

TROON RIDGE COMMUNITY ASSOCIATION

Understanding Natural Area Open Space (NAOS) in Troon Ridge

What is Natural Area Open Space (NAOS):

- Natural Area Open Space (NAOS) refers to designated areas of land that must be preserved in their natural desert state.
- NAOS is established by of the City of Scottsdale's [Environmentally Sensitive Lands Overlay \(ESLO\)](#).
- NAOS areas are protected by easements that restrict development and require the preservation of native vegetation and wildlife habitats. The owner of the underlying property upon which the NAOS easement is located is responsible for protection and maintenance.
- **All** NAOS areas, regardless of ownership, must remain free of structures, obstructions, and certain landscaping activities. This is summarized in the [City of Scottsdale Natural Area Open Space Brochure](#).

NAOS in Troon Ridge – Who Owns/Is Responsible For It:

- TRCA includes 173.8 acres of HOA-owned common area and 381 privately-owned (Homeowner) lots/parcels in four Subdivisions (for subdivisions and lot numbers, see map of [Troon Ridge Community Association Subdivision Boundaries and Lot Numbers](#)):
 - ALL 173.8 acres of HOA-owned common area are established and protected as NAOS (36 parcels throughout TRCA); TRCA is responsible for its protection and maintenance.
 - 81 of TRCA's 381 Homeowner lots (see lot numbers in the table below) also include land established and protected as NAOS; the property owner is responsible for its protection and maintenance.
 - 300 out of 381 Homeowner lots (~80% of private lots) DO NOT include any NAOS; their landscape/property maintenance responsibility ends at the view fence/masonry walls of their property.
- The location of all NAOS in Troon Ridge is described on the subdivision plats for the Property (see Location of NAOS, below).

Subdivision	Homeowner-Owned NAOS	TRCA-Owned NAOS
Desert Crest I - 58 lots	NONE	113 Acres
Desert Crest II - 38 lots	NONE	
Desert Crest III - 76 lots	4 LOTS (DC III Lots 73, 74, 75, 76)	
Dorado I - 52 lots Dorado II - 26 lots Dorado III - 39 lots	NONE	28 Acres
Estates at Desert Crest - 18 lots	18 LOTS (Estates Lots 1-18)	.04 Acres
Saguaro Canyon - 74 lots	59 LOTS (SC Lots 1-39, 42-43, 45-48, 60, 62-74)	33 Acres
Total		~174 Acres

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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.

You can also find this information on the web yourself:

1. Using your browser, visit the Maricopa County Assessor's Parcel Maps <https://maps.mcassessor.maricopa.gov/>
2. Enter your property street address in the search field on the top left.
3. You can click to select multiple layers/views, including aerial maps, to view your property/parcel and the surrounding parcels.
4. A tab will open on the left side of the window for the selected property; it includes current owner and property information.
5. To see any overlays or easements, including Natural Area Open Space, locate the "MCR #" in the Property Information portion of the tab and click the underlined number; it is a link and will take you a "Map Search Results" window.
6. Click the purple-shaded box on the left side with letters and numbers, and it will open the Plat Map that includes your property. The map and legend will indicate any NAOS on your property.

TRCA NAOS Use and Wash Maintenance Policy/Guidelines

- The [TRCA Natural Area Open Space \(NAOS\) Policy](https://troonridge.net) is available on the Troon Ridge [website](https://troonridge.net) (<https://troonridge.net>) on the [Documents/Forms](#) tab.
- The Policy establishes NAOS use and wash maintenance guidelines that are consistent with City of Scottsdale ordinances, including maintenance responsibilities of the owner of the underlying property upon which the NAOS easement is located.

Fire Prevention in the NAOS

- HOA-Owned Common Area/NAOS: TRCA is responsible for NAOS protection and maintenance, including fire prevention, in the 173.8 acres of HOA-owned Common Area/NAOS. Homeowners are **not** to pursue any landscape maintenance or fire prevention in HOA-owned Common Areas/NAOS.
- Owners of the 81 TRCA lots that include land established and protected as NAOS are responsible for its protection and maintenance. 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 in the [Wildland and Natural Area Open Space Fire Brochure](#), and Owners should contact the Fire Department at (480) 312-FIRE with questions.