tree Wells

Where trees are planted within a turf area, circular tree wells shall be maintained free of grass at least 2 feet from the base of the tree.

B) Class 2. Areas with Landscaped Plants (approximately 41.5 acres) (Includes trees, shrubs, perennials and grasses)

1) Drought Tolerant Plants

Plants which comprise the landscape in the Prescott Lakes Community are selected for ease of care and drought tolerance. A plant list, complete with botanical names, can be found in **Appendix H** – Approved Plant List. All plant replacements and new plantings in common areas shall come from this list. Exceptions must be approved by the PLCA Board.

Maintenance of these areas shall consist of weeding, upkeep of earthen basins, watering, trimming, pruning and pest management. (See **Appendix D** for additional details). Staking of trees may be necessary due to wind or other occurrence as well as proper wells and location of emitter to maximize tree health and growth. Stakes will be removed after the trees become established. Ties shall be inspected periodically to ensure that they are not embedded into the outer bark of the tree.

2) Water Conservation

- a. Irrigation of landscaped plants shall be monitored weekly to assure adequate watering for plant health and avoidance of over watering.
- b. Native plants shall be disconnected from irrigation, once they are established. Examples include rabbit bush, certain Manzanita, yucca, bear grass, sumac, apache plume, desert spoon, mountain mahogany, etc.

3) Fertilization shall be performed pursuant to the schedule attached hereto as **Appendix A**.

4) Weed Control

Pre-emergent herbicide shall be applied as needed (See **Appendix A**). For weed control, it shall be applied in late winter/early spring and late summer/early fall, before seed germination. The effective life of this herbicide is less than 30 days, so it is crucial that it get watered into the soil, around the seeds, either by rain or a water truck within 30 days after application. Notify the Community Manager when the herbicide is to be applied. The herbicide application shall only be done by a licensed applicator. The Contractor/Applicator is responsible for reading and understanding all labeling, laws and proper use of any herbicides. Post-emergent herbicides and manual weeding shall be used to maintain an attractive landscape environment during the growing season. Non-selective sprays shall only be used to control weeds in hard surfaces, such as walks and curbs. Long residual herbicides are not to be used under any circumstances. The Contractor/Applicator will maintain current records of all chemical applications and review plans for new applications with the Community Manager prior to applying. In the event volunteer plants become uncontrollable, tolerance is expected with regards to timeframe for removal.

5) Pruning and Trimming

- a. Pruning of trees to sustain healthy growth shall occur during winter dormancy and/or in the fall. Pruning of trees and trimming of shrubs may also be necessary to maintain sight lines or for other safety concerns. Shrubs used as sound or sight barriers shall be trimmed during the growing season to maintain a compact, neat appearance. Shrubs used as landscape accents may need to be trimmed to maintain an aesthetic appearance. The natural shape of these shrubs shall be maintained, as much as possible. Grasses shall be line-trimmed annually or as needed.
- b. Undergrowth of trees overhanging walkways, curbs and roadways will be maintained to at least 7 feet above ground level. Shrubs shall be trimmed so that they do not hang over any walkway or roadway.
- c. "Dead-heading" or removal of dried blooms of certain perennials for additional flower production is required. After severe cold, some plants will die back and the dead wood shall be pruned in early spring.

6) Tree and Shrub Monitoring

Monitoring during growing season for diseased Evergreen trees, willows, mugo pines etc. and determine what measures should be taken.

C) **Class 3. Areas with Reseeded Native Grass / Wildflower Mixes and Undisturbed Native Landscape (approximately 33 acres)**

1) Reseeded /Disturbed Areas

Disturbed areas that are to be reseeded must use native mixes formulated specifically for the Prescott area. The reseeded areas must be irrigated for at least 2 and up to 5 years to become established and balanced, depending in a large part on the topography and weather. Irrigation of these areas for at least the first 2 years will be necessary to promote growth. Supplemental seeding may be required during the first few years to fill in bare spots, add density, or add color and variety. Once established, irrigation shall no longer be necessary.

2) Trees

Irrigated trees may be included in the reseeded areas. These trees shall be maintained similar to those in Class 2.

3) General Maintenance

Minimal maintenance is required in this Class. Traffic of any kind over the terrain shall be restricted, especially during the growing season. Tall volunteer grasses and weeds in undesirable locations shall be pulled. For major weed infestations, an appropriate herbicide shall be selectively applied. Annually, during the dormant season, grasses and wildflowers in the entirety of these areas shall be line-trimmed, subject to neighborhood approval. Dead limbs on native trees and shrubs shall also be pruned and all debris removed at this time. During the growing season these areas will be line trimmed and debris should be removed as needed or as directed by Management, specifically in the areas adjacent to private property where weeds and grasses should be trimmed to a height of less than 12 inches.

Comment [KF1]: This will accommodate the areas directly adjacent to private property where weeds impede on owner's property.

D) **Class 4. Drainage Ditches, Swales, Retention Basins, and Emergency Access Areas (approximately 7.5 acres)**

1) Drainage Maintenance

A major maintenance issue for this class is to make sure any obstructions to proper drainage are removed immediately. Debris removal is required after major rainfalls ½" or greater, at which time culverts, grated manhole covers, and fence lines must be inspected and damage reported to the Community Manager and Land Management Advisory Committee Chair. At least annually, all pipe culverts will be inspected and rocks, tumbleweeds, etc. shall be removed. Any silt restricting a third of the drainage pipe area in culverts must be removed. At least annually all pipe culverts will be inspected and rocks, tumbleweeds, and other debris shall be removed.

2) Erosion Control

Erosion is another major concern. New erosion will be repaired after storm events using appropriate materials after conferring with the Community Manager. Silt and rocks washed onto sidewalks and roads, adjacent to common areas, shall be removed as soon as possible. Abnormal erosion that exposes polylines, pipes, etc. or creates a safety hazard

should be brought to the attention of the Community Manager and Land Management Advisory Committee Chair for corrective action.

3) Pruning and Trimming

The center of all drain ways and in front of culverts must be free of all grasses over 6" tall, tumbleweeds and all broad leaf plants. These areas are to be line trimmed in June, July, August and September. A pre-emergent must be applied in the spring prior to the monsoon season.

West Drainage Areas require minimal annual or semi-annual maintenance. The Summit, Estates, Creekside, Pinnacle, Stoney Creek, Parkside and the west side of Lakeside. Drainage areas include culverts, drainage ditches, arroyos, retention ponds, sloughs, rip-rap and other erosion control areas which need maintained to be free of invasive weeds, debris and obstructions.

East Drainage Areas require weed free maintenance. These areas are Lakeside, the Retreat, The Cottages and along Prescott lakes Parkway. The center of these drain ways and in front of all coverts must be free of all tall grasses (should be over 6') and all broad leaf plants. These areas are to be line trimmed in June, July, August and September. A pre-emergent should be applied in the spring during or before the monsoon season to keep large weeds from growing.

E) **Class 5. Minimal Maintenance Natural Areas**

- 1) Maintenance of these areas shall include thinning vegetation and removing any accumulation of woody debris bi-annually or as directed by the LMAC.

F) **Class 6. Community Soft Trails (approx. 8 miles)**

- 1) All soft trails will have post emergent applied up to four times per year by landscape vendor as directed by Management at the recommendation of the Trails Coordinator. Overall maintenance and repair of trails will be under the direction of the PL Trails coordinator, a member of the LMAC, utilizing volunteers.

III. Landscape Modification in Common Areas

In the event that a resident(s) requests to make an addition or modification to common or limited common area, the attached form (Appendix M) must be completed and submitted to Association management. The completed form will be reviewed by the Land Management Advisory Committee (LMAC) for common areas, or the neighborhood Voting Member, for limited common areas. Their recommendation will be forwarded to the PLCA Board of Directors for final approval.

