

BYLAWS  
LA CAÑADA HOMESITES ASSOCIATION  
GREEN VALLEY, ARIZONA  
(Showing Revisions to February 1991)

ARTICLE I  
DEFINITIONS

Section 1. "Association" shall mean and refer to La Cañada Desert Homes I, a non-profit corporation, organized and existing under the laws of the State of Arizona.

Section 2. "The Properties" shall mean and refer to La Cañada Homesites Association as recorded in the Book of Maps and Plots, Book 20, Page 87, in the office of the County Recorder, Pima County, Arizona, and such other La Cañada Homesites Association as may hereafter be developed at Green Valley, Arizona, and made legally subject to the jurisdiction of this Association pursuant to the provisions of Article VI of the Articles of Incorporation of this Association.

Section 3. "Common Properties" shall mean and refer to parks; streets; foot ways, including structures; personal properties incident thereto, and any other properties owned and maintained by the Association for the common benefit, welfare and enjoyment of the residents within The Properties.

Section 4. "Deed Restrictions" shall mean and refer to the Declaration of Establishment of Covenants, Conditions and Restrictions, heretofore recorded as La Cañada Desert Homes I and to be recorded hereafter as such other Association subdivisions as may be brought under the jurisdiction of this Association.

ARTICLE II  
LOCATION

Section 1. The principal office of the Association shall be located at Green Valley, Arizona.

**ARTICLE III**  
**MEMBERSHIP AND VOTING RIGHTS**

**Section 1.** There shall be no capital stock of the Association; participation in it shall be limited to membership in the Association as provided for in its Articles of Incorporation.

**Section 2.** Every person or entity, except the developer or developers, who is a record owner of any lot, in fee simple, in any Association subdivision subject to the jurisdiction of this Association shall be a member of the Association; provided, however, that any person or entity holding an interest merely as security for an indebtedness shall not be a member of this Association.

**Section 3.** Each member in good standing shall be entitled to one vote for each lot owned in fee simple title. A lot owned by more than one person shall be entitled to one vote. Fractional votes shall not be recognized.

**Section 4.** The rights and privileges of membership are subject to the payment of annual and special assessments levied by the Association, the obligation of which assessments is imposed against each owner of, and becomes a lien upon, the property against which such assessments are made as provided by the Deed Restrictions to which The Properties are subject. The property owner is obligated for the payment of the total assessment for the period covered, to be paid by the due date as stated. In the event that he has sold or is planning to sell his property during the period, it is the home owner's prerogative to collect the partial payment from the prospective buyer.

**Section 5.** The membership rights and privileges of any person whose interest in The Properties is subject to assessments as provided herein, whether or not he be personally obligated to pay such assessments, may be suspended by action of the Directors during the period when the assessments remain unpaid; but, upon payment of such assessments, his rights and privileges shall be automatically restored.

**Section 6.** If the Directors have adopted and published rules and regulations governing the use of the Common Properties and facilities, and the personal conduct of any person thereon, as provided in Article VIII, Section 1 (D), they may, in their discretion suspend the rights of

(Continuation of ARTICLE III):

any such person for violation of such rules and regulations for a period not to exceed thirty (30) days.

**ARTICLE IV**  
**PROPERTY RIGHTS AND RIGHTS OF ENJOYMENT**  
**OF COMMON PROPERTY**

**Section 1.** Each member shall be entitled to the use and enjoyment of the Common Properties and facilities as provided by the Deed Restrictions applicable to The Properties and Article III hereof.

**Section 2.** Any member may delegate his rights of enjoyment in the Common Properties and facilities to the members of his family who reside upon The Properties or to any of his tenants who reside thereon under a leasehold interest. Such member shall notify the Secretary in writing of the name of any such person and of the relationship of the member to such person. The rights and privileges of such person are subject to suspension under Article III, to the same extent as those of the member.

**ARTICLE V**  
**PURPOSES AND POWERS**

**Section 1.** The purposes for which this Association is formed and the objects sought to be accomplished by it are as follows:

A. The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members.

B. This Association is formed to promote the recreation, health, safety and welfare of the residents of The Properties. In support of these purposes and to aid in the accomplishment of the objects for which this Association is organized, the Association may do any or all of the following:

(1) Enforce any and all Deed Restrictions and agreements applicable to any or all lots within The Properties.

