

RIVER OAKS

at Paso Robles

Dear Homeowners,

We hope this message finds you well. Our goal is to provide clarity on the rules and procedures governing various aspects within our community.

First, it's important to understand that the Approved Specific Plan Design Manual established the framework for ongoing design, approvals, and development over the years. This manual serves as the foundation upon which all our governing regulations were built. From this framework emerged the Covenants, Conditions and Restrictions (CC&R's), that outline the responsibilities and guidelines for homeowners. These rules, in turn, established the foundation for the Architectural and Design Criteria which set the standards for our community. Additionally, the Architectural Review Committee guidelines were crafted to ensure adherence to these standards.

These regulations apply to every homeowner and play a crucial role in maintaining the harmony and aesthetics of our community. Familiarizing yourself with these rules is essential. Within these documents, you will find answers to many of your questions. For your convenience, these documents are accessible on your portal by clicking on the "Documents" button, followed by the "Governing Documents" button.

Specifically for this memo, we are addressing frequently asked questions about landscaping. Please review.

Contact Our Team

5100 N. Sixth Suite 164 Fresno CA
93710

Business Hours:

Monday- Friday

9 a.m. – 5 p.m.

Closed for lunch from 12 p.m. -1 p.m.

Email:

support@unitypm.com

financesupport@unitypm.com

Toll Free:

1(833) HOA-1100 or

559-228-0606

Section III. ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS

C. Landscaping and Other Related Improvements.

- 1) No Owner of a Lot shall make any alterations to the Association Maintenance Area, Common Area, or Improvements installed by the Declarant or any builder as defined in the Declaration as a "Community Builder".
- 2) The removal of, modification of, replacement of, or relocation of any existing planting, landscaping, structures, hardscape, furnishings or other Improvements within the Association Maintenance Area of the Lot shall not occur without the written approval of the ARC. (See Exhibit "A-1").
- 3) All front yard Improvements located behind the ornamental iron fencing, (interior courtyard landscaping), shall comply with Chapter 4 of the Design Manual, Landscape Guidelines.

Covenants Conditions and Restrictions:

**Helpful sections in regard to this set of FAQ's would be:
Article 5; Article 7; Article 8**

Frequently Asked Landscape Questions:

1. Can I make changes to the landscaping or structures in the Association Maintenance Areas and Common Areas?

No, homeowners are not allowed to make any alterations to these areas, including removing, modifying, replacing, or relocating any existing plants, landscaping, structures, hardscape, or furnishings without prior written approval from the Architectural Review Committee.

2. Can homeowners make changes to the irrigation?

No, homeowners are not allowed to alter the common area irrigation, including valves, timers, irrigation boxes, drip lines, and other components. If any part of the system is tampered with and it results in plant loss, the homeowner will be responsible for replacing the plants. Additionally, connecting the HOA irrigation water front or backyards is not permitted. Common Area irrigations is done with non-potable water conveyed in purple pipe which is not allowed on individual residential lots. Costs to repair or return irrigation to its original state will be the responsibility of homeowner.

3. Who is responsible for maintaining the plants and landscaping in the common area and between the sidewalk and ornamental fencing on a residential lot?

The HOA is responsible for maintaining plants and landscaping in the Association Maintenance Areas and Common Areas. However, homeowners are responsible for the upkeep of all landscaping and improvements behind their ornamental iron fencing and must ensure their front yard is kept neat, safe, weed-free, and orderly as per community guidelines.

4. What if the plants in my private yard (behind the ornamental iron fencing) need replacing?

Homeowners can replace plants in their private yards. However, you should ensure that the replacements comply with the Design Manual and align with the overall look and feel of the community. Prior to making changes you will need to submit an architectural design review to management support@unitypm.com to obtain approval from the ARC committee.

5. What should I do if I notice a dead or struggling plant in the common area in front of my home?

If you notice a specific issue with the landscaping, please notify management with your request. They will contact the landscapers to inspect and evaluate the situation. The landscapers will determine whether the plant needs to be replaced, pruned, or otherwise managed, and they will also check if the plants are still under warranty.

Frequently Asked Landscape Questions:

6. What happens if a plant in the Association maintenance area needs replacing after the warranty period?

After the initial one-year warranty on plants installed by the builder expires, any requests for plant replacement will be added to the list and reviewed on a quarterly basis for replacement.

7. How does the quarterly plant replacement process work?

The landscaper will review all requests and evaluate which plants need replacement. They will then recommend whether to replace or suggest alternative actions depending on the health of the plant. Plants recommended for replacement will be placed on a list for the next quarterly replacement cycle. This quarterly schedule helps manage costs effectively by allowing us to order and replace plants in bulk. Please note that some replanting requests may be postponed until the weather conditions are optimal for planting.

8. Who do I contact if I have landscape questions or need further assistance?

If you have a landscaping concern, please contact management at support@unitypm.com. We ask that you do not communicate directly with the onsite crew, as this could lead to miscommunication. Management will coordinate all work orders and communicate with the landscaper.