III. Attachments

Appendix A	Annual Chemical Application Planning Chart
Appendix B	Annual Irrigation Baseline Planning Chart
Appendix C	City of Prescott Line of Sight Guidelines
Appendix D	Landscape Maintenance Schedule
Appendix E	Prescott Lakes Maps (Filed On-Site at Management Company's Office)
Appendix F	Landscape Classification Definitions
Appendix G	PL Plant/Tree Density Replacement Guidelines for Common Areas
Appendix H	Approved Plant List
Appendix I	Snow Removal Procedure
Appendix J	Special Neighborhood Landscape Services
Appendix K	Willow Park Estates Neighborhood Specific Landscape Services and Considerations
Appendix L	Neighborhood Acreage Breakdown
Appendix M	Landscape Modification in Limited Common Area Form

Appendix A -Chemical Applications Planning Chart

This is the conceptual plan for chemical application management for PLCA common area improvements accounting of the known variables which may impact deliverables. The variables effecting application are as follows:

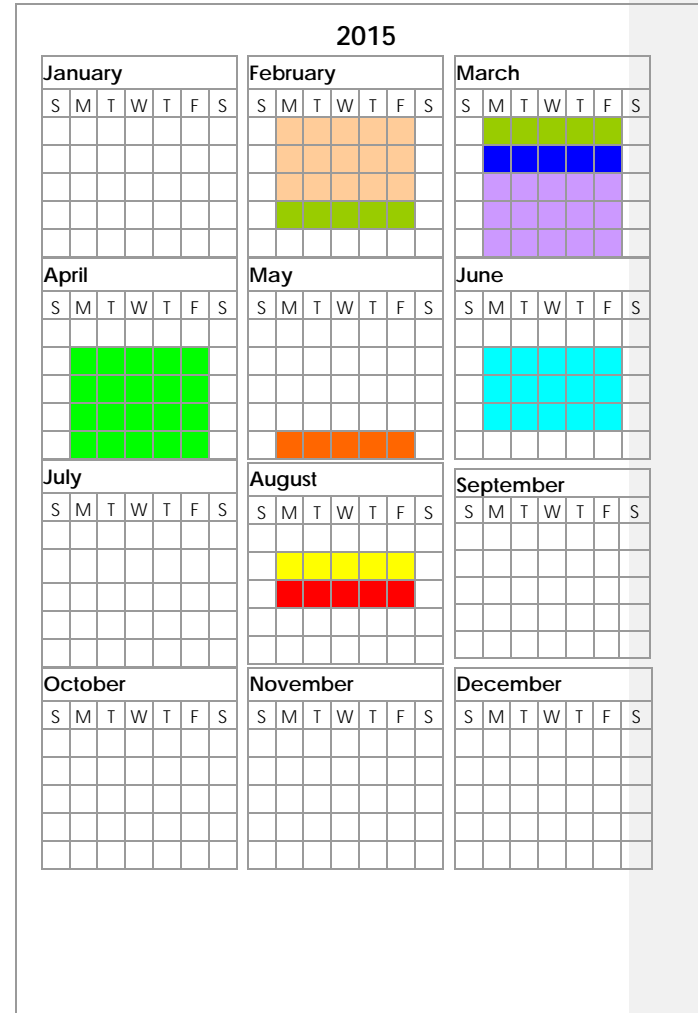
1. Stress to the Landscape Plants
2. Received Precipitation
3. Life Cycle of Plant Materials
4. Pests

NOTE: This is a conceptual plan which may be adjusted as needed or required to conservatively manage while protecting the landscaping. Modifications will be discussed with the Landscaping Committee

	EVENT TIMING
Spring Pre-emergent Application: starts first week of February apply Pendulum 3.3 EC at label rate for 6 mo. control	1 st week of February until completed. Approximately 3-4 wks.
Inspect pinion trees and all pines for insect damage: Scale insects, bark beetles, Ips. Beetles, etc. Upon approval perform application.	Last week in February to first week in March
Apply Carbaryl 4F at label rate for control of pinion insects.	Second week in March
Spring turf fertilizer: Fertilize turf with complete turf fertilizer, Best Turf Supreme 16-6-8. 5-6# product per 1000ft ² .	Third and fourth week in March.
Fertilize trees and shrubs: Triple Pro 15-15-15, unless soil tests require alternative.	Start second week in April until complete
Fertilize Turf: Best Turf Supreme 15-5-7 with BestCote Slow release.	Last week in May
Grub control for turf and landscaped areas: 2-3 weeks after peak flight. Apply to identified areas.	Approximately 2-4 th week in June
Fall Pre-emergent Application: starts first week of August apply Pendulum 3.3 EC at label rate for 6 mo. control	First week of August until completed.
Fall Turf fertilizer: Winter blend: Autumn K 22-4-22 (Complete Fertilizer with slow release Nitrogen). Post emergent weed control. Round-up Pro mixed at 2.5 % concentration.	Second Week in August until completed. Throughout growing season

All Timing of events is approximate. Actual timing of all events is dependent upon seasonal monthly and daily weather conditions.

All materials subject to change due to availability and control needs.



Appendix B – Annual Irrigation Baseline Planning Chart

Irrigation Activity Plan

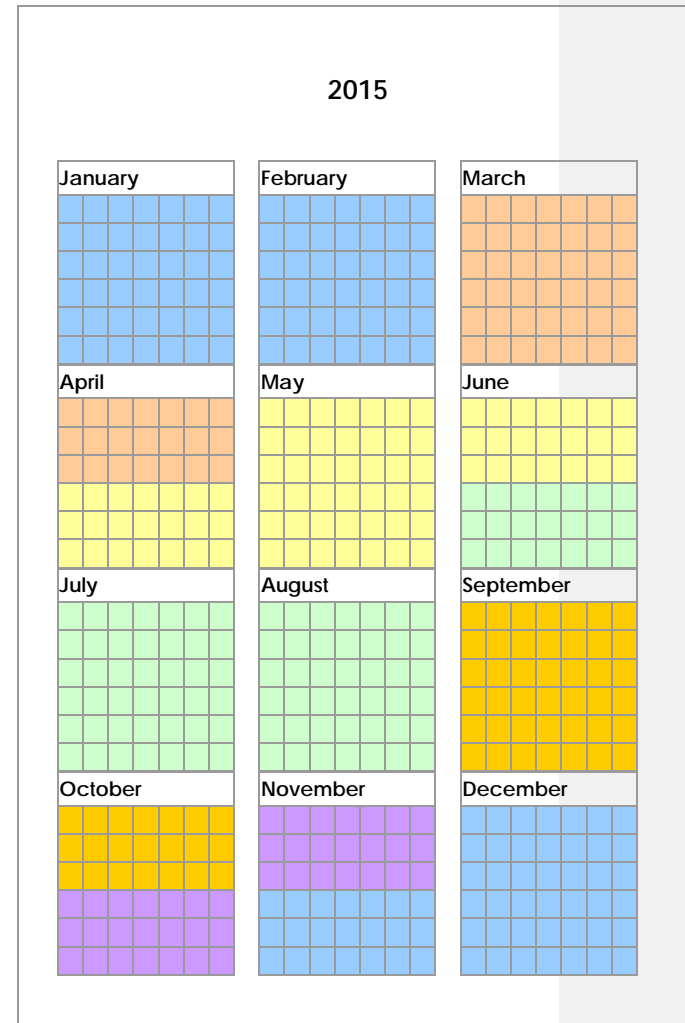
This is the conceptual plan for irrigation management for PLCA accounting of the known variables which may impact deliverables. The variables effecting irrigation are as follows:

5. Air Temperature
6. Received Precipitation
7. Life Cycle of Landscape
8. Soil Type

NOTE: This is a conceptual plan which may be adjusted as needed or required to conservatively manage while protecting the landscaping. Modifications will be discussed with the Landscaping Committee

Irrigation systems will be shut down during the monsoon season when soil moisture levels reach predetermined levels. Irrigation practices will conform to Prescott area standards.

