

**Overgrown Foliage Regulations  
for Paseo Villas  
Apr 5, 2022**

The Paseo Villa's Covenants, Conditions and Restrictions establish the Board of Directors' responsibility of maintaining Paseo Villas in a manner that does not allow for unsightly or overgrown areas of both the Common Area and the individual Lots of the Owners. Additionally, the Board will endeavor to maintain a healthy community environment without roof rats and other vermin. To that end, the following regulations will be used as a basis for any work that the Paseo Villas Improvement Association authorizes in maintaining an attractive visual environment within the community boundary.

The guidelines are, but are not limited to, the following:

1. All trees are to be trimmed to allow for a person to safely stand or walk under them. A safe height for this guideline is no less than 7 feet above the ground.
2. Trees shall be trimmed in a manner that will contain the tree within the confines of the respective Lot. No part of the tree limbs shall be allowed to overhang any structure or wall on a vertical plane upward from the respective structure.
3. Tree or bush roots shall not be allowed to migrate to a point where they damage any foundation, sidewalk or wall or any other structure embedded on the Lot. If this occurs, the Owner is responsible for the removal of the offending tree or bush, as well as repairing any resulting damage at their expense.
4. Fruit from trees that have fallen onto the ground is to be removed on a **daily** basis. In addition, any fruit that exists on the trees themselves is to be removed from the tree as soon as it appears following the blossoming of the fruit tree. Citrus fruit is roof rats' preferred food source.
5. No foliage is allowed to continue to grow if this growth damages, or could damage, any part of the roof including coatings, gutters, stucco, foam or any other part of the roof or embedment.
6. No foliage is allowed to rub or grow onto any stucco of any structure including but not limited to walls, common walls, roofs, gutters, or any other structure that has been erected within Paseo Villas
7. No plant or tree limb shall be allowed to overhang any structure including Common Area walls or neighbor walls or structures. If this foliage overhangs over Common Areas such as walls or other structures, the



offending plant growth shall be removed using a vertical cut such that the resulting growth no longer overhangs the Common Area.

8. The planting of any citrus tree is not allowed. The planting of an oleander bush or oleander tree, any other tree, or bougainvillea other than a sword bougainvillea requires the approval of the Architectural and Landscaping Committees after an appropriate application has been submitted. The planting of cacti with thorns outside patio areas shall also require Architectural & Landscape Committee approval. This approval is required before the applicant purchases these plantings since it is intended to limit the location of these types of plants within a specific Lot or Common Area. Refer to the approved plant list at the end of this document.
9. No bird feeders or food for birds or other animals are allowed as they attract roof rats. An exception to this is hummingbird feeders where it is virtually impossible for roof rats to access these devices.
10. Decorative fountains need to be designed in a manner that will not allow roof rats to access the water contained in the fountain.
11. Bushes planted by an Owner shall be trimmed to a height not to exceed 6 feet if the bush can damage any part of a wall or ceiling.
12. Palm trees shall be trimmed and skinned at least annually by the Owner. Palm tree trunks should be 6 – 8 feet from any wall or structure.
13. Any insect or fungus damage must be removed and the source of the damage eradicated or remedied as soon as possible from the time the damage was noticed or identified by or for the Owner.
14. Debris that collects on patios or under bushes, trees, or other growth such as oleanders and bougainvillea or other plants shall be removed by the Owner at least **weekly** or more often if winds blow this debris into these areas. Roof rats and other vermin build nests in the debris under bushes.
15. No vine type plantings or growth, such as cat's claw, ivy, etc., shall be allowed to grow within or on any Lot wall within Paseo Villas as they damage the stucco walls.
16. Any cactus arms that are resting on or in contact with structures or common walls, including Common Area walls, shall be removed. These cactus arms have caused damage to the walls due to their large weight.

These foliage regulations are established in order to properly maintain Paseo Villas' structures and walls, eliminate roof rats' and other vermin's food and shelter, and maintain an attractive and consistent appearance within the community. Any violation of these regulations shall result in the issuance of a violation letter that could include fines until the condition is remedied by the homeowner. In addition, PVIA shall have the right to take legal action at any time and may pursue collection of such costs as provided by Arizona law if violations of these regulations remain uncorrected.

The Paseo Villas website located at

<https://www.visioncommunitymanagement.com/current-homeowners/community?name=Paseo+Villas>

and has a listing of the types of plantings that are recommended within Paseo Villas considering the unique size of our Lots and the watering requirements of these types of plantings. This listing should be consulted prior to the planting of any plant on an Owner's Lot. The approved plant list is also attached to this document.



