

**RESOLUTION 32514 OF THE BOARD OF DIRECTORS OF
CASAS ADOBES TERRACE HOMEOWNERS ASSOCIATION (CATHOA)
RELATING TO TREES IN LOT SIDE BUFFER YARDS**

WHEREAS, Pima County's Plat Approval for Casas Adobes Terrace Subdivision includes a landscape plan requiring certain landscaping in side buffer yards on lots 3, 7, 8, 13, 14, 29, 33, 34, 38, 39, 58, 59, 72, 75, 98, 100, 101, 104, 106, 110, 114, 116, 128, 129, 143, 145, 157, 158, 171, and 174 which includes trees and states the installation thereof is the responsibility of the lot owner (a copy is available from CATHOA's Managing Agent and is also posted as part of this resolution on the HOA page of www.casasadobesterrace.com solely as a convenience);

WHEREAS, CATHOA's Architectural and Landscaping Standards, Guidelines and Rules state: '**Any required County permits and compliance with County codes are the Homeowner's sole responsibility**';

WHEREAS, CATHOA has no authority to waive nor any responsibility to enforce Pima County requirements and/or to any owner if they are not in compliance with such requirements and approval to remove and/or not replace trees in such buffer yards can only be given by Pima County;

WHEREAS, with the passage of time, it has become apparent such trees may cause damage to adjacent walls and sidewalks on such referenced lots. Even though some homeowners may have been given approvals by the H O A to remove trees in past years, the owners are still subject to and responsible for complying with County requirements;

WHEREAS, Article IV, Section 1, Paragraph A, CC&Rs requires all owners to obtain approval by the Architectural Control Committee (ACC) for any change which affects the appearance of any property [lot] from it's natural or improved condition;

WHEREAS, The Board of Casas Adobes Terrace Homeowners Association is empowered to interpret, issue, rescind, and/or amend rules and/or policies pursuant to its Governing documents;

IT IS HEREBY RESOLVED that CATHOA will not make determinations on ACC applications regarding trees in such lot buffer yards based upon any County requirement but solely upon the aesthetic and other considerations normally within the ACC's purview; however, the owners of such lots are still required to comply with provisions in its CC&Rs and Architectural Standards, Guidelines and Rules, including the submittal of an ACC application for any changes to and maintenance of referenced buffer yards such as, but not limited to, removal of dead plant material (including stumps).

Resolved and accepted this 25th day of March, 2014:

Richard Baumann and President

Signed copy is on file at

Wilbur Beemer and Vice President

CATHOA's Managing Agent

Howard Buehler and ACC Co-Chair

Steven Utter and Secretary / Treasurer



MEMORANDUM

PLANNING AND DEVELOPMENT SERVICES - SUBDIVISION SECTION

DATE: November 18, 1992
TO: Deborah Marchbanks, Subdivision Coordinator
FROM: George H. Richard, Principal Planner *GHR*
RE: CO12-92-36
CASAS ADOBES TERRACE
PRESERVATION PLAN AND LANDSCAPE PLAN

The above referenced project, stamped November 13, 1992, has been reviewed by this department for all landscaping matters pertaining to Planning and Development Services, Subdivision Section, and we may approve this project when the following has been completed by the firm preparing the submittal:

1. Please delineate and specify the required bufferyards "C" (sideyard elements and dimensions) for the following numbered lots, whose sides abut internal public streets:
 - * Sheet 3 of 7: Lots 3,7,8,145,157,158,171,174;
 - * Sheet 4 of 7: Lots 13,14,29,33,34,38,39,58;
 - * Sheet 5 of 7: Lots 98,100,101,114,116,128,129,143;
 - * Sheet 6 of 7: Lots 59,72,75,104,106,110.
2. Please provide a detail of the typical side yard "C" for the lots listed above.
3. In reference to your note #1, Sheet 7 of 7, please indicate the method to be used which shall insure that individual lot owners will install the required bufferyards. The installation of bufferyards is meant to be the responsibility of the developer, so that the subdivision can benefit from design integrity and quality construction. Controls must otherwise be in place to insure conformance.

If there are any questions, please call this office at 740-6800.

GHR/
xc: Chrono File
Col2 File
Petitioner

senior planner
= vincente




MEMORANDUM

PLANNING DEPARTMENT - SUBDIVISION SECTION

January 21, 1993

TO: Deborah Marchbanks, Subdivision Coordinator


FROM: George H. Richard, Principal Planner 

RE: CO12-92-36,
CASAS ADOBES TERRACE, LOTS 1-184
REVISED LANDSCAPE PLAN

The above referenced project, dated January 21, 1993, has been reviewed for all landscaping requirements pertaining to the Planning Department, Subdivision Section, and has been found satisfactory. This project is therefore approved. **PLEASE NOTE THAT THE USE OF TURF, WHICH IS LISTED ON YOUR PLANT PALLETTE, IS NOT ALLOWED WITHIN REQUIRED BUFFERYARDS OR PUBLIC AREAS, EXCEPT AS PERMITTED IN MINI-CASES, RETENTION/DETENTION PONDS AND ENCLOSED PRIVATE AREAS.**

Any changes or substitutions to the plant materials listed on this plan must be selected from the approved, regulatory plant list located in the landscape design manual, and must be approved by this department.