IRRIGATION EVENT PHASE	ANTICIPATED EVENT
Winter Event #1- Trees & Shrubs 1x per Month for 90 minutes Lawn & Turf 1x per Month for 30 minutes	2 nd week of November through end of February
Spring Event #2 – Audit Irrigation systems & pressurize Trees & Shrubs 1x per week for 45 minutes Lawn & Turf 1x per week	1 st of Mid March through 2 nd week of April
Spring Event #3 – Start-up irrigation full time activity Trees & Shrubs 3x per week for 45 minutes Lawn & Turf 4x per week for 45 minutes	2 nd week of April through 2 nd week of June
Summer Event #4 – Trees & Shrubs 3x per week for 90 minutes Lawn & Turf 6x per week for 40 minutes **If no precipitation for an extended amount of time, watering at night might be necessary.	2 nd week of June through End of August
Fall Event #5 – Trees & Shrubs 2x per week for 45 minutes Lawn & Turf 4x per week for 15 minutes	1 st of September through 2 nd week of October
Winter Event #6 - Reduce irrigation activity Trees & Shrubs 1x per month for 20minutes and Lawn & Turf	2 nd week of October through 2 nd week of November



Appendix C – City of Prescott Line of Sight Guidelines

The minimum sight line guidelines are defined in the City Land Development Code. These are for simple square intersections and do not take into account medians, curves, and rolling terrain. Sight line modifications will be made by the LMAC as needed based on annual inspections or reported problem areas.

Community standard is 3' high max 200' sight line.

Appendix D - Landscape Maintenance Schedule

Note – Required services are described in text

Description Of Maintenance Required	Frequency of Service					
	Class 1 Turf	Class 2 Landscaped Plants	Class 3 Native Areas	Class 4 Drainage Areas	Class 5 Minimal Maint. Natural Areas	Class 6 Parks & Trails
Mow Weekly	Growing Season					
Fertilize	Spring, Summer, Fall	As Needed				
Insect/Disease Control	As Needed	As Needed				
Remove Litter	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed
Aerate	Spring and/or Fall					
De-Thatch	Spring and/or Fall					
Prune & Thin		Annually / As Needed				
-Trees		As Needed				
-Shrubs		As Needed				
-Perennials		Annually				
-Grasses						
Weed Control		Spring and Summer				
-Pre-Emergent		As Needed	As Needed	Annual/SpringAs Needed		Biannually
-Post-Emergent	As Needed		As Needed	June - Sept	(Biannually /As Needed)	Biannually
Line-Trim		As Needed	As Needed	As Needed		Annually
Remove Plant Debris	As Needed		As Needed	As Needed		As Needed

Please note: On the schedule above, “As Needed” also indicates “As Directed by Management.”

Appendix E – Prescott Lakes Maps (Filed On-Site at Management Company’s Office)

1. Community Wide Common Area Maps
2. Community Wide Irrigation/Valves/Zones Maps
3. Community Wide Landscape Services Cycle Map

Appendix F – Landscape Classifications in Community Common Areas

- Class 1** **Turf grass areas** requiring high maintenance to achieve aesthetic appearance with frequent watering from sprinklers or spray nozzles, weekly mowing and periodic de-thatching, aeration and fertilization.
- Class 2** **Landscaped areas with drip irrigated trees, bushes and perennial flowers and grasses.** These areas may have decomposed granite, native soil, crushed rock or a combination of these on the soil surface. These areas require moderate landscape maintenance with frequent observation to assure adequate irrigation, control weeds, insect or disease damage, trim/prune plants, and manage erosion problems.
- Class 3** **Native and hydro-seeded areas** requiring minimal annual or semi-annual maintenance as needed or directed. Undisturbed areas with native trees, bushes and grasses do not require irrigation and need annual trimming, debris removal, and control of invasive weeds. Areas adjacent to private properties require trimming, debris removal and treatment of invasive weeds as needed or directed during the growing months.. Scraped areas that use hydro-seeding to achieve a native appearance may require irrigation and weed control for several years before being maintained as native areas.
- Class 4** **Drainage areas** requiring minimal annual maintenance. West and east side drainage areas include culverts, drainage ditches, arroyos, retention ponds, slopes, rip-rap and other erosion control areas which need maintained to be free of invasive weeds, debris and obstructions.
- Class 5** **Minimal Maintenance Natural Areas** – Due to topography would be maintained every two years or less (i.e. the steep slope between Solstice Drive and Trinity Rose in the Pinnacle Views neighborhood).
- Class 6** **PL has three soft trails**-Vista View, Sarafina Power line and Panorama. Vista View and Sarafina trails shall have periodic weed control maintenance as directed by the Community Manger or Landscaping Committee.
- (PL has 8 major soft trails and several neighborhood connectors. All trails/connectors shall have /post emergent applied four times per year as directed by Trails Coordinator or LMAC.)**

Appendix G – PL Plant/Tree Density Replacement Guidelines for Common Areas

PRESCOTT LAKES PLANT AND TREE DENSITY REPLACEMENT GUIDELINES FOR COMMON AREAS

November 2010

Prepared by Prescott Lakes Landscape Advisory Committee

PURPOSE:

The purpose of these guidelines is to establish a process for replacing plants, trees, shrubs, and ground cover as well as removing turf within the Prescott Lakes Common Areas.

PREMISE:

Any existing or dead plant/tree does not equate to a replacement, especially of a like kind. Prescott Lakes' and City of Prescott's major initiatives for water conservation and utilization of drought resistant plants will primarily drive the decision for any landscaping conversion or replacement activity.

REMOVAL/REPLACEMENT RATIONALE:

Plants/Trees may be removed for a number of reasons; including death, disease, poor growth, sight-line obstruction, aesthetics, water usage and excessive density. Plants removed because of density issues will not be replaced (refer to the following *Standard Density Guideline Formula for 500 sq. ft. area*). Plants/Trees that obstruct sight-lines will not be replaced with like kind but, for example, may be replaced with a low shrub. Aesthetics, water usage, plant grouping, seasonal flowerings/foliage, area adaptability, full growth size, plant cleanliness/root structure are all factors that will be considered when choosing a replacement. Further, the use of boulders, various sizes of hardscape rock and rolled terrain provide viable alternatives for any plant/tree replacement.

IDENTIFYING PLANTS/TREES FOR REMOVAL:

The Prescott Lakes Landscaping Services Provider and the HOA Community Manger have operational responsibility for monitoring the Common Areas and identifying plants/trees that are not doing well or landscaping areas that need maintenance attention. The LMAC will do regular monitoring of all Common Areas and provide input to community Manager and Landscape Provider as appropriate. Homeowners are also an important source for reporting landscaping issues and/or recommendations, following the normal process, to their respective Voting Members.

REPLACEMENT APPROVALS AND SCHEDULING:

Any plant/tree replacements will be chosen from a approved list prepared by the LMAC (refer to Appendix H) which are more drought resistant, require low water usage and exhibit proven

health survival for the Northern Arizona desert area. To maximize cost effectiveness, replacements should be scheduled once or twice per year during those periods of the year when optimal chance of survival is greatest. This approach will maximize savings from bulk purchases and more efficient use of labor and equipment. Further, scheduling will normally be done during low landscaping maintenance periods, namely; Sep thru April. Major projects that require extra labor or equipment by the Landscape Service Provider will be reviewed by the LMAC for justification and final recommendation will be made to the PLCA Board for approval.

INSTALLATION:

All plantings should be according to established recommended practices to ensure maximum health growth, including adequate “well-base” for all trees. Because of the normal rocky soil conditions in this area, the size of the planting hole relative to the plant ball is a major consideration that the installer must address as well as appropriate fertilization and added soil supplements. Further, irrigation drip lines must be installed so that they can be moved outward as the plant/tree system expands.

TURF REMOVAL:

This section applies to turf areas in the PLCA Common Areas, which are not designated as parks, recreation or neighborhood congregation areas. The recommended converted areas include roadway boulevards, roundabouts, entrance to neighborhoods and other areas where turf is only a “decorative” feature. Matching granite with weed fabric will be used to replace turf, along with low water usage and decorative native plants and boulders, as appropriate. Drip irrigation will be added for new plants. Consideration may be given to use of artificial turf in special situations.

PARCEL DEVELOPER LANDSCAPING PLANS:

The ARC and LMAC will review all new plans presented by all developers and will provide input based on the above established guidelines.