(Continuation of ARTICLE V):

(2) Own, acquire, build, operate and maintain real and personal property, including but not limited to, the Common Properties and facilities.

(3) Fix assessments or charges to be levied against The Properties of the members.

(4) Pay taxes, if any, on the Common Properties and facilities.

(5) And, insofar as permitted by law, do any other thing that, in the opinion of the Board of Directors, will promote the common benefit, welfare and enjoyment of the residents of The Properties.

(6) The Association shall further have the power to do all things necessary, suitable, incidental, proper and advantageous for the accomplishment of any of the purposes or for the attainment of any one of the objects herein enumerated, and is to have the same power in such respects as any ordinary individual might have; and the enumeration of any one or more of the powers set forth in these Articles shall not be construed as a limitation upon the other powers which might be reasonably implied from the language used herein.

## ARTICLE VI BOARD OF DIRECTORS

Section 1. The affairs of this Association shall be conducted by a Board of Directors consisting of nine (9) persons, one-third (1/3) of said Board to be elected for a term of three (3) years, one-third (1/3) of said Board to be elected for a period of two (2) years, and one-third (1/3) of said Board to be elected for a term of one (1) year, at the first annual meeting of the members from among their number, and at each annual meeting thereafter one-third (1/3) of the number of Directors shall be elected for a term of three (3) years. Such Directors shall serve for the terms for which they are elected or until their successors are elected and qualified.

(Continuation of ARTICLE VI):

Section 2. Vacancies in the Board of Directors shall be filled by the majority of the remaining Directors, any such appointed Director to hold office until his successor is elected by the members, who may make such election at the next annual meeting of the members or at any special meeting duly called for that purpose.

ARTICLE VII  
ELECTION OF DIRECTORS; AND DESCRIPTION OF THE  
NOMINATING AND ELECTION COMMITTEES

Section 1. Election to the Board of Directors shall be by written ballot as hereinafter provided. At such election, the members or their proxies may cast, in respect of each vacancy, one vote for each lot owned in fee simple title. The names receiving the largest number of votes shall be elected.

Section 2. Nominations for election to the Board of Directors shall be made by a Nominating Committee which shall be one of the Standing Committees of the Association.

Section 3. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors at the organization meeting of the Board of Directors following the annual meeting of the members. The Committee will serve until the close of the next annual meeting.

Section 4. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations shall be made from among members as the Committee in its discretion shall determine. Nominations shall be placed on a written ballot as provided in Section 5, and shall be made in advance of the time fixed in Section 5 for the mailing of such ballots to members.

(Continuation of ARTICLE VII):

Section 5. All elections to the Board of Directors shall be made on a written ballot which shall:

- A. Describe the vacancies to be filled
- B. Set forth the names of those nominated by the Nominating Committee for such vacancies
- C. Contain a space for a write-in vote by the members for each vacancy.
- D. Such ballots shall be prepared and mailed by the Secretary to the members at least fourteen (14) days in advance of the date set forth therein for a return, which shall be a date not later than the day before the annual meeting or special meeting called for elections.

Section 6. Each member shall receive as many Ballots as member has votes (one per lot in fee simple title). The Secretary shall send to each lot owner the number of ballot or ballots enclosing the following: (a) a return envelope to the Association, (b) an envelope for each ballot clearly stamped BALLOT, and, (c.) a Ballot for each ballot envelope.

A. A lot owner shall fill out the Ballot, or ballots; then place in ballot envelope and seal the envelope. Then place it in the return envelope. On the return envelope the lot owner shall sign his name, address and lot number (this for proper identification).

B. All ballots will be mailed to last known address of lot owner with an indication on mailing list that ballot was mailed. The ballots shall be returned to the Secretary of the Association; La Cañada Desert Homes I; P.O. Box 883; Green Valley, AZ 85622-0883.

Section 7. Upon receipt of each return, the Secretary shall place the ballot envelope and outside envelope in a safe place until the day of the annual or special meeting at which elections are to be held.

(Continuation of ARTICLE VII):

On that day the external envelopes containing the ballot envelopes shall be turned over to the Election Committee which shall be appointed by the Board of Directors and consist of five members (this appointment to be made so that the Committee can start functioning the morning of the election). The Election Committee shall proceed to:

A. Have a list of lot owners, properly identified; thereby establishing the number of votes per lot-owner and number of possible votes to be cast. (This list to be supplied by the Secretary of the Board.)