This project will be field-checked for conformance with the approved landscape plan. If changes are proposed, they shall be reflected and noted on a revised, resubmitted landscape plan for review and approval.

 All landscaping must be completed within six (6) months of building construction. The Director of the Planning Department may authorize or require the use of assurances for petitions requesting the postponement of installation of the required landscaping.

Please contact this office at 740-6800 when landscape installation has been completed.

If there are any questions regarding this project, please contact this office at 740-6800.

GHR/
xc: Chrono File
Col2 File
Petitioner

Subdivision and Development Review Committee
Revised Transmittal

To: SDRC Agencies

From: Subdivision Coordination Office

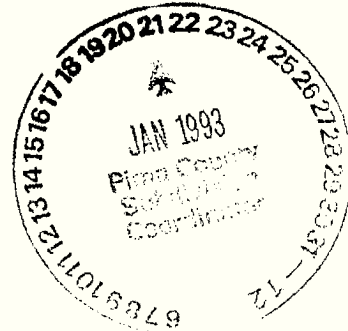
RE: C012-92-36

Revised: LP

Project Title: CASAS ADOBES TERRACE
Lots: 1-184

Transmittal Date: 01/21/93

*** PLANNING AND DEVELOPMENT
SUBDIVISION ENGINEERING



APPROVED 1-21-93
NOTE: ~~NO TUBS~~ WITHIN BUTTER YARDS
OR PUBLIC AREAS OTHER THAN
MINI-CASES & ENCLOSED PRIVATE
YARDS
J. Burkhead

Return before noon on 01/28/93

Plant Schedule

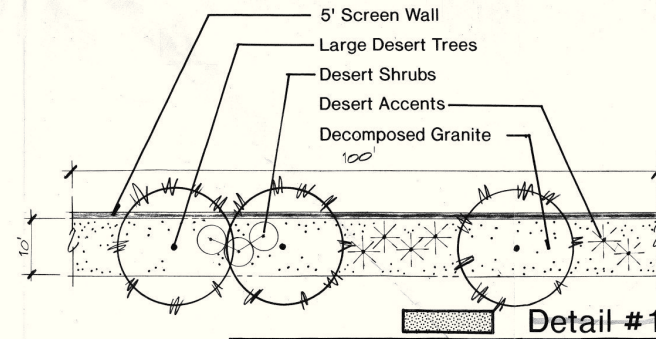
KEY	BOTANICAL NAME	COMMON NAME
Trees 15 Gallon and 24" box sizes - See plan		
T-1	Acacia minuta	Southwestern Sweet Acacia
T-2	Cercidium microphyllum	Foothills Palo Verde
T-3	Pithecellobium flexicaule	Texas Ebony
T-4	Chilopsis linearis	Desert Willow
T-5	Prosopis chilensis	Chilean Mesquite
Shrubs 5 Gallon size		
S-1	Ruellia peninsularis	Desert Ruellia
S-2	Leucophyllum frutescens "Green Cloud"	Green Cloud Ranger
S-3	Dalea versicolor sessilis	Bush Dalea
S-4	Calliandra eriophylla	Fairy Duster
S-5	Cassia nemophila	Green Cassia
S-6	Cordia parvifolia	Littleleaf Cordia
S-7	Budensea viscosa	Hopbush
S-8	Ruellia peninsularis	Desert Ruellia
S-9	Salvia greggii	Texas Red Sage
Ground Cover 1 Gallon size		
GC-1	Baileya multiradiata	Desert Marigold
GC-2	Dalea greggii	Trailing Indigo Bush
GC-3	Santolina virens	Green Santolina
GC-4	Oenothera berlandieri	Mexican Primrose
GC-5	Melanthodium leucanthum	Blackfoot Daisy
GC-6	Verbena peruviana	Peruvian Verbena
Accents 5 Gallon size		
A-1	Dasyliiron wheeleri	Desert Spoon
A-2	Yucca aloifolia	Spanish Bayonet
A-3	Aloe barbadensis	Aloe Vera
A-4	Hesperaloe parviflora	Red Yucca
A-5	Molina microcarpa	Bear Grass
A-6	Opuntia phaeacantha discata	Engelmann Prickly Pear
A-7	Opuntia microdasys	Rabbit Ears Prickly Pear
A-8	Agave vitifoliosa	Octopus Agave
TURF Cynodon dactylon "Tiff Green" Hybrid Bermuda		

