

TROON RIDGE COMMUNITY ASSOCIATION

NAOS Use and Wash Maintenance Policy/Guidelines

A. Introduction

Pursuant to Sections 7.5 of the Declaration of Covenants, Conditions, Restrictions, Assessments, Liens, Reservations and Easements for Troon Ridge (the “**Declaration**”), the Board has adopted these NAOS and Wash Maintenance Guidelines as of February 19, 2025, (“**Effective Date**”) as part of the Association's Rules.

The following Guidelines are based on City of Scottsdale regulations.¹

B. Defined Terms

As used in these Guidelines:

“**City**” means the City of Scottsdale.

“**Current Planning**” means the City of Scottsdale Current Planning Department.

“**Fire Department**” means the City of Scottsdale Fire Department

“**NAOS**” means the Natural Area Open Space easements, consisting of areas of continuous desert, located on large portions of the Association’s Common Area and portions of Lots within Troon Ridge.

“**Stormwater Management**” means the City of Scottsdale Stormwater Management Department.

“**Wash**” means any portion of the natural system of washes located throughout Troon Ridge on Common Area and Lots.

Capitalized terms not otherwise defined herein shall have the meaning assigned in the Declaration.

¹Sources: “City of Scottsdale Guide to Natural Area Open Space”, available at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Guide-NAOS.pdf>, and “City of Scottsdale Balancing Nature and Safety: A Homeowner’s Guide to Wash Ownership and Maintenance”, available at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Stormwater/wash-ownership-and-maintenance-brochure.pdf>

C. NAOS Guidelines

1. **Location of NAOS.** The location of all NAOS in Troon Ridge is described on the subdivision plats for the Property. Any Owner may request a copy of the plat of the Owner's subdivision from the Association's community manager.
2. **NAOS Area Use.** Land that is designated NAOS should not be disturbed and must be preserved in its natural desert state and remain free of obstruction. No grading, filling, clearing or excavation of any kind is permitted in the NAOS easement. Decomposed granite or mulch of any kind is not allowed.
3. **Structures Prohibited.** Structures, including but not limited to walls, pools, barbecues, decorative elements, lighting, etc. may not be built within an NAOS easement.
4. **NAOS Maintenance.** The owner of the underlying property upon which the NAOS easement is located is responsible for maintenance. Therefore, each Owner is responsible for maintenance of any portion of the NAOS easement located on the Owner's Lot, and the Association is responsible for the maintenance of any portion of the NAOS easement located on the Association's Common Area tracts. Maintenance is limited to the removal of man-made debris, wash obstructions, invasive plants including desert broom, parasitic plant growth only as it relates to the health of the host plant, and the creation of defensible space as recommended by the Fire Department. Dead plants, such as saguaros that have fallen over, serve as animal habitat and are to be left in place unless it is determined that they pose a health and safety concern.
5. **Firebreaks in NAOS.** In cooperation with the Fire Department, the City has determined that a defensible zone may be maintained for a habitable structure with City approval. The Fire Department has issued [Defensible Space guidelines](#), and Owners should contact the Fire Department at (480) 312-FIRE with questions.
6. **Tree and Shrub Trimming.** NAOS areas are not to be confused with landscaped areas and are not meant to appear manicured. Trees and shrubs shall not be pruned or sheared unless it can be determined that they are blocking the right-of-way or as recommended in the Defensible Space guidelines from the Fire Department.
7. **NAOS Enhancement and Restoration.** When native plants in NAOS are significantly less dense than under natural conditions because of man-made or natural disturbances to the land, the density and number of species of native plants may be increased by the owner of the underlying property to approximate the natural

conditions of the vegetation community per City ordinance and subject to the prior approval of the Architectural Committee and the City.

8. **Removal of Native Plants.** All native plant material located in the NAOS is protected by City ordinance regardless of its condition. Deceased plant material serves as animal habitat and is required to be left alone except in accordance with the Defensible Space recommendations from the Fire Department.
9. **Mistletoe and Invasive Plants.** Mistletoe is a parasitic plant that grows in many native trees including Palo Verde and Ironwood. It produces a red berry that attracts birds and is an excellent food source for native animals. Excessive mistletoe may eventually harm the tree and may be removed only as it relates to the health of the plant. Mistletoe will be addressed consistent with the current TRCA Mistletoe Policy. Invasive plants including desert broom are typically not indigenous to the area and may compete with the existing native vegetation and eventually take over an area. Specific plants have been identified as invasive by the City. A list of invasive plants can be obtained at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/invasiveweeds.pdf>.
10. **Use of Traps or Pesticides in NAOS Areas.** Pesticides, chemicals, or traps of any kind shall not be introduced in NAOS.
11. **City Contact Information.** If any Owner has a question regarding NAOS, please contact Current Planning at (480) 312-2500 or email planninginfo@scottsdaleaz.gov.