B. Have a statement from the Secretary of the Association that the votes received constitute the requirements for a quorum.

C. If the vote is by proxy, ascertain that a proxy has been filed with the Secretary (as provided in Article XIII, Section 2) and that such proxy is valid.

D. When the above is accomplished, the outside envelopes shall be set aside from the ballot envelopes and kept in a safe place; thereby assuring a secret ballot. This procedure shall be taken in such manner that the vote of any member or his proxy shall not be disclosed to anyone, even the Election Committee.

E. The Election Committee then proceeds to open the ballot envelopes and to count the votes. If any ballot envelope is found to contain more than one Ballot, all such ballots shall be disqualified and not be counted.

F. Immediately following the announcement of the results at the annual or special meeting of the Association, unless contested by the members, the Ballots and the outside envelopes shall be destroyed.

ARTICLE VIII  
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. The Board of Directors shall have power to:

A. Call special meetings of the members whenever it deems necessary, and it shall call a meeting at any time upon written request of one-tenth (1/10) of the voting membership as provided in Article XII, Section 2.

B. At its pleasure, appoint and remove all officers, agents and employees of the Association, prescribe their duties and require of them such security or fidelity bond as it may deem expedient. Nothing contained in the Bylaws shall be construed to prohibit the employment of any member, officer or Director of the Association in any capacity whatsoever.

C. Establish, levy, assess and collect the assessments or charges referred to in Article III hereof, subject to the provisions of the Articles of Incorporation, Article VIII.

D. Adopt and publish rules and regulations governing the use of the Common Properties and facilities and the personal conduct of the members and their guests thereon.

E. Exercise for the Association all powers, duties and authority vested in or delegated to this Association.

F. In the event that any member of the Board of Directors of this Association shall be absent from three (3) consecutive regular meetings of the Board of Directors, the Board may, by action taken at the meeting during which said third absence occurs, declare the office of said absent Director to be vacant.

Section 2. It shall be the duty of the Board of Directors to:

A. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such is requested in writing, by one-tenth (1/10) of the voting membership as provided in Article XII, the Board shall



(Continuation of ARTICLE VIII):

arrange for information to be communicated periodically to the members of the Association in newsletters advising them of actions taken, etc.

B. Supervise all officers, agents and employees of this Association and to see that their duties are properly performed.

C. In relation to assessments (regular or special):

(1) Fix the dollar amount for the assessment period at least thirty (30) days in advance of such date or period and, at the same time:

(2) Prepare a roster of The Properties and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any member, and at the same time.

(3) Send written notice of each assessment to every owner subject thereto.

D. Issue (or to cause an appropriate officer to issue), upon demand by any person, a certificate setting forth whether or not any assessment has been paid. Such certificate shall be conclusive evidence of any assessment therein stated to have been paid.

E. Proscribe and post as needed, speed limits, weight limits and other traffic regulations for the roads within The Properties.

## ARTICLE IX DIRECTORS' MEETINGS

Section 1. A regular meeting of the Board of Directors shall be held on the first Monday of each month at 8:00 o'clock A.M., provided that the Board of Directors may, by resolution, change the day and hour of holding such regular meetings. These meetings are open to Association members.

(Continuation of ARTICLE IX):

Section 2. Notice of such regular meetings is hereby dispensed with. If the day for the regular meeting shall fall upon a holiday, the meeting shall be held at the same hour on the first day following which is not a holiday, and no notice thereof need be given.

Section 3. Special meetings of the Board of Directors shall be held when called by the President, the Vice-President, or by any two Directors after not less than three (3) days' notice to each Director.

Section 4. The transaction of any business at any meeting of the Board of Directors, however called and noticed, or wherever held, shall be as valid as though made at a meeting duly held after regular call and notice if a quorum is present and, if either before or after the meeting, each of the Directors not present signs a written waiver of notice, or a consent to the holding of such meeting or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records and made part of the minutes of the meeting.

Section 5. The majority of the Board of Directors shall constitute a quorum thereof.

#### ARTICLE X OFFICERS

Section 1. The officers shall be a President, a Vice-President, a Secretary, and a Treasurer. The President and the Vice-President shall be members of the Board of Directors.

Section 2. The officers shall be chosen by majority vote of the Directors.

Section 3. All officers shall hold office during the pleasure of the Board of Directors.