Standard Density Guideline Formula for 500 sq. ft. area

Based on a review of all PLCA existing Common Areas, the LMAC has established the following general Plant/Tree Standard for any 500 sq. ft. area which should be the basic formula for determining final plantings.

	Minimum	Maximum
Plants--	5	7
Small	4	5
Tree	2	4
<u>Total</u>	<u>11</u>	<u>16</u>

NOTE: This standard is a guide only and the type of zone will provide further direction as to the most desirable number/type of planting and need for replacement based aesthetics, terrain, safety and geographic location. The LMAC also recommends that the Association should strongly consider more trees than plants when planning replacements.

The following factors should be considered by the landscaper/installer when doing initial or replacement plantings:

- Large plants should not hide smaller plants-particularly along roadways-considering the eventual view from the roadway
- Avoid planting shrubs under trees considering full growth
- Finish grade of all planting areas should be 1" below adjacent paving or curb.
- Avoid tall plants at intersections or turns to maintain maximum visibility
- Minimize the number of species but give consideration to color
- Trees should not be planted within 3' of a curb or sidewalk
- Trees should be planted approximately 40-50' apart and water test all holes to ensure adequate drainage.
- Install separate irrigated zones for trees vs. shrubs
- Plants at full growth should not extend beyond curbs or into sidewalks
- Provide adequate drainage swales for steep slope areas, including medians-Slopes greater than 3:1 to receive jute-netting and binder applied to appropriate seed mix.

Appendix H – Approved Plant List

EVERGREEN TREES

Common Name/ <i>Latin Name</i>	Height/ Width (ft)	Water Usage	Color/ Season
Alligator Juniper <i>Juniperus deppeana</i>	40 x 20	Low	Non-descript
Arizona Cypress <i>Cupressus arizonica</i>	40 x 20	Low	Non-descript
Austrian Black Pine <i>Pinus Nigra</i>	60 x 20	Medium	Cones/yellow brown
Blue Spruce <i>Dwarf – Baby Blue Eyes -- pinaceae</i>	20 x 10	Low	Non-descript
Colorado Blue Spruce <i>Picea pungens glauca</i>	60 x 30	Low to Medium	Gray-blue foliage
Deodar Cedar <i>Cedrus deodara</i>	70 x 40	Medium	Non-descript
One Seed Juniper <i>Juniperus monosperma</i>	20 x 20	Low	Non-descript
Pinyon Pine-Single leaf <i>Pinus monophylla</i>	50 x 50	Low	Small cones
Spartan Juniper <i>Juniperus chinensis</i>	20 x 10	Low to Medium	Non-descript
Utah Juniper <i>Cupressaceous steosperma</i>	50 x 30	Low	Cones -bluish w/berries

DECIDUOUS TREES

Common Name/ <i>Latin Name</i>	Height/ Width (ft)	Water Usage	Color/ Season
Arizona Sycamore <i>Platanus wrightii</i>	80 x 50	Low	Non-descript
Autumn Blaze Maple <i>Acer freemanii</i>	50 x 50	Medium	Burgundy leaves- Fall
Chaste <i>Vitex agnus-castus</i>	20 x 20	Medium	Blue or lilac blue/Autumn
Catalpa <i>Catalpa speciosa</i>	60 x 30	Medium	White w/pink Early Spring
Desert Willow <i>Chilopsis linearis</i>	25 x 10	Low	Lavender -Spring
Emory Oak <i>Quercus emoryi</i>	60 x 60	Low	Acorns
Flowering Pear <i>Prunus calleryana</i>	50 x 30	Medium	White flower - Spring
Gambel Oak <i>Quercus gambeli</i>	30 x 15	Low	Acorns
Goldenrain Tree <i>Koelreuteria paniculata</i>	25 x 15	Medium	Open branching, interesting yellow flowers
Honey Locast - Sunburst <i>Gleditsia triacanthos</i>	70 x 50	Medium	Yellow leaves Fall
London Plane Sycamore <i>Platanus x. acerifolia</i>	50 x 50	Medium	Non-descript
Maidenhair tree <i>Ginkgo biloba</i>	35 x 35	Low to medium	Plant male trees - Yellow fall color
Mimosa <i>Albizia julibrissin</i>	25 x 25	Medium	Pink - May-July
Oklahoma Redbud <i>Cercis reniformis</i>	30 x 25	Medium	Pink/Purplish -Early Spring
Purple Leaf Plum <i>Prunus sp.</i>	20 x 15	Medium	Showy pink flowers Spring
Raywood Ash <i>Fraxinus oxycarpa</i>	40 x 25	Low	Compact tree with lollipop form, attractive fall color

SHRUBS

Common Name/ <i>Latin Name</i>	Seasonality	Height/ Width (ft)	Water Usage	Color/ Season
Apache Plume <i>Fallugia paradoxa</i>	Evergreen	2-6 ft	Low	White Flowers April-June
Artemisia – Powis Castle <i>Artemisia arborescens</i>	Deciduous	2-3 ft	Low	Gray
Autumn Sage <i>Salvia greggii</i>	Deciduous	3-4 ft	Low	Red Flower Spring/Summer
Blue Mist - “Dark Knight” <i>Caryopteris x clandonensis</i>	Deciduous	3-5 ft	Medium	Blue flower Summer
Bridal Wreath Spirea <i>Spiraea prunifolia</i>	Deciduous	6-8 ft	Medium	White flower Spring
Burning Bush <i>Euonymus alata</i> “compactus”	Deciduous	6-10 ft	Medium	Red leaves Fall
Butterfly Bush <i>Buddleia davidii</i>	Deciduous	6-8 ft	Medium	Purple flower Summer
Cinquefoil <i>Potentilla fruticosa</i>	Deciduous	2-3 ft	Medium	Yellow flower Spring/summer
Cliff Rose <i>Purshia stansburiana</i>	Evergreen	3-12 ft	Low	White flower Spring
Desert Spoon <i>Dasyliirion wheeleri</i>	Evergreen	4-7 ft	Low	Yellow flower Spring
Evergreen Euonymus <i>Eyonymus japonica</i>	Evergreen	6-8 ft	Medium	Non-descript
Forsythia Intermedia <i>Forsythia x intermedia</i>	Deciduous	3-8 ft	Medium	Yellow flower Spring
Germander <i>Teucirum canadense</i>	Deciduous	1-3 ft	Medium	White, Pink flower May-August
Golden Privet <i>Ligustrum vicaryi</i>	Evergreen	5-6 ft	Medium	Gold and green leaves
Heavenly Bamboo <i>Nandina domestica</i>	Evergreen	5-8 ft	Medium	Turns scarlet with the cold

SHRUBS (continued)

Common Name/ Latin Name	Seasonality	Height/ Width (ft)	Water Usage	Color/ Season
Indian Hawthorne Pink Lady <i>raphiolepis indica</i>	Evergreen	3-4 ft	Medium	Pink flower-Spring; Fall dark blue berries
Lemonade Berry Bush <i>Rhus integrifolia</i>	Evergreen	5-7 ft	Medium	Pink flower - Spring
Lowfast Cotoneaster <i>Cotoneaster dammeri</i>	Evergreen	12-18 inches	Low	White flower Spring
Manzanita –Howard McMinn <i>Arctostaphylos densiflora</i>	Evergreen	4-10 ft	Low	White to pink flowers Winter
Mock Orange <i>Philadelphus virginalis</i>	Deciduous	6-8 ft	Medium	White flower Summer
Mountain Mahogany <i>Cercocarpus montanus</i>	Evergreen	8-15 ft	Low	Yellow flower Spring
Mountain Ninebark <i>Physocarpus monogynus</i>	Deciduous	2-3 ft	Low	White flower Summer
Mugo Pine <i>Pinus mugo</i>	Evergreen	15-20 ft	Low	Non-descript. Do not use Dwarf version. High failure rate.
Ninebark – Coppertina <i>Physocarpus opulifolius</i> “Minda”	Deciduous	7-8 ft	Medium	White flower Red/orange Fall color
Oregon Grape Holly <i>Mahonia aquifolium</i>	Evergreen	6-4 ft	Medium	Yellow flower in spring- foliage turns bronze in fall and winter
Oregon Grape Holly <i>Mahonia aquifolium</i> ‘compacta’	Evergreen	3-4 ft	Medium	Yellow flower in spring- foliage turns bronze in fall and winter
Parney Cotoneaster <i>Cotoneaster lacteus</i>	Evergreen	6-10 ft	Low	White flower Spring
Point-leaf Manzanita <i>Arctostaphylos pungens</i>	Evergreen	6-8 ft	Low	Pink/white flower Spring