D. Wash Maintenance Guidelines

1. **Location of Washes.** If an Owner is uncertain of the boundaries of the Owner's Lot or whether a wash is within those boundaries, the configuration and an aerial image of the Lot can be viewed using the City's land information web map application at <http://eservices.scottsdaleaz.gov/maps/flood-insurance-rates> . This digital map also allows the user to view the approximate boundaries of medium- to large-sized washes.
2. **Responsibility for Maintenance.** The owner of the underlying property upon which the Wash is located is responsible for maintenance. Therefore, each Owner is responsible for maintenance of any portion of the Wash located on the Owner's Lot, and the Association is responsible for the maintenance of any portion of the Wash located on the Association's Common Area tracts. The City of Scottsdale is responsible for maintaining washes on City-owned property, such as those in City parks or crossing City streets.

3. **Working in NAOS.** Many natural washes in Troon Ridge are located within NAOS. When working in these areas, the specific requirements set forth above must be met to preserve the natural desert environment. Current Planning should be contacted at (480) 312-2500 to determine if a wash is located within NAOS and to obtain approval for wash maintenance work within these areas.
4. **Maintenance Obligations.** The goal of wash maintenance is to remove obstructions that significantly reduce the ability of washes to convey storm flows, particularly in areas where houses and other structures could be flooded. Before starting any maintenance program, Owners should contact either Stormwater Management or Current Planning at (480) 312-2500. This goal is accomplished by removing debris, weeds, and overgrowth while observing the City's environmental protection ordinances and requirements (see "**NAOS Guidelines**" above).

Subject to the NAOS Guidelines, Owners should:

- Remove all man-made trash and debris, dead plant material, grasses, weeds, small shrubs, and plants identified by the City as invasive plants from the bottom of the wash since these greatly restrict stormwater flows. A list of invasive plants can be obtained at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/invasiveweeds.pdf>.
- Trim large shrubs so that limbs are three feet above the bottom of the wash. Trim trees to create a clear trunk from the base of the tree to 3' above wash bottom. The City suggests using a certified arborist when performing major tree trimming operations.
- Remove all debris and plant material from the area and dispose of them properly.

Owners should NOT:

- Remove grasses, root systems and small shrubs from the wash banks – these stabilize wash banks against erosion and should be left intact.
- Remove cacti, trees or plants protected by the City's Native Plant Ordinance without prior approval by the city. More information on native plants is available at www.scottsdaleaz.gov/codes/native-plant or by calling Current Planning at (480) 312-2500.

5. **Maintenance of Historic Grades.** Owners may also need to remove sediment deposited by a storm, or fill and compact an area of a wash that has been substantially eroded. To preserve the natural desert and minimize environmental impact, work within the wash should be confined to hand labor or small motorized equipment. The use of motorized equipment is subject to City approval which can be obtained by contacting Stormwater Management at (480) 312-2500.
6. **Changes to the Wash.** If an Owner plans to do more than maintenance such as realigning or filling the wash or armoring the banks to provide erosion protection, the Owner will need City approval of an engineered grading and drainage plan as a minimum. The first step is to contact Current Planning or Stormwater Management at (480) 312-2500 to determine the process and requirements for the engineered grading and drainage plan. In addition, changes in Washes must be approved in advance in writing by the Architectural Committee.
7. **Walls or Fences.** According to the City of Scottsdale, wall or fence crossings of washes are one of the major sources of flooding. Drainage openings in walls for washes are often undersized for the flow that needs to pass through them. Fences across washes are built with the perception that water will freely flow through the fence while in reality the fence will catch debris and plant material and block flow through the opening. Improvements for wall or fence crossings of washes will also require City approval of an engineered grading and drainage plan. In addition, changes in Washes must be approved in advance in writing by the Architectural Committee.
8. **City Contact Information.** If an Owner has a question regarding Washes, the Owner should call Stormwater Management at (480) 312-2500.