Section 4. The President shall preside at all meetings of the Board of Directors and at the annual (or special meetings) of the Association membership; and with suggestions and approval by the

(Continuation of ARTICLE X):

Board, shall develop the agenda for all such meetings . The President shall see that orders and resolutions of the Board of Directors are carried out. He shall sign all notes, checks, leases, mortgages, deeds and all other written instruments.

A. The President shall direct and coordinate the assigned activities and responsibilities of the respective members of the Board of Directors and other committee chairmen.

B. The President shall appoint, with approval by the Board, the Chairman for Security/Neighborhood Watch and shall advise him of his responsibilities.

C. The President shall serve as (or with The Board's approval appoint an alternate) liaison representative to the "Green Valley Community Coordinating Council" (hereinafter called GVCCC). He may also appoint representatives to other Green Valley home owners' associations, Pima County groups, or other agencies as may be deemed advisable by the Board.

Section 5. The Vice-President shall perform all the duties of the President in his absence.

Section 6. The Secretary (or alternate secretary as designated) for the Board shall be responsible for recording the votes and keeping the minutes of all proceedings in a book kept for that purpose. The Secretary shall keep the records of the Association and shall be responsible to ensure that they are complete and that copies of pertinent information are available and supplied to new members of the Board of Directors as they are elected.

A. The Secretary shall record, in a book kept for that purpose, the names and addresses of all Association members and shall coordinate this information with the records of the Treasurer.

(Continuation of ARTICLE X):

B. The Secretary shall be responsible to collect information concerning the home owners (and any long-term tenants) and supply this information to GVCCC for the annual Green Valley, Arizona Community Directory; also, to ensure that the information is current (deleting deceased home owners and those who have moved from the area).

C. The Secretary shall observe the provisions of the Deed Restrictions, Articles and Bylaws and be satisfied that the actions taken by the officers, Directors and Committee Chairmen are in accord with the stipulated procedures and with any other legal requirements that may apply.

Section 7. The Treasurer shall receive and deposit in appropriate bank accounts all moneys of the Association and shall disburse such funds as directed by resolution of the Board of Directors. The Treasurer shall sign all checks and notes of the Association, provided that such checks and notes shall also be signed by the President or the Vice-President.

Section 8. The Treasurer shall keep proper books of account and submit an annual audit of the Association books at the completion of each fiscal year which shall be the calendar year. He shall prepare an annual budget and an annual balance sheet statement, submit it for approval by the Board of Directors; and the budget and balance sheet statement shall be presented to the membership at its regular annual meeting.

Section 9. The Treasurer shall maintain an accurate record of the names and addresses of the Association's home owner members (which record shall be coordinated with the list maintained by the Secretary). The Treasurer shall be responsible for issuing statements for assessments due, according to legal stipulations for such statements, and follow through with verification of payment by all home owner members. He shall consult with the President and the Board in the event of any dues delinquencies.

(Continuation of ARTICLE X):

Section 10. The Treasurer shall be responsible for the calculating and filing of any requisite tax returns or Corporation Commission forms. The Treasurer shall also be responsible to negotiate for the purchase of insurance as needed by the Association for liability on the Common Properties, liability for paid employees, etc.

Section 11. The Treasurer shall be responsible to maintain an inventory of all property owned by the Association, including tools, etc., purchased for use by respective officers or committees. He shall update this inventory as necessary to identify the location of all such properties.

## ARTICLE XI COMMITTEES

Section 1. The Standing Committees of the Association shall be:

- Architectural Control
- Audit
- Hospitality
- Landscape/Beautification
- Nominations
- Roads and Drainage
- Security /Neighborhood Watch

A. Unless otherwise provided herein, each committee shall consist of a chairman and two or more members; and each committee, except the Audit Committee, shall include a member of the Board of Directors. The committee chairmen shall be appointed by the Board of Directors at the organizational meeting of the Board following the annual meeting of the members, or as soon thereafter as feasible, to serve until the close of the next annual meeting; and such appointments shall be announced in a newsletter to the Association members. The Board of Directors may appoint such other committees as needed.

Section 2. The Nominations Committee shall have the duties and functions described in Article VII. During the calendar year this Committee shall also identify and recruit candidates for replacements to the Board of Directors, as vacancies may occur, and shall present such nominations for vote by the Board.