The only trees authorized for patio planting in Paseo Villas are as follows:

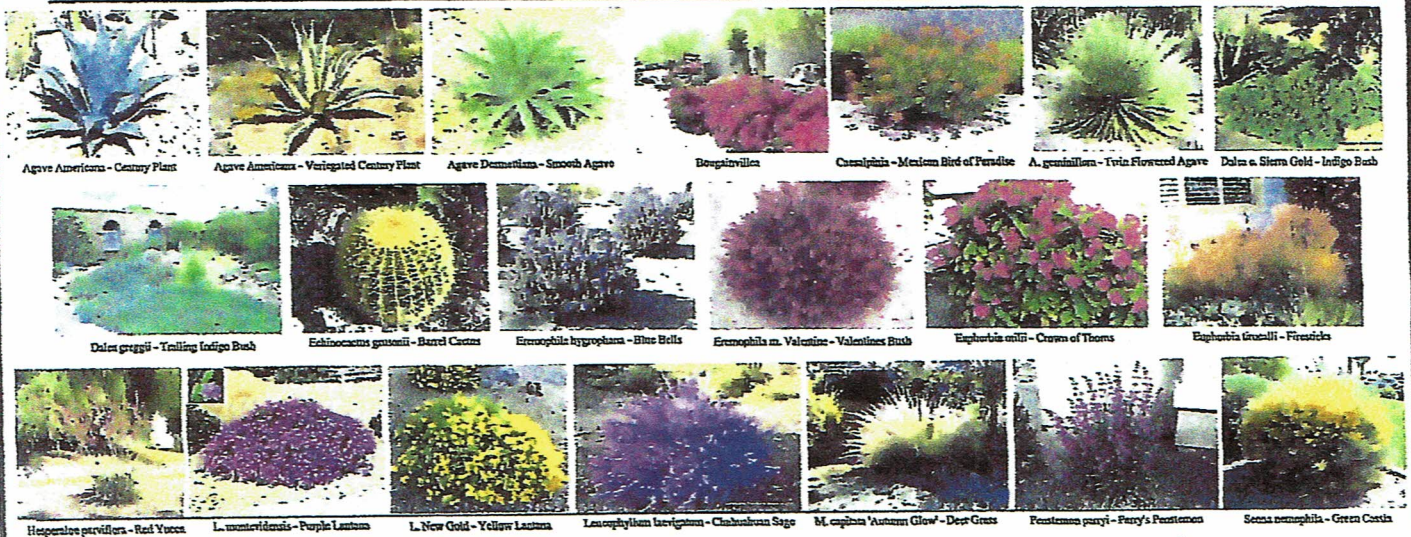
**Anacacho Orchid Tree**     *Bauhinia lunarioides*     Also known as B Congesta

**Cascalote**     *Caesalpinia cacalaco*

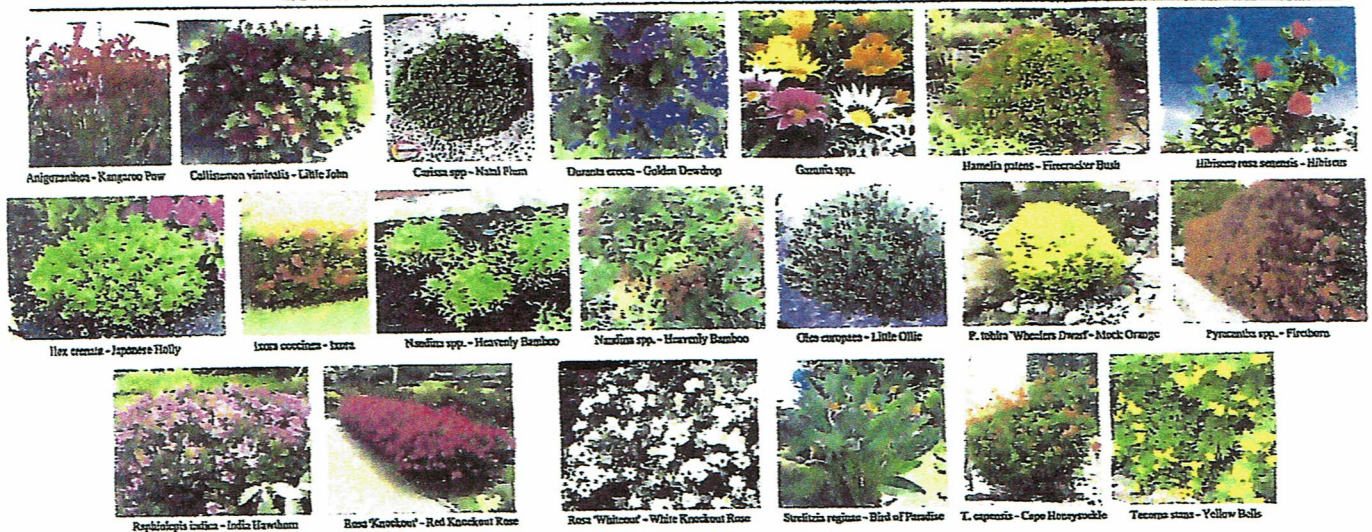
**Mastic Tree**     *Pistacia lentiscus*

**Texas Ebony**     *Pithecellobium flexicaule*

**DROUGHT TOLERANT PLANT MATERIAL**



**ENHANCED PLANTING FOR EXISTING LANDSCAPES**



**INERT MATERIAL**

