

Woodhill

Architectural Committee

Standards For Landscaping

In reference to Article 9.2 of the CC&R's titled Jurisdiction of the Architectural Committee:

The Architectural Committee shall adopt and from time to time amend, supplement and repeal landscaping standards. Furthermore under Article 10.20 titled Landscaping and Maintenance, each owner shall maintain the exterior of the owners lot in accordance with standards prescribed by the board in regards to quality and quantity of landscaping.

IMPROVED LOTS:

The front yards of improved lots must have a reasonable amount of landscape that is appropriate for the size and setting of that particular lot. Approved landscaping for the front yard includes "live plants, trees, shrubs, bushes, ground cover, and desertscape." To meet the Architectural Standards for landscaping, the Architectural Committee recommends that a couple of trees and half a dozen shrubs as a minimum for most front yards (Per Article 10-20 in the CC&R's). Artificial plants, etc are allowed on the front porch only. Decomposed granite or other landscape rock must be in "earth tone" colors native to Payson. River rock is allowed for drainage areas and around trees only. Front yards and visible side and back yards shall be maintained in a clean and reasonable manner and kept clear of "trash and junk". The front porch, except for appropriate patio furniture, must be kept clear and free and not used for storage of any description. The Architectural Committee is available if you have any specific questions in regard to quantity of landscape requirements and/or decorations. Any decorative items in the front yard must be conducive to the natural rustic atmosphere, in wood and earth tone colors native to the Woodhill Subdivision and be in general good taste. The Architectural Committee will have final determination and approval as to what is appropriate. Removal of a dead native tree requires approval from the Town of Payson.

The Town of Payson Native and Low Water Plant List is to be used as a guide for all planting. A hard copy or a CD can be obtained from the Payson Water Department. For non-native plants which require water, a drip system is recommended.

UNIMPROVED LOTS:

On unimproved lots, the area within the 20 foot setback from the street must be trimmed and maintained in a reasonable manner. Also, any dead vegetation (trees, shrubs, etc.) must be removed. Removal of dead native trees requires approval from the Town of Payson.

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Any additional pavement areas in any form, i.e. concrete, brick, tile, or any wood decks, etc in the front yard must be approved by the Architectural Committee. Any decorative items (including fencing, fountains, statuary, covered wagons, windmills, etc) in the front yard must be of good taste, appropriate for the Woodhill Subdivision, and approved by the Architectural Committee. Remember, some existing decorations in the subdivision are not approved. Check with the current Architectural Committee before you purchase if you have any questions.