(Continuation of ARTICLE XI):

**Section 3.** The Hospitality Committee shall advise the Board of Directors on all matters pertaining to the recreational program and activities of the Association and shall perform such other functions as the Board, in its discretion, may determine.

A. The Hospitality Committee shall be alert to illness, hospitalizations and other concerns of the residents, and convey the sentiments of the Association through cards, flowers, fruit, etc. as deemed advisable.

**Section 4.** The Roads and Drainage Committee shall be responsible to conduct inspection of drainage ways in the Common Properties and roadways in order to assure they are safe and in good driving condition. The correction of drainage ways to their main channels is also a responsibility of this Committee.

A. The Committee shall keep the Board of Directors advised on all matters and shall recommend action to be taken pertaining to maintenance of drainage and roads. It shall be responsible for maintenance of roads and drainage ways on Common Properties assuring that their condition is satisfactory for use and for prevention of, so far as possible, damages to private property. It shall procure and have available necessary materials and tools, and shall recruit volunteers or employ special help as needed to accomplish these actions.

B. The Roads and Drainage Committee shall advise home owners concerning drainage problems on their property, but they shall not be responsible as agents of the Board to assist in correcting them. They shall also survey and report to the Association's Board of Directors any actions by home owners which unfavorably affect the roads or drainage on Common Properties or on other home owners' property.

C. The Roads and Drainage Committee shall be the liaison with GVCCC and other agencies for assistance in correcting drainage problems.

D. As directed by the Board, the Committee shall be responsible for the procurement, installation and maintenance of

(Continuation of ARTICLE XI):

all traffic-control and related signs along roads in The Properties.

Section 5. The Architectural Control Committee shall approve or disapprove plans and specifications for the first residence and any associated structures to be erected on any parcel; and any action relative thereto shall be the function and duty of the Architectural Committee, established pursuant to the recorded Deed Restrictions.

A. Thereafter on any such parcel, no building, fence, wall or other structure shall be commenced, erected or maintained (nor shall any exterior addition to or change be made) until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing by the Board of Directors of the Association or by an Architectural Control Committee composed of three (3) or more representatives appointed by the Board who shall make deliberations as to harmony of external design and color, location in relation to surrounding structures and topography. All construction shall meet Pima County Building Codes when applicable.

B. The Architectural Control Committee shall watch for any proposals, programs or activities which may adversely affect the residential value of The Properties and shall advise the Board of Directors regarding Association action on such matters.

Section 6. The Audit Committee shall be appointed by the President, with approval by the Board, toward the end of the fiscal (calendar) year. It shall make the annual audit of the Association's books.

Section 7. The Security/Neighborhood Watch Committee shall be responsible to alert, to gather and to furnish to home owners helpful information for improved protection of their property and their persons, particularly against burglary and fire. They shall informally

(Continuation of ARTICLE XI):

observe the protective procedures of the home owners and shall helpfully call to their attention any areas or actions that may be considered hazardous.

A. The Committee shall annually distribute to each resident a copy of the new Green Valley, Arizona Community Directory. It will also have extra copies for distribution to new residents by the Hospitality Committee.

Section 8. The Landscape/Beautification Committee shall be responsible for the appearance and environmental well-being of the Common Properties as to the installation and care of plantings that will enhance the beauty of the area as a part of the local environment.

A. The Committee shall have the authority to recruit volunteers or to employ workers as needed for care of the Common Properties, with particular attention to the trees, bushes, etc. which may need trimming in order to improve driving safety and visibility along the roads.

B. The Committee may advise home owners on the selection and care of plantings on their property; but shall not be responsible as agents of the Association to take any action on private property.

C. The Landscape/Beautification Committee shall be responsible for maintenance, and any needed repair, of the entrance archway and lights and shall be responsible for the installation of the annual Christmas decorations at the entrance to the Association.

For more information on this subject see:  
Attachment "A", Common Area Landscaping Guidelines.  
(Revised to February 1991)

Section 9. With the exception of the Nominations Committee and the Architectural Control Committee, each committee shall have the power to appoint a subcommittee from among its membership and may delegate to such subcommittee any of its duties, powers and functions.



(Continuation of ARTICLE XI):

Section 10. It shall be the duty of each committee to receive suggestions or complaints from Association members on any matter within its field of responsibility. It shall dispose of such suggestions as appropriate or refer them to another committee

A. In order that the suggestions or complaints may be considered by the Board and directed to the appropriate officer or committee chairman for resolution, it is suggested that home owners submit their suggestions in writing to permit better understanding of the home owners' ideas .