SHRUBS (continued)

Common Name/ <i>Latin Name</i>	Seasonality	Height/ Width (ft)	Water Usage	Color/ Season
Purple Smokebush <i>Cotinus coggygria</i>	Deciduous	3-6 ft	Medium	Purple leaves
Pyracantha <i>Rosaceae</i>	Evergreen	4-12 ft	Medium	Red berries, can be trained as a vine
Rabbitbush <i>Ericameria nauseosus</i>	Evergreen	5-5 ft	Low to none	Yellow flower Summer
Red Tip Photinia <i>Photinia fraseri</i>	Evergreen	8-12 ft	Medium	New growth is red tipped
Red Yucca <i>Hesperaloe parviflora</i>	Evergreen	3-5 ft	Low	Red flower spikes
Rosemary – Upright <i>Rosmarinus officinalis</i>	Evergreen	4-6 ft	Low	Blooms all year Blue-Violet
Rose of Sharon <i>Hibiscus syriacus</i>	Deciduous	8-10 ft	Medium	White/Purple flower- Summer
Sea Green Juniper <i>Juniperus x pfitzeriana</i>	Evergreen	4-6 ft	Low	Non-descript
Silk Tassel <i>Garrya wrightii</i>	Evergreen	8-15 ft	Low	Dark blue fruits
Snakeweed <i>Gutierrezia sarothrae</i>	Deciduous	1-2 ft	Low	Yellow flower Summer
Turpentine Bush <i>Ericameria laricifolia</i>	Evergreen	3-4 ft	Low	Yellow flower Fall
Western Sand Cherry <i>Prunus besseyi</i>	Deciduous	6-8 ft	Medium	White flower Spring
Winterfat <i>Ceratoides lanata</i>	Evergreen	2-3 ft	Low	Seeds white Fall, Winter

ACCENT PLANTS

Common Name/ <i>Latin Name</i>	Seasonality	Height/ Width (ft)	Water Usage	Color/ Season
Agave <i>Agave harvardiana</i>	Perennial	1-3 ft	Low	Gray-green leaves
Blackfoot Daisy <i>Melampodium leucanthum</i>	Perennial	6-12 inches	Low	White/Yellow flower -Summer
Blanket Flower <i>Gaillardia aristata</i>	Perennial	18-24 inches	Medium	Yellow to Red flower – Summer, Fall
Blue Flax <i>Linum lewisii</i>	Perennial	12-24 inches	Low	Blue flower Summer
Carpet Roses –Red <i>Rosa noatraum</i>	Evergreen	18-24 inches	Medium	Red flower Spring-Fall
Coneflower <i>Echinacea purpurea</i>	Perennial	1-2 ft	Low	Purple flower Late summer
Coral Penstemon <i>Penstemon superbus</i>	Perennial	4-6 ft	Medium	Coral flower Late Spring- Summer
Coreopsis Tickseed <i>Coreopsis grandiflora</i>	Perennial	18-24 inches	Medium	Yellow flower Summer-Fall
Daylily, Dwarf variety <i>Purple d'oro, L'il Business - hemerocallis</i>	Perennial	2 ft	Medium	Purple or Red flower, Spring- Summer
Desert Zinnia <i>Zinnia acerosa</i>	Perennial	8-10 inches	Low	White to Yellow flower Spring-Fall
Firecracker Penstemon <i>Penstemon eatonii</i>	Perennial	1-4 ft	Medium	Red flower Late Spring-Summer
Germander <i>Teucrium chamaedrys</i>	Evergreen	6-12 inches	Medium	Pink flower Mid Summer Early Fall
Golden Coreopsis <i>Coreopsis tinctoria</i>	Perennial	1-3 ft	Medium	Yellow, red centers Mid summer-Fall

ACCENT PLANTS (continued)

Common Name/ Latin Name	Seasonality	Height/ Width (ft)	Water Usage	Color/ Season
Gaura <i>Gaura lindheimeri</i> <i>Guara siskiyou</i>	Perennial	2-4 ft	Medium	Pink or white flowers - Summer
Lamb's Ear <i>Stachys byzantina</i>	Perennial	6-8 inches	Medium	Gray foliage – Pink flowers in Spring
Lavender <i>Lavendula angustifolia</i>	Perennial	2-3 ft.	Medium	Purple flower Summer
Mexican Hat <i>Ratibida columnaris</i>	Perennial	2-3 ft	Low	Red/Yellow June-September
Palmer's Scented Penstemon <i>Penstemon palmeri</i>	Perennial	4-6 ft	Low to Medium	Pink flower Late Spring- Summer
Parry's Penstemon <i>Penstemon parryi</i>	Perennial	8 in to 2 ft	Low to Medium	Pink blooms summer
Red Hot Poker <i>Kniphofia uvaria</i>	Perennial	18-24 inches	Medium	Orange, red, yellow – early summer
Red Valerian <i>Centranthus ruber</i>	Perennial	2 ft.	Low to Medium	Red flower – Late Spring-Early Fall
Yarrow <i>Achillea millefolium</i>	Perennial	1-2 ft	Low to Medium	Many flower colors Summer-Fall

VINES/GROUNDCOVER

Common Name/ <i>Latin Name</i>	Seasonality	Height/ Width (ft)	Water Usage	Color/ Season
Blue Carpet Juniper <i>Juniperus squamata</i>	Evergreen	1ft/5ft	Medium	Silver blue foliage
Blue Chip Juniper <i>Juniperus horizontalis</i>	Evergreen	6ft/8 ft	Low	Silver blue foliage
Carpet Rose - Red <i>Rosa noatraum</i>	Semi- Evergreen	3ft/3ft	Medium	Red flower Summer
Dwarf Plumbago <i>Ceratostigma plumbaginoides</i>	Semi- Evergreen	1ft/1-½ ft	Low to medium	Green foliage turns bronze, blue flower, booms late summer
Emerald Carpet Manzanita <i>arctostaphylos</i>	Evergreen	1ft/6ft	Medium	Non-descript
Hall's Honeysuckle <i>Lonicera halliana</i>	Evergreen	2ft/30ft	Low	Yellow flower Summer
Japanese Honeysuckle <i>Lonicera japonica</i>	Evergreen	2ft/50ft	Medium	White flower Summer
Lavender Cotton <i>Santolina chamaecyparissus</i>	Evergreen	2ft/3ft	Low to medium	Gray foliage, yellow button-like flowers, avoid heavy clay
Lowfast Cotoneaster <i>Cotoneaster dammeri</i>	Evergreen	3ft/4ft	Medium	White flowers Spring
Orchid Rockrose <i>Cistus purpureus</i>	Evergreen	5ft/7ft	Medium	Lilac flower Spring
Oregon Grape Creeping <i>Mahonia repens</i>	Evergreen	2ft/30ft	Low	Yellow flower Spring
Rock Cotoneaster <i>Cotoneaster horizontalis</i>	Evergreen	3ft/12ft	Low	Red berries in Fall
Trumpet Vine <i>Campsis radicans</i>	Deciduous	30ft/30ft	Medium	Orange flower- Summer
Vinca Minor <i>Vinca minor</i>	Evergreen	6 in./18in.	Low	Bluish flower, spring, summer
Virginia Creeper <i>Parthenocissus inserta</i>	Deciduous	1ft/30ft	Low	Greenish flower- Spring Summer

