

The Springs HOA Landscaping Master Plan

INTRODUCTION

Approved Date: June 2006

Revised: February 2015

Revised September 2026

PHILOSOPHY

It takes time, effort, and commitment to a design plan in order to achieve beautiful, mature landscaping that complements our neighborhood and enhances our property values. The reason for a Landscaping Master Plan (this “Master Plan”) at The Springs is to ensure the following:

- Consistency and continuity in landscaping over time (i.e., from one Board of Directors to another, or one Grounds Chair to another.)^[L]_[SEP]
- A template for landscape work in the common areas and a guide for future Grounds Committees.^[L]_[SEP]
- A methodology for proposing, discussing, and implementing landscaping changes when the necessity arises.

CHANGING THE MASTER PLAN

Although our Grounds Committee is charged with maintaining common areas in The Springs, it is not intended that the Committee should have unilateral authority to change the landscaping in the common areas from what has been approved in the past or may be naturally occurring. This Master Plan, adopted by The Springs Board of Directors with input from residents and the Grounds Committee, will dictate how our common areas are maintained.

To implement a change from this Master Plan, interested parties shall submit to the Grounds Committee:

- A description of the common area for which a change is requested with a proposal for an alternative landscaping plan.
- A report on input solicited from homeowners (both near the area in question and from the general ownership) about the proposed alternative plan.^[L]^[SEP]
- The Grounds Committee may hold open meetings to discuss and refine the alternative plan(s).^[L]^[SEP]
- The Grounds Committee shall present the requested change in common areas to the Board of Directors along with the Committee's findings, any suggested revisions, and the projected cost and timeline to The Springs Board of Directors for its decision.

GENERAL MAINTENANCE

The landscaping maintenance guidelines in the following two paragraphs will apply to all of the Parks and Common Areas in The Springs.

Over time, trees which are located in common areas and within five feet of a homeowner's wall (unless specified otherwise in specific park descriptions), may be removed to avoid possible liability damage.

Branches of trees that are on common areas may be pruned, as appropriate, to avoid liability damage and debris accumulation in yards.

Entrance Area (Common Area 14)

Approved Date: November 2006 –

Revised: February 2011

Revised: March 2026

Definition of Area:

The Fountain Area, and entrance, is defined as the common area outside the front gate and north of The Springs entrance, not including the frontage road right of way.

Overview of landscaping plan:

The area around the front fountain will be maintained as a groomed desert park. Only cacti and desert plants not requiring irrigation will be planted. The density of plantings will be sparse but featuring larger specimen plants. Boulders, rocks, and gravel will be featured, complimenting the look and design of the fountain. A moderate amount of accent lighting, as described in handbook, may be furnished for the fountain and/or specimen plants.

Allowed Plants:

Barrel cacti, columnar cacti, Ocotillo, Desert Spoon, Yucca, Agave (Large species only), and Prickly Pear cacti. Existing trees and Texas Ranger shrubs along the wall will be retained (to “soften” the wall).

Transition Considerations: The large saguaros are a key feature for this area and will be replaced as needed. Several cacti were removed prior to the frontage road construction, so they need to be replaced. Gravel, rocks, and accent lighting have also been disrupted during construction and need to be refurbished.

Perry Park (Common Area 13)

Approved Date: xx/xx/xxxx (This section: In Progress)

This section is currently left incomplete and will be finalized by the Perry Park Rejuvenation Sub-Committee.

Definition of Area: Perry Park is a 0.6 acre pocket park located between South Camino Del Cefiro and South De Los Solmos and South of West Paseo Del Cuple. The park is designed to be a green space and allow an inviting environment for the residents to enjoy social activities such as, barbequing, parties, and birdwatching. To support these activities there are several picnic tables and benches within this common area. Additionally, there is grass turf here. Large, mature, Mesquite and Pine trees can be found at Perry Park.