## ARTICLE XII MEETINGS OF MEMBERS

Section 1. The regular annual meeting of the members shall be held on the first Monday of the month of February in each year at the hour of 2:00 o'clock P.M. If the day for the annual meeting shall fall upon a holiday, the meeting will be held at the same hour on the first day following which is not a holiday.

Section 2. Special meetings of the members, for any purpose, may be called at any time by the President, the Vice-President, a majority of the Board of Directors, or upon written request of one-tenth (1/10) of the voting membership.

Section 3. Each member shall register his address with the Secretary, and notices of meetings shall be mailed to him at such address. Notice of any meetings shall be given to the members by the Secretary. Notice may be given by sending a copy through the mail, postage thereon fully prepaid, to his address appearing on the books of the corporation.

A. Notice of any meeting, regular or special, shall be mailed at least ten (10) days in advance of the meeting and shall set forth in general the nature of the business to be transacted; provided however, that if the business of any meeting shall involve an election governed by Article VII or any action governed by Articles of Incorporation or the Deed Restrictions, notice of such meeting shall be given at least thirty (30) days in advance of the meeting and shall set forth the general nature of the business to be transacted.

(Continuation of ARTICLE XII):

Section 4. The presence at the meeting of members entitled to cast (or of proxies entitled to cast) one-tenth (1/10) of the votes of membership shall constitute a quorum for any action governed by these Bylaws, except as otherwise provided in the Bylaws. Any action governed by the Articles of Incorporation or by the Deed Restrictions applicable to The Properties shall require a quorum as therein provided.

Section 5. Voting on all matters at each annual or special meeting of the Association shall be by roll call of the lot numbers.

### ARTICLE XIII PROXIES

Section 1. At all corporate meetings of the Association each member may vote in person or by proxy.

Section 2. All proxies shall be in writing and filed with the Secretary. No proxy shall extend beyond a period of twelve (12) months, and every proxy shall automatically cease upon sale of the property by the owner.

### ARTICLE XIV BOOKS AND PAPERS

Section 1. The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to the inspection of any member.

### ARTICLE XV AMENDMENTS

Section 1. These Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person (or by proxy), provided that those provisions of these Bylaws which are governed by the Articles of Incorporation of this Association may not be amended except as provided in the Articles of Incorporation or applicable law; and provided further, that any matter stated herein to be or which is in fact governed by the recorded Deed Restrictions applicable to The Properties may not be amended except as provided in such Deed Restrictions.



April 12, 1996

LA CANADA DESERT HOMES 1

ARTICLES OF AMENDMENT

TO

BY-LAWS OF LA CANADA HOMESITES ASSOCIATION  
SHOWING REVISIONS TO 12-1979. ADOPTED BY THE  
UNDERSIGNED CORPORATION.

FIRST: The name of the corporation was changed to  
LA CANADA DESERT HOMES 1 in August, 1995 when the  
Articles of Incorporation were amended.

SECOND: At the Feb. 5, 1996 Annual Meeting the  
Board of Directors proposed that the number of Board  
members be reduced from nine (9) to five (5) and that their  
term of office be reduced from three (3) to two (2) years.  
These proposed changes were approved by a majority  
membership vote of the Home Owners.

1. In Article VI "Board of Directors" amend Section 1  
to read as follows:

The affairs of this Association shall be conducted  
by a Board of Directors consisting of five (5) persons  
of said Board, effective February 6, 1997. At each  
Annual Meeting thereafter there will be alternating  
two (2) and then three (3) of the Directors elected for a  
term of two (2) years. Such Directors shall serve for the  
the terms for which they are elected and qualified.

Dated . April 12, 1996

La Canada Desert Homes 1

By Claine L. Morrison

President

By Betty Lovett  
Secretary

By John M. Johnson  
Treasurer

BYLAWS  
LA CAÑADA DESERT HOMES I  
GREEN VALLEY, ARIZONA  
(Showing Revisions to 2/1991)

ATTACHMENT "A"  
COMMON AREA LANDSCAPING GUIDELINES

When our homes were built the common area was left in its natural state. From 1971 to date, home owners have left their mark in the form of additional plantings, both foreign and indigenous. Also gravel and stone have been used for functional and/or decorative purposes. Our subdivision is unique because of our beautiful trees, the color and curvature of our streets, the irregular placement of our homes and the added personal touches on buildings and grounds. We portray a relaxed, informal appearance to our visitors and ourselves. Maintaining this image is our goal.