NATIVE GRASSES

Common Name/ <i>Latin Name</i>	Seasonality	Height/ Width (ft)	Water Usage	Color/ Season
Banana Yucca <i>Yucca baccata</i>	Evergreen	6ft/6ft	Low	White flower
Bear Grass <i>Nolina microcarpa</i>	Semi- deciduous	3ft/6ft	Low	Flower stalks up to 8 ft
Blue Grama <i>Bouteloua gracilis</i>	Semi- deciduous	18in/2ft	Low	Yellow July-October
Blue Oat Grass <i>Helictotrichan sempervirens</i>	Semi- deciduous	20-24 inches tall	Low	Foliage is blue, flowers in June –August
Deergrass <i>Muhlenbergia rigens</i>	Semi- deciduous	3-6 ft tall 2ft. plumes	Low	Yellow bloom April- September
Little Bluestem <i>Schizachyrium scoparium</i>	Semi- deciduous	3-ft tall	Low	Autumn foliage. Blooms: June-December
Mexican Feathergrass <i>Stipa tenuissima</i>	Semi- deciduous	2-3 ft. tall	Medium	White June-September
Muhly Grass <i>muhlenbergia lindheimeri 'leni' and 'regal mist'</i>	Semi- deciduous	2ft/4ft	Low	Pink blooms - fall
Overdam Feather Reed Grass <i>Calamagrostis acutiflora</i>	Semi- deciduous	2-3 ft. tall	Medium	Arching foliage to 18- 24" tall, spring flower
Parry's Agave <i>Agave parryi</i>	Semi- deciduous	2 ft tall	Low	Large stalks 10-15' above foliage
Side Oats Grama <i>Bouteloua curtipendula</i>	Semi- deciduous	1-3 ft. tall	Low	Blue-green leaf turns purple or red in Fall
Western Wheatgrass <i>Pascopyrum smithii</i>	Semi- deciduous	1-3 ft tall	Medium	Yellow May-June

This list is not all inclusive. Other trees/plants that are drought resistant, and have proven growth experience, can be considered for installation.

APPENDIX I - Snow Removal Plan

The objective is to provide service to the neighborhoods responsible for street maintenance (Brookside, Cottages, Creekside, Estates, Parkside & Willow Park). The goal is to provide cost effective service slightly better than what is provided by the City.

The goal has always been to establish a basis or community-wide standard which can be communicated to all Prescott Lakes owners.

Landscape Maintenance Vendor agrees to provide for snow removal services:

1. Two truck mounted plows and operators (other than the superintendent)
2. One cinder spreader,
3. Laborers as necessary
4. One small utility vehicle with a plow for the sidewalks/mail clusters.

When Snow Removal Activities should begin:

1. At 2:30 PM, when snow is accumulating past 3" in depth with a weather forecast for additional accumulation and/or colder temperatures (above 35 degrees)
 - Landscape Maintenance Vendor will make a single pass in and out (approximately 14-16' width) through each community with a truck mounted plow without further instruction.
 - The gate vendor will be instructed to open all gates,
2. At 4:30 PM when snow is accumulating past 3" in depth and the weather service is forecasting additional accumulations over night,
 - A determination will be made by the; Community Manager, Land Management Committee Chair and the Landscape Maintenance Vendor Superintendent. If accumulation is near or greater than .5" per hour an attempt will be made to plow the neighborhoods. Otherwise, the Landscape Maintenance Vendor will mobilize first thing the following day, plowing will begin no earlier than 4:30 am.
3. If a determination is made by the Community Manager, Land Management Committee Chair and the Landscape Maintenance Vendor Superintendent, snow removal activities will be increased, either the frequency of plows or the amount of equipment dedicated to the event.

Communication

1. All PLCA owners will be directed to email and the website for all updates.
2. Upon receiving a forecast for snow or ice accumulation an email will be distributed via **Neighborhood Voting Members** and posted on the website, the email shall contain at a minimum, (a) storm forecast and prepared response (b) telephone contact information for emergencies only.
3. Updates will be posted and communicated every 4 hours-in this regard, it will be the responsibility of the **Neighborhood Voting Members** to advise the Community Manager/ Landscape Maintenance Vendor Superintendent of any special situation that requires immediate attention.

Icing Conditions

1. Annually, prior to December, the Landscape Maintenance Vendor will pre-stage two (2) loads of cinders in locations specified by the Community Manager and the Land Management Committee Chair.
2. In the event that there are icing conditions, the Community Manager will direct the gates to be opened until a determination is made between the Community Manager and the Land Management Committee Chair that there is no longer any chance of gate damage.
3. The spreading of cinders will be at the determination of the Community Manager and the Land Management Committee Chair, as conditions necessitate. Input will be used in making this determination, such as; owner input, actual site conditions and neighborhood input. Mailbox clusters will be a top priority.

Sidewalks

1. The association will only conduct snow removal activities on the following sidewalks(all of which are part of the Community's Trail System:
 - a. Smoke Tree Lane
 - b. Prescott Lakes Parkway (from Willow Lake Road to Hwy 89)
 - c. Sarafina
 - d. Solstice
 - e. Trail Walk
 - f. Northridge (within the Estates neighborhood)
 - g. Blooming Hills Drive
2. Snow removal on the sidewalks shall be done on the first regularly scheduled Maintenance Day unless otherwise requested by the Community Manager due to snow accumulation.
3. Snow removal on the sidewalks shall be done with equipment at the proper rate. There shall be no charge for the piece of equipment, the operator, or any manual labor on regularly scheduled maintenance days (Monday-Friday).

Additional Considerations

1. The Land Management Committee along with the Community Manager and the Landscape Maintenance Vendor shall meet annually to determine what adjustments, additions or modifications shall be made to the snow removal plan. It is understood this is a general plan and modifications can and will be made based on actual weather conditions.
2. The snow removal plan shall be communicated to the residents annually via the newsletter and the website.

Snow Removal Rates

Snow Removal Rates (labor and equipment) for weekdays and weekend/holidays will be reviewed and confirmed each year by the Community Manager.

APPENDIX J - Special Neighborhood Landscape Services and Considerations

The following are general descriptions of key portions of landscaping within individual neighborhoods at Prescott Lakes. In some cases the examples used are for 'special requirements by neighborhood', which are not included within the Community-Wide Minimum Standards. The Landscaping Maintenance Contract must include these additional specific areas of maintenance.

Brookside

The areas between the stacked retaining walls should not have permanent irrigation systems, trees, or non-native plants. Careful maintenance and care should be provided to these areas to ensure potential damage to the retaining walls is minimized.

When the original irrigation systems are repaired, the 'solid PVC type' components should be replaced with flexible 'poly and ¼ inch drip' lines.

Cottages

The Cottages has several sizable side slope common areas which originally had irrigation for both hydro-seed and irrigated trees and shrubs. Some of the slopes have the irrigation shut off because the hydro-seed did not take, and the irrigated trees and shrubs are mostly dead. The neighborhood has requested some of these established areas to be treated more like 'Natural Areas' requiring less maintenance. The remaining side slope areas with established plants require the drip irrigation to function as well as to have fertilizer applied twice per year. The irrigation risers are shut off and not currently in use.

Irrigated trees and shrubs in The Cottages are within decomposed granite ground cover areas, which require occasional replenishment of the ground cover/rock. Replenishment labor and materials should be considered a part of routine maintenance and, when determined needed, an estimate for replenishment should be generated for Association review.

There are fences between the private residences and the Golf Course which are The Cottages Common Area. However, these fences do not have a common area strip of land as part of the fence. Only the fence itself is common area. Occasional inspections are required to ensure the lower rail of the fence has clearance above the ground. The Golf Course takes care of the trimming along the fences.

The City has a guideline that the vegetation on both sides of walls and fences should be cut back, as to not create a fire hazard next to the wall or fence.

The Golf Course cart path passes through the Cottages from holes 9-11. The neighborhood is responsible for the landscaping maintenance along the path while it passes through the 'limited common area'.

The Cottages has several remaining silt fences and wattles as part of the original construction. These are to remain 'intact' with limited maintenance until the neighborhood initiates a permanent solution to each remaining segment.