Overview of landscaping plan:
Allowed Plants:
Transition Considerations:

Nature Park (Common Area 1)

Approved Date: April 7, 2012

Definition of Area: The Nature Park encompasses some 24 acres of partially reclaimed upper Sonoran Desert habitat and lies behind the homes in The Springs, on the east side of Wolf Run Road. The area is bordered on its east side by the Torres Blancas golf course. A one-mile paved walking path loops through this park.

Overview of landscaping plan: This area is intended to be primarily a nature area for walking, bird watching, and nature viewing.

Landscape maintenance in most of the Nature Park will be minimal. Pruning along the walking path will be done to reduce the probability of surprise encounters with snakes and other wildlife. Tall grass below trees will be cut and low dead branches will be removed. Some trimming of trees within view of the walking path will be done for the health and beauty of the trees. That is, dead branches will be removed, and some thinning of the lower branches will be done.

Also, throughout the nature area, volunteers will periodically remove dead desert broom, as these plants are thought to release airborne embers during a wildfire. Patches of Russian Thistle, Amaranth, and other undesirable non-native vegetation will be removed by volunteers from time to time.

Wildfire Risk Reduction. To reduce the risk of wildfires damaging nearby homes, buffer zones have been defined, and specific actions will be taken within each zone.

Zone 1: This area is defined as the space directly behind yard walls, extending 30 feet outward into the Nature Park.

Trees and shrubs taller than 6 feet will be removed or trimmed shorter (except for an isolated specimen tree). Trees under six feet tall and other shrubs will be allowed to sparsely populate this zone. Cacti and succulents will be allowed. Grass within 10 feet of back walls will be cut to 6 inches in height after the rainy season and when no longer green. All desert broom in this Zone will be removed.

Zone 2: Extending 100 feet from yard walls but not including Nature Park, (Common Area 1).

Tree density will be limited by maintaining gaps of 10 feet (minimum) from crown to crown. In addition, the trees in Zone 2 will be trimmed for health and aesthetics once per year with emphasis on lightening the density of the tree (opening the center). Brush and tall grass under trees will be cut to less than 6 inches in height or removed altogether. Elsewhere, (not under trees) brush will be trimmed to less than 6 feet tall, and patches of undergrowth will be kept separated so as not to provide easy wildfire transmission. Cacti and succulents will be allowed.

Zone 3: This is the remaining area of the Nature Park not defined as Zone 1 or Zone 2.

The area inside the walking trail loop will be maintained with minimal thinning and will be left in a more dense, natural state to encourage wildlife. However, dead Desert Broom, Buffelgrass, Amaranth, and non-native mustard weeds will be removed periodically by volunteers. Dead and down branches will be removed, but dead and upright branches may be left in place. It is anticipated that as Mesquite, Palo Verde and other larger trees reach full maturity and show obvious signs of disease and natural deterioration, they will be removed to assure the general overall health of the Nature Park.

Transition Considerations for Zone 3:

Mesquite trees are volunteering throughout the nature area. In some places, there may be several trees competing for the same space and the Grounds Committee may decide to thin the competing trees out. As the trees mature, they will get taller and provide more shade. This may influence the balance of understory plants to favor more shade-loving varieties.

Common Area 2

Definition of Common Area 2:

Park 2 lies behind the homes on the east side of S Golden Lynx Road and on the west side of S Wolf Run Road.

Overview of landscaping plan:

This large expanse, a graveled area with plantings located on several raised “islands”. In addition, the area serves as a catch basin for run-off water during the monsoon season. The catch basin areas have been covered with riprap rather than decorative gravel.

Plantings in this common area are more minimal than other parks and common areas are restricted to the designated “island” areas, plus planting beds on the south and north ends of area 2. The allowed plant list is restrictive and intends to generally exclude shrubs, ground cover, trees, and cholla (except at the very north and south ends of the area where these plants already occur.) There are nine decorative “islands” with 10 to 15 plants per island, plus 10 to 15 plants in each of the north and south ends, for a park total of 110 to 165 plants.

Allowed Plants:

Barrel cacti, Columnar cacti, Ocotillo, Desert Spoon, Yuccas, and Agaves.