1. LANDSCAPING RESPONSIBILITY

The Landscaping/Beautification Committee is responsible for the appearance and environmental well being of the common property.

Each home owner is responsible for the care and maintenance of the common grounds adjacent to his or her property. Home owners are cautioned that when they hire workmen to work on or around their residences the home owner is responsible, and therefore should see that the workers comply with the policies of this publication.

Landscaping of any common area is to be consistent with desert-type plantings generally employed throughout the desert area. Home owners shall coordinate any changes to the landscape with the Landscape/Beautification Committee.

Some residents improperly regard as weeds nearly all native plants and flowers and vigorously scrape and rake them down to bare soil. This practice should be discontinued, leaving the undisturbed landscape as it was intended thus making it less subject to wind and water erosion and more productive of food and cover for wildlife. When desert flowers have completed their blooming cycle you may trim off the dry top stems, leaving the live plants to bloom again. Undesirable plants are weeds, and they should be removed whenever they are found. Please learn to identify desert wild flowers and shrubs and nurture them to help create a more beautiful common

ground. A review of desert landscape publications may be helpful to you. (See list of desirable and undesirable plants at the end of this bulletin.)

## **2. TRIMMING AND PRUNING**

In general, all desert trees and shrubs should be pruned as little as possible. All cuts should be coated with acrylic latex paint (color to match tree) to prevent insect infestation and rot. Pruning should be done only during the dormant season (November, December, January and February). Before beginning any severe pruning permission must be obtained from the Landscape/Beautification Committee, which in turn will get an agreement from all adjoining home owner occupants before permission will be granted. Permission will not be granted to have a tree scalped. If necessary for the sake of a mountain view, the Committee may consider removal of a tree provided an acceptable lower-growing tree or shrub is planted in its place.

## **3. RAIN RUNOFF AND EROSION**

There is some fifty-foot-elevation difference between the La Cañada entrance and the easterly boundary at I-19. The control of severe rain runoff is obviously necessary. The less the water is impeded, the faster the runoff will be, and more erosion will take place causing our streets to be loaded with sand, and downstream neighbors threatened with unwanted water. To minimize this problem, allow vegetation to grow within the drainage path and use gravel and rocks to act as dams to hold much of the water back for soaking into the soil, thus encouraging growth of desert wild flowers, trees and shrubs.

Rock and/or gravel (provided the color and size of these materials have been approved by the Landscape/Beautification Committee) may be used for decoration and erosion control. The use of plastic sheeting under gravel is not permitted as it prevents rain water from percolating into the soil.

Rainwater from your house down spouts should drain into a bed of gravel to prevent excessive erosion.

## **4. DESERT RODENTS**

The normal amount of natural predators, such as snakes, coyotes and other animals that feed on rodents, are not present in sufficient

quantities in our area; consequently we have an over-abundance of rodents. Some of the damage they do is: (a) chew up wiring on cars and telephone lines resulting in expensive repairs, (b) feed on garden plants and flowers, and (c) they are a source of valley fever. Everyone is encouraged to help control the rodent population, keeping in mind not to use any method that would endanger the birds and other animals.

## 5. DRIVEWAYS

Any new or resurfacing of private driveways will require approval of the Architectural Committee. The appearance of our subdivision can be enhanced if all of the private driveways match the chip and seal surface of the streets. Chip and seal or pea gravel is preferred. Black asphalt is unsightly and is discouraged.

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### Desert Wild Flowers to be Encouraged:

Burro Weed (food and cover for wildlife, erosion control)  
Desert Marigold (food for rabbits and quail, nesting material for birds)  
Desert Verbena

### Desirable Shrubs:

Greasewood  
Hackberry (birds love it)  
Jojoba  
Mexican Bird-of-Paradise (for spectacular beauty)  
Mountain Laurel (rabbits won't eat it)  
Texas Ranger

### Desirable Trees:

Desert Willow  
Mesquite  
Palo Verde

### Also Encouraged:

A wide range of cacti and  
desert forbs

### Weeds We Don't Want:

Desert Broom (female)  
Ragweed  
Tumbleweed