Creekside

Creekside has replaced its common area turf with irrigated trees and shrubs. The neighborhood entrance has 120 VAC powered lighting for the monument sign. Lighting maintenance is handled by a vendor separate from the landscape vendor. A common area landscaped strip is along Northridge Drive and requires ongoing trimming and maintenance. The water feature mechanical, ponds, and effluent water are

maintained under a separate contract. The Estates is responsible for the landscaping and irrigation along the water feature.

Estates

Maintenance of empty lots within the Estates is the responsibility of the individual lot owners and should not to be included. The exception to this is the first five to ten feet along either side of Northridge Drive. These areas should be kept clear with a line trimmer on an 'as-needed' basis, but at least twice per year.

The area on both sides of the pedestrian/cart path from Northridge Drive along the Estates/Creekside Water Feature should be inspected weekly during growing season. The installation of slow growing native plants eliminates the need for weekly plant maintenance.

Although the Golf Course cart path that crosses through the Estates on holes 17-18 and 5-6 is maintained and irrigated by the Golf Course, the landscaping and plants are within the Estates common area. These areas are to be maintained as part of the Estates landscaping contract. The native plants require trimming on an 'as needed' basis versus a fixed schedule, to maintain a "manicured" appearance.

The sidewalk between Blooming Hill Dr. gate and Smoke Tree gate and the sidewalk along the Creekside water feature are part of the Prescott Lakes Trails System and during snow events are to be cleared consistent with **Appendix I** Snow Removal Plan for all sidewalks along major arteries within Prescott Lakes.

Lakeside

Lakeside has a sizeable amount of common area with irrigated trees and shrubs. In addition, a 125 foot easement for the APS power line provides a large amount of open space and is part of the Prescott Lakes Master Common Area for maintenance. There is a combination of irrigated trees and shrubs, dirt drainage ditches, and hiking trails which require routine maintenance.

Parkside

The main feature of Parkside is the dramatic park like entrance to the neighborhood. Maintaining the grass features is critical as it requires a very careful balance on water usage. . While in the heat of summer some brown areas are expected on the high points. The overall turf appearance must be maintained. There are also large drainage ditches along both sides of Lancaster that contain rip-rap and must be maintained for weeds as well as silt from runoff.

There is another common area at the North end of Lancaster that is not landscaped but must be maintained for weed control. There are several circles in the road system that also must be maintained for weed control. The cracks between the asphalt and concrete curb need to be sprayed several times per year to kill weeds.

Nine common area street islands do not have 'in ground' irrigation systems. These areas need to be watered by hand with a water tank vehicle during periods of drought or the appearance of plant stress.

One of the Parkside irrigation system valves partially supports Master Common Area Trees (about 36 trees) along Blooming Hills. The water usage billing is pro-rated by HOAMCO staff.

Stoney Creek

The Stoney Creek neighborhood begins at the west entry along Smoke Tree Lane to Prescott Lakes and ends at the Golf Course Maintenance yard before the Brookside neighborhood. The monuments and landscaping near the entrance has a maintenance easement for the Association from the adjacent owners.

The responsibility for the drainage along Smoke Tree is a mixture of property owner, PLCA common area, and City. Per the Development Agreement with the City, Prescott Lakes is responsible for the landscaping maintenance in the medians and outside of the curbs.

Summit

Ongoing inspections and approved 'line of sight' improvements are requested.

The west side Trail Walk is part of the Prescott Lakes Pedestrian Trail System and as such is maintained as Master Common Area. The large turf area at the Summit entrance at Mogollon and Trail Walk is maintained as Master Common Area.

The North Lakeview Drive at the south side of the Summit was not constructed as part of the Prescott Lakes Development. The property owners to the south in the Blackhawk neighborhood are responsible for maintaining their drainage and erosion control.

Willow Park Estates

Please see Appendix K

OTHER SPECIFIC LOCATIONS:

Main Water Feature

Water feature landscaping will be consistent with CW Standards including maintenance of low voltage lighting. Lighting maintenance is handled by a vendor separate from the landscape vendor. Regular maintenance of water feature pumps, lighting, etc. will be responsibility of Community Manager through contracted services.

PL Monuments

Monuments within PL common areas and surrounding areas are to be maintained consistent with CW Standards. This will include low voltage landscape lighting. Lighting maintenance is handled by a vendor separate from the landscape vendor. Maintenance of Monument signage, lighting, painting, etc. will be responsibility of Community Manager through contracted services.

Petroglyph Parks

The six Petroglyph Parks are all within PL Common Areas landscaping shall be maintained consistent with CW Standards. The Parks are an integral part of the PL Community amenities and require weekly inspection during growing season to ensure weed control, erosion repair and plant health. Mud and debris should be removed from the petroglyphs. The decomposed granite and edging requires ongoing maintenance on an as-needed cost plus basis.

APPENDIX K - Willow Park Estates Neighborhood Specific Landscape Services and Considerations

In addition to the maintenance of the common areas within Willow Park, the maintenance of the landscaping owned as part of each Townhome is Association responsibility. This makes up approximately 65% of the total landscaping maintenance area within Willow Park, with the remainder being the common area Class 1-4 areas. The Association is responsible for the maintenance of the individual Townhome unit areas, to ensure landscaping is being maintained consistently to the Community-wide minimum standards.

Some Townhomes have turf areas in both the front and rear of the units, with a majority of the remaining landscaping being 'Irrigated Trees and Bushes' within crushed granite. Since 2009 approximately 25 out of the 46 units have converted a portion of their turf to desert landscape. The maintenance, setting, and monitoring of irrigation system is also the responsibility of the landscape maintenance vendor. In some cases, full-time residents monitor their own irrigation timer settings and perform additional maintenance within their areas beyond the Community-wide standards. A timer settings log should be maintained at each unit, so the landscape maintenance vendor can monitor and maintain the consistency of appearance and health of the landscaped areas. The timer settings vary by unit based on lot positioning, amount of topsoil, turf health, etc.

There are five turf areas as part of the 'Limited Common Area'. These areas, the wildflower/native corner along Northridge, and the 10 foot perimeter strip make up the common areas. Two Solar timers and two valve boxes support the monument entrance, park near the exit gate, and perimeter.

Willow Park private lots 24, 25, 32, and 33 provide valve box and timer control for the 3 limited common area turf parcels along Crown Ridge Drive. The water supply for the common area valves connect to the main perimeter water supply along Blooming Hills. If and when electric power is turned off at a townhouse, the valves require manual operation.

Willow Park unit 13 may have overlapping irrigation on the Blooming Hills/Northridge side with the common area.

In addition to the overall standards found within the rest of this Community-Wide Landscape Standard document and the narrative above, the following should also be considered as standard landscape maintenance items in the Willow Park Estates neighborhood:

1. All grass areas are to be mowed every 7 days. There is to be no clumping of cut grass.
2. The vendor will adjust, fix or replace sprinkler heads as necessary. If needed to keep grass green on sunny versus shady areas and reduce water usage, the amount of water emitted per sprinkler head may have to be regulated. The cost of replacement heads will be billed separately. The vendor will be responsible for system maintenance, back flow system, and timers. Vendor will turn on and off system during rainy season to conserve water.
3. Grass shall be fertilized three times per year and aerated once per year. Fertilizer should be applied right after aeration.
4. Hedges along Northridge Drive are to be cut just above the top of the rod iron fence.
5. Hedges along South Blooming Hills Drive are to be trimmed to the same height as the stone columns of the wrought iron fence.
6. Small shrubs (such as the Anthony Waters Spirea) should be trimmed knee height in late June, after the first bloom.
7. Shrubs adjacent to driveways and sidewalks should be trimmed as to not pass concrete edge.

8. Larger shrubs should be trimmed as needed for a neat appearance and be trimmed between 32" and 48" depending on the shrub type.
9. Trees adjacent to building structures are to be trimmed away from rooflines and building surfaces no less than 1 foot.
10. Ornamental and fruit trees should be fertilized in April and again in Sept.
11. Flowering ornamentals, bushes and trees must be sprayed for aphids, spider mites, mildew, and other pests as necessary, after approval from the Community Manager has been received.
12. If a homeowner requests items outside this scope of landscape standards, or any additional work, they may be required to contract outside services.