Additional Allowed Plants:

North End Only: Cholla, Prickly Pear, and Texas Ranger shrubs.

Transition Considerations:

Currently, the planting is small but will continue to gain size. As plants die, they will be replaced by larger than average specimens to improve their visibility in such a large Common Area.

Common Area 6

Revised: March 2026

Definition of Area:

Park 6 is on S Via De Cristal, between W Via De La Fonda and W Via Del Placio.

Overview of landscaping plan:

This common area will be maintained as groomed desert landscape with a few decorative arroyos and occasional boulders. Only cacti and desert plants not requiring irrigation will be planted. Emphasis is on planting cacti (including Cholla), Yucca, Desert Spoon, Agave, and Ocotillo. There are two trees existing in the common area and they will be maintained. Bushes, shrubs, groundcover and wildflowers will not be planted.

The density of plantings will be moderate (roughly 200 plants) with some (large) specimen plants.

Allowed Plants:

Cacti (including Cholla), Ocotillo, Yucca, and Desert Spoon.

Transition Considerations:

This common area is already close to the desired condition and will essentially be maintained “as is”.

Common Area 7 & 9

Definition of Area:

Common area 7 is on S Paseo Florido, between W Via De La Fonda and S Camino Del Heroe. Common area 9 is located between W Via De La Fonda and S Golden Linx Road.

Overview of landscaping plan:

This common area will be maintained as groomed desert landscape with a few decorative “islands” and occasional boulders. Only cacti and desert plants not requiring irrigation will be planted. Emphasis is on planting cacti (including Cholla), Yucca, Desert Spoon, Agave, and Ocotillo. Two trees already existing in the common area will be maintained. Bushes, shrubs, groundcovers, and wildflowers will not be planted.

The density of plantings will be sparse to moderate (roughly 150 plants) with some (large) specimen plants.

Allowed Plants:

Cacti (including Cholla, and barrel varieties), Ocotillo, Yucca, and Desert Spoon.

Transition Considerations:

This common area is somewhat sparser than planned so some additional planting is needed.

Common Area 8

Revised: March 2026

Definition of Area:

Common Area 8 lies behind the homes on the south side of W Via De La Fonda and homes on the north side of W Blue Fox Road.

Overview of landscaping plan:

This common area is primarily a privacy berm running between the homes on either side. In addition, feedback from residents indicates a desire for plants that provide a screen and are welcoming to birds. Hence this park will be maintained as groomed desert common area with a few decorative arroyos and plants including some shrubs. No irrigation will be provided so plantings, once established, will receive no supplemental water. Shrubs will be kept to roughly four to six feet high.

Allowed Plants:

Emphasis is on planting, , Agaves, Yuccas, and similar plants including Mexican Birds of Paradise, Bottle Brush, Yellow Bells, Texas Laurel, and Emu Bush. Ground cover and wildflowers are not recommended.

The density of plantings will be sparse to moderate.

Transition Considerations:

This common area is deemed to already be as planned and will be maintained “as is”.

Common Area 10 & 11

Approved Date: xx/xx/xxxx

Definition of Area:

Common Area 10 lies at the corner of West Puma Peak Road and South Wolf Run Road. Common Area 11 lies behind the homes at the intersection of South Golden Lynx Road and West Puma Peak Road.

Overview of landscaping plan:

These commons area are primarily a cactus garden. In addition, feedback from residents indicates a desire for plants that provide a screen and are welcoming to birds. Hence this park will be maintained as groomed desert common area with a few decorative arroyos and plants including some shrubs. No irrigation will be provided so plantings, once established, will receive no supplemental water. Shrubs will be kept to roughly four to six feet high.

Allowed Plants:

Succulent Plants:

Splinter Agave, Desert Spoon, Moroccan Mound, Red Yucca, Bear Grass, Blue Leaf Nolina, Slipper Flower, Soap Tree Yucca, Powder Blue Yucca Tree.

