

RANCHO VILLAS COMMUNITY ASSOCIATION LOT MAINTENANCE STANDARDS

Every homeowner and resident within Rancho Villas is responsible for the appearance of the enclosed yard/patio areas that are part of the unit. The Board of Directors has adopted the following standards to assist owners and residents to meet the community's expectations in maintaining and repairing these areas. This list is not all-inclusive and does not replace the owners' obligations under the CC&Rs.

1. These regulations apply to all areas in which the owner or resident is granted the exclusive right to use under the Association's governing documents.
2. All shrubs, bushes and trees must be kept neatly trimmed as appropriate to standard horticultural practices for the variety and plant spacing, and maintained in a healthy condition. Generally, all shrubs and bushes should be trimmed at or below fence level.
3. Trees must be maintained so as to prevent damage to adjoining units and common areas. Dead palm fronds are to be regularly removed. Trees should be planted with root barriers. If no root barrier is used, owners must keep roots trimmed so as not to cause damage to adjoining property.
4. When planting trees, owners should select species that will minimize leaf droppage onto neighboring yards and the common areas. Care should also be taken to avoid species known for shallow rooting characteristics.
5. Trees should be regularly laced or trimmed so as to maximize the health of the tree and minimize the possibility of damage from wind.
6. All planting areas are to be kept weeded at all times.
7. Ground covers are to be kept trimmed off of hard scape surfaces, planter borders and fences.
8. Lawns are to be kept mowed, watered and trimmed and the height should not exceed 2.5 inches. Lawns are to be kept in a healthy and green condition. Damaged or dead areas are to be repaired in a timely manner.
9. There should be no unsightly bare spaces.
10. Unhealthy or dead plant material is to be removed and replaced.
11. Plants, lawns and trees are to be maintained so as to control insect and disease infestations.

12. Furniture on lots should be normal patio furniture and kept in good condition and repair. BBQs and other personal property should be kept neat and clean and stored so as to maintain a neat and tidy appearance.
13. Towels, clothes, rugs and similar items are to be kept off of the fence.
14. No clotheslines are allowed in any yard/patio area.
15. Saucers or similar devices are to be placed under potted plants that are placed on pot shelves, fences, railings or other wood surfaces that might become damaged from lack of air circulation.
16. If pets are kept in the patio/yard areas, owners must clean up after their pets on a daily basis. Odors from pets are to be minimized so as to not affect neighboring units. Permanent dog runs are not allowed. Other rules regarding pets also apply. Please review the pet rules for these regulations.