APPENDIX L - Neighborhood Acreage Breakdown

PRESCOTT LAKES NEIGHBORHOOD AND STREET MAINTAINED COMMON AREAS – SQ. FT.

Please note that all measurements are approximations and are subject to change and/or correction.*

Source: Carescape Maps-11/13/11

CW STANDARDS-APPENDIX K

NEIGHBORHOODS STREET	TURF	DECOMP. GRANITE	NATIVE SOIL	RIP RAP	PARKS	TOTAL SQ. FT.
BROOKSIDE	0	2657	66908		174850	244415
COTTAGES	0	323706	458000	9896		791602
CREEKSIDE	0	42700	9920			52620
ESTATES		377888	68896			446784
LAKESIDE	5095	9211	732879			747185
PARKSIDE	27858	48359	21719			97936
WILLOW PARK (Excluding private)	8100	73149	9350			90599
PINNACLE III		50743	858744			909487
TOTAL NEIGHBORHOOD:	41053	877670	1367672	9896	174850	2471141
MASTER						
MAIN ENTRY		39832	19915			59747
BLOOMINGHILLS DR		167200			5000	172200
BLOOMINGHILLS SOUTH		14745				14745
PRESCOTT LAKES PARKWAY		422800				422800
SOLSTICE DR		52200				52200
SMOKE TREE	12661	301654			9415	323730
STONEY CREEK	13,000	56600				69600
SUMMMIT-TRAILWALK	1272	75686	9400			86358
MASTER TOTAL	26933	640972	29315	0	14415	711635
PLCA TOTALS	67986	1518642	1396987	9896	189265	3182776

APPENDIX M – Landscape Modification in Limited Common Area

[Date]
[Owner Name]
[Property Address]
Prescott AZ 86301

Re: Landscape Modification in [insert neighborhood name] Limited Common Area or Common Area

Dear [Owner]:

This letter is to memorialize an agreement between yourself (“Owner”) and the [NEIGHBORHOOD NAME] neighborhood of the Prescott Lakes Community Association (“Association”) regarding the improvements of [SPECIFY QUANTITY AND SPECIES OF PLANTS OR LANDSCAPE MATERIALS] in the [LIMITED OR MASTER] common area directly [LOCATIONAL REFERENCE] your home, lot [#], at [ADDRESS]. The following stipulations were agreed to by both parties and will be considered binding on subsequent property owners should you choose to sell your property within the next two (2) years.

1. Owner agrees to pay for all installation costs, including material and labor;
2. If applicable, owner agrees to water the [QUANTITY AND VARIETY], until their roots have been established, for the period of no less than two (2) years;
3. After installation, Association will own subject [VARIETY - TREES/SHRUB/ROCK/ETC] and will agree to include them in regular maintenance, including, but not limited to, spraying, if deemed necessary by the Association.
4. Should subject [VARIETY - TREES/SHRUB] die within the two (2) year watering period, Owner will be responsible to have [VARIETY - TREES/SHRUB] removed and the area of the planting restored to its original condition;
5. Should subject [VARIETY - TREES/SHRUB] die thereafter, Association may, but will not be obligated, to replace them[/IT].

In acknowledgement of the terms enumerated above, please execute the bottom of this letter and return it to my attention, via regular mail, to the HOAMCO office. I will then provide you a copy for your records.

Please feel free to contact me if you have any questions.

Sincerely,

Bryan Zdanowski
Community Manager
Prescott Lakes Community Association

Cc: Owner Account

[OWNER NAME], owner

[PROPERTY ADDRESS]

Date

APPENDIX M – (Continued) Landscape Modification in Limited Common Area

Remembrance Policy

Parks and Trails Sub-Committee and Neighborhood Voting Members

PURPOSE

Within the PLCA footprint are private residences, master common areas, limited common areas, parks, and trails; benches and trees are installed within the PLCA footprint for common enjoyment and use. PLCA residents may dedicate benches and/or trees as a memorial. This policy outlines the guidelines for dedications.

SCOPE

This policy applies to master and limited common areas.

DEFINITIONS

- **Master Common Area:** Areas within the PLCA footprint that are common to all PLCA residents including parks and trails. These areas are improved and maintained via PLCA Board of Directors (BOD) through its volunteer committees including the Land Management Advisory Committee and its Parks and Trails Subcommittee.
- **Limited Common Area:** Areas within a neighborhood that are common to residents who live in that neighborhood. These areas are improved and maintained via PLCA BOD through the neighborhood’s voting member, who represents the interests of that neighborhood.
- **Parks:** Seven petroglyph parks within the PLCA footprint.
- **Trails:** Includes both hard surface (sidewalks) and soft surface paths, which have been identified and designated by the BOD and assigned to the Parks & Trails Subcommittee. These are, by definition, master common areas for the purpose of improvements and maintenance.
- **Requester:** A PLCA home owner who wishes to commemorate an individual(s).
- **Installed:** Benches are installed using security measures including cement and chain to preclude theft.

TYPES OF MEMORIALS

- **Bench** – the purchase of a bench, its location, and installation:
Bench standards are: Recycled Hollywood Bench; 6 feet long; brown.
- **Tree** – the purchase of a tree, its location, and installation:

Trees may be planted only if water is already available and/or if the location will support its healthy growth and development. Trees must be selected from the *PLCA Landscaping Community-Wide Standards, Appendix H Approved Plant List*.

- Plaque – the purchase of a plaque and its installation on a bench or by a tree
Plaque standards are: 6" X 2 ¾" X 1/8"; Photoetched Zinc; Times New Roman Font; 12-word limit.

PROCEDURE

1. PLCA Resident must complete the "Commemoration Request Form"
2. Request form will be reviewed and, if approved, forwarded to the BOD for its consideration.
 - a. Parks & Trails Sub-Committee will initially review requests for a Commemoration that would be installed in the Master Common Area.
 - b. The neighborhood voting member will initially review requests for a Commemoration that would be installed in its Limited Common Area
3. Requester will be notified of the BOD decision.
4. If approved, additional instructions for the order will be included.
5. Requester will submit a check for the total cost of the order.
6. Requester will be notified when installation is complete.

NOTES:

- Type of commemoration(s) and location will be approved by the Parks and Trails Committee, in Master Common Areas, for overall PLCA footprint suitability.
- Type of commemoration(s) and location will be approved by the Neighborhood Voting Member, in Limited Common Areas, for neighborhood suitability.
- Requester will only be responsible for initial payment.
- PLCA will be responsible for all future maintenance and/or replacement costs.
- Installed Memorials of all types remain the sole property of PLCA and may not be moved or otherwise disturbed .
- In the event that a commemoration tree has failed to survive in the chosen location, even after reasonable replacements have been tried, the commemoration tree will be abandoned, and the plaque will be returned to the requester.
- This Policy is separate from the *PLCA Landscaping Community-Wide Standards* in that it applies to Commemorations in common areas only. Although, it does require that tree commemorations adhere to the *Appendix H Approved Plant List*, which is found in the *PLCA Landscaping Community-Wide Standards*.

APPROVAL:

Approved by the Community Association Board of Directors.

Date Adopted: April 8, 2021

PARKS AND TRAILS COMMEMORATION REQUEST FORM

Note: Please review the Remembrance Policy

Date: _____

Check the items below that you want to order:

- Bench Specifications: Recycled Hollywood Bench 6' Brown
- Tree type and size: per PLCA Landscaping Community-Wide Standards, Appendix H Approved Plant List.
- Plaque Specifications: 6" x 2 3/4" x 1/8" Photoetched Zinc Plaque

Plaque message (12-word limit): _____

Please note a specific place or specific trail you would like your bench and/or tree to be placed (attach photo and/or map if possible):

Requester:

Name: _____

Address: _____

Phone number: _____

The total cost for your order will be determined and the information returned to you for final authorization to place the order. You will be notified once your order is completed and placed on location.