Cactus:

Emory's Barrel Cactus, Fishhook Barrel Cactus, Glory of Texas.

The density of plantings will be sparse to moderate.

Transition Considerations:

This common area is deemed to already be as planned and will be maintained “as is”.

Common Areas 15, 17, 18, 20, and 21

Approved Date: April 2009

Revised: March 2026

Definition of Area:

Common Area 15 is on S Avenida De Encino, between W Camino Erranle and W Paseo Del Cuple. Common Area 17 is on S Avenida De Encino, between W Paseo Del Cuple and W Calle De La Pelotita. Common Area 18 is on S Calle Rambles, between W Paseo Del Cuple and W Calle De La Pelotita. Common Area 20 is on South Comino Comica between West Paseo del Cuple and West Calla de La Pelatita. Common Area 21 is on South Comino del Cefiro between West Paseo del Cuple and West Calla de La Pelatita.

Overview of landscaping plan:

These three common areas are listed together because they will be maintained in (essentially) the same manner. They will be maintained as groomed desert landscapes with some minor elevations (already added) to relieve the monotony of the flat areas and help accentuate certain points of interest. Only Cacti and desert plants not requiring irrigation will be planted. Emphasis is on planting Cacti, Yucca, Desert Spoon, and Ocotillo. No Cholla will be planted.

The density of plantings will be sparse (roughly 100 plants per common area) with some specimen plants featured near points of interest. Man-made berms with decorative arroyos and occasional boulders will accent the area.

Allowed Plants:

Ocotillo, Desert Spoon, Red Yucca, Prickly pear (Santa Rita prickly pear recommended) Barrel Cacti, and Columnar Cacti.

Transition Considerations:

There are several live oak trees now existing in these common areas. They will be maintained according to landscaping policies.

Perimeter Common Areas: 3, 4, 5, 12, 16, 19, and 22

Approved Date: June 2006

Revised: February 2015

Revised: March 2026

Definition of Area:

Perimeter common areas along the I-19 frontage road, and along the TEP power line on the south side of The Springs. This includes areas known as Common Areas 3, 4, 14, 16, and 22 plus the part of 5 that runs along the frontage road.

Overview of landscaping plan:

Ideally, these common areas will be used to provide visual buffering from traffic on the west side of The Springs and power lines, power station(s), and pump stations along the south boundary. Plantings will emphasize taller shrubs and trees. Other plantings will be encouraged to hold the soil in areas that are banked. These areas will be maintained in a mostly natural, less groomed appearance. Irrigation will be maintained to these areas and used, as needed to maintain existing and support new establishing plants and trees. New plantings will favor drought tolerant and native plants such as Mexican Birds of Paradise, Bottle Brush, Yellow Bells, and Texas Laurel.

Native wild plants such as Desert Broom, Salt Bush and Creosote Bush will be allowed. Amaranth, Buffelgrass, Fountain Grass, and Russian Thistle will be removed by the landscaping crew periodically.

Allowed Plants:

Mesquite, Cacti (including Cholla, Ocotillo, Yucca and Desert Spoon), native and drought tolerant shrubs and ground cover, to stabilize and hold the soil on planting berm.

Wildfire Protection: To reduce the risk of wildfire damaging nearby homes, the space behind yard walls will be cleared of tall grass once or twice per year. (i.e.: Grasses will be cut

to less than six inches tall.) Also, trees will be trimmed of dead wood and branches overhanging property walls may be removed. Dead shrubs such as desert broom will be removed.

Maintenance Access:

Over time, a passable area no more than five feet wide and eight feet tall adjacent to the homeowner's wall or the property line, whichever is closest to such passable area, will be maintained free of trees, limbs, and brush to allow access and maintenance.

Transition Considerations:

Frontage road construction and TEP power line construction have left various portions of the perimeter area bare. Therefore, most remaining trees and shrubs will be allowed to grow naturally to provide a visual barrier to the frontage road and the property to the South. When and where feasible, new plantings will be established on existing HOA property berm.