Landscape Notes

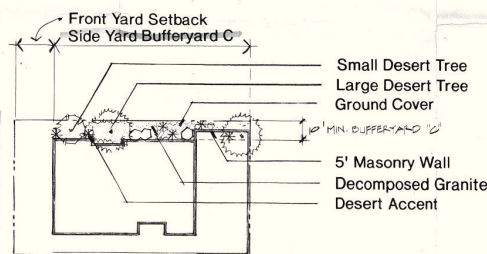
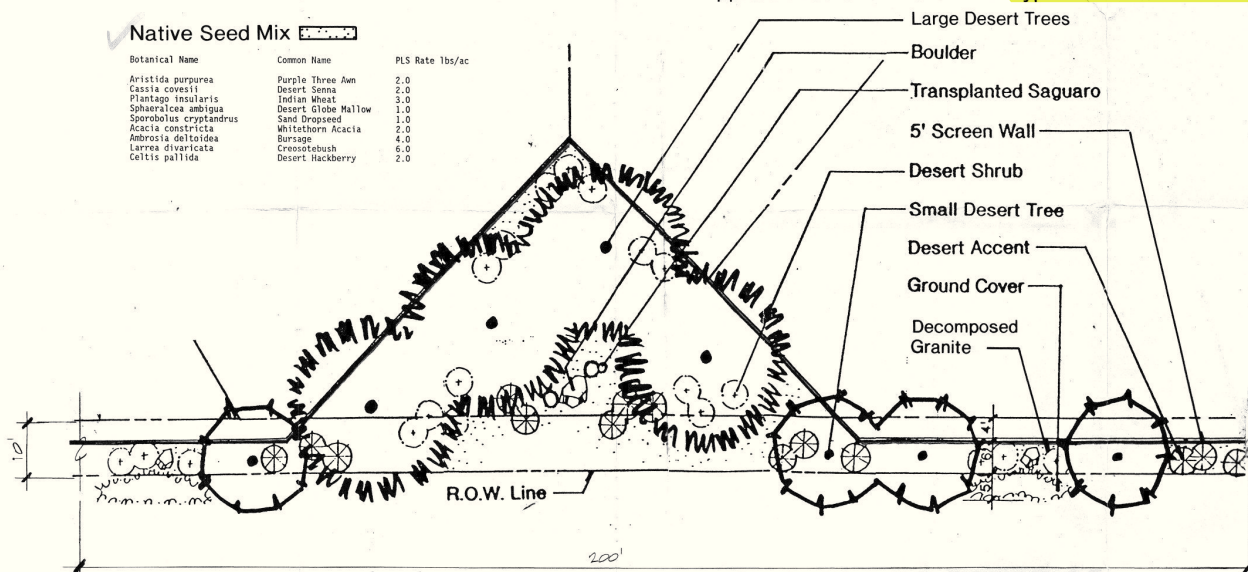
- The landscaping provided by the owner for this project shall be confined to the common areas, easements, bufferyards and entries.
- The landscaping for this project shall be comprised of introduced drought tolerant and native plant species. All plants are listed on the regulatory plant list for Pima County.
- Bufferyards shall be installed at the time of project roadway development.
- All landscaped areas will be irrigated using an automatic, underground drip irrigation system.
- All common landscaped areas will be maintained on a regular basis under the supervision of the owner. This maintenance will include pruning, fertilizing, clearing debris and weeds, and removing and replacing dead plants.
- Landscaping within the site visibility triangles shall be maintained so as not to obscure lines of sight from 30 inches to 6 feet.
- Domesticated native plants are in avoidance on this site. See the Vegetation Preservation Plan for their locations and descriptions.

Native Seed Mix

Botanical Name	Common Name	PLS Rate lbs/ac
Aristida purpurea	Purple Three Aw	2.0
Cassia covesii	Desert Senna	2.0
Plantago insularis	Indian Wheat	3.0
Sphaeralcea ambigua	Desert Globe Mallow	1.0
Sporobolus cryptandrus	Sand Dropseed	1.0
Acacia constricta	Whitethorn Acacia	2.0
Ambrosia deltoidea	Bursage	4.0
Larrea divaricata	Cresotobush	6.0
Celtis pallida	Desert Hackberry	2.0



Approx. 410 L.F. Total
Approx. 4100 S.F. Total
Bufferyard C
Typical 100 foot Section



Detail #3
Typical Side Yard Bufferyard C

Detail #2
Bufferyard C
Typical 200 foot Section
Approx. 1592 L.F. Total
Approx. 22070 S.F. Total

REVISIONS
1/12/93

Casas Adobes Terrace
LANDSCAPE PLAN NOTES AND DETAILS

CSA CELLA BARR ASSOCIATES
Engineering • Planning • Surveying • Landscape Architecture • Hydrology
4811 East Broadway Boulevard Tucson, Arizona (602) 782-7474
300 North 18th Avenue Phoenix, Arizona (602) 242-2999
901 University Avenue, Ste. 2 Sacramento, California (916) 644-9379



DESIGNED BY: BEP
DRAWN BY: BEP
CHECKED BY: RWS
DATE: 11/2/92
JOB NO: 102744-05
SHEET NUMBER