

**First Amendment to the LAS CAMPANAS COMMUNITY ASSOCIATION RULES AND REGULATIONS CONCERNING ARCHITECTURE AND LANDSCAPING Dated September 12, 2014**

The Las Campanas Board has established architectural guidelines to ensure the appearance of our community is maintained. The current guidelines were provided to you when you purchased your property, and are maintained at the Management Company office. It is suggested that you review the guidelines during your planning process for any alterations. Any exterior building modifications, landscaping alterations, or additions to the exterior portion of the house or lot must be in accordance with the Las Campanas Community Association's Architectural Design Guidelines and the Las Campanas Declaration of CC&Rs. Please be advised that any unauthorized additions or alterations are subject to enforcement action as outlined in the Declaration.

Additionally, the Common Areas owned by the Association are managed and controlled by the Las Campanas Board. Please notify the Management Company of any item(s) in the Common Area requiring attention. The Management Company, working with the Las Campanas Board will review the notice and take appropriate action. In the case of non-vegetative trash on Common Areas, an affected homeowner, at his/her option, may remove the trash without contacting the Management Company. However, neither homeowners or their guests may trim or remove or otherwise tamper with Common Area vegetation or improvements **except as previously authorized by the Las Campanas Board**. All of the Common Area within Las Campanas have a designation assigned by Pima County. In the case of a "Natural" designation, the removal or trimming of vegetation at any time is prohibited. In any event, the Las Campanas Board will consider requests from homeowners to alter vegetation in the Common Areas.

In the case of a violation of an Architectural Guideline or the Declaration, the Master Association's Board of Directors will take appropriate action. In the case of a violation of the rules concerning a Las Campanas Common Area, the following will apply:

- In the case of unauthorized removal of a shrub, bush, cactus, tree or other plant of an "unprotected species," the homeowner will have 30 days to replace the item(s) with the same type and size of plant(s). If the homeowner does not take this action, the Board will replace the item and add the cost of the replacement to the homeowner's annual assessment. **Removal may be authorized up to 1, 2 or 3 feet outside an existing property line to remove intrusive branches or roots.**
- In the case of removal or alteration of a plant of a "protected species," the homeowner may be subject to criminal prosecution (removal of certain protected vegetation is considered a felony) in addition to enforcement action by the Master Association.
- In the case of trimming, but not removing, a tree or bush, such as to improve a view, the homeowner will be subject to a monetary penalty of at least \$500.

Amended this 10<sup>th</sup> day of November, 2023: Signed by President / Katy Banks

Secretary / Mike Banks

  
