

# PebbleCreek 43B Villas Association, Inc.

## Landscape Rules & Regulations as of (01-13-2021)

*This document is specific to the PebbleCreek Villas Association, Inc. (Villas 43B) and is supplemental to the Community Rules and Architectural/Landscaping Guidelines. It is intended to provide additional guidelines and clarification to the homeowners in the Villas Unit (43B) and provide a listing of items the homeowners of the Villas will be able to do and items that homeowners specifically will not be able to do:*

### **CC & Rs must be adhered to:**

landscaping on the Villas Lots, Declarant and the Villas Association each shall have the right to make such modifications to the landscaping as it deems appropriate from time to time. **No Owner or other person shall install any plants, trees, granite or other landscaping in any Villas Area or in the portion of their Villas Lot which is to be maintained by the Villas Association pursuant to this subsection, and no Owner of a Villas Lot or other person shall make any changes to the landscaping installed in such area by the Declarant or the Villas Association, without the prior written consent of either Declarant or the Villas Association.**

### **The PebbleCreek Villas ALC:**

- Establishes Landscape Standards for the community
- Enforce CC&Rs
- Manage the landscape company
  - Request proposals for additional work to be performed
  - Approve all invoices prior to payment
  - Inspect the community at least once per month
- Assist all homeowners who submit a [Landscape Request](#), via our website
- Establish approved plants and trees (Links below)
  - Dead plants and trees will be replaced by our landscaper and at HOA expense
    - Drip lines will be repaired if necessary
  - Live plants may be replaced by our landscaper only if:
    - Homeowner submits a [Plant Tree Selection Request](#), where drip lines are currently in place (no new drip lines can be added)
    - ALC submits an RFQ (Request for Quote) to the landscaper
    - Homeowner approves and pays the RFQ
    - ALC records the date installed, location, and tree or plant species for warranty

### **Plant Protection Fencing Policy:**

# PebbleCreek 4 Villages Association, Inc.

- Plants that require protection from rabbits and other pests will require temporary protection based on the plant and its growth.
  - HOA selected plants requiring protection will be at the cost of the HOA
  - Plants chosen by the owner and requiring protections will be at the cost of the owner to be quoted by the landscape company and paid for in advance of installation
  - Plant/Tree Selection Request Form must be submitted for approval and quoting
- Installation will be done by the landscape company
- Approved materials:
  - Carpenter's Cloth – 14 gauge, black vinyl, coated welded, wire mesh, 1" x 1"



- - 24" maximum height
  - Minimum of 4 black stakes
  - Black tie wrap
- Homeowners must not:
    - Interrupt the landscapers in any way
    - Prune or trim any plant or tree
    - Make verbal requests to committee members, board members, vendors or other authorized representatives unless in a formal meeting. All requests must be through the appropriate channel – the management company.

# PebbleCreek 4 Villas Association, Inc.

PebbleCreek Villas Assoc., Inc.,  
Unit 43B

## Approved Plants

As of: 01-12-2021

List	PLANTS	Codes	Blooms	Height	Notes	Plant Protection
1	<a href="#">Valentine Emu Bush Red</a>	P1	Spring thru Fall	M	Gorgeous red, tubular flwrs	Quote Needed
2	<a href="#">Pink Muhly Grass-Regal Mist</a>	P2	Fall	M	Lush green foliage	
3	<a href="#">Fairy Duster Red Pink</a>	P3	Spring thru Fall	S-M	<a href="#">Pink brushy flowers</a>	
4	<a href="#">Natal Plum</a>	P4	Spring thru Fall	M	White flowers	
5	<a href="#">Golden Barrel Cactus</a>	P5	All Year	L	Golden	Price Quote Needed
6	<a href="#">Oleander Pink White Red (Dwarf)</a>	P6	Spring thru Fall	M	Low Maintenance	
7	<a href="#">Little John Bottlebrush Red</a>	P7	Spring thru Fall	to 3'	Blooms Red Flowers	
8	<a href="#">Desert Spoon</a>	P8	Evergreen	T	Silver-Grey foliage	
9	<a href="#">Lemon Bottle Brush Bush Red Firs</a>	P9	Spring thru Summer	T	Blooms Red Flowers	
10	<a href="#">Tacoma - Varieties Available</a>	P10	Spring thru Fall	T	Varieties available	
11	<a href="#">Torch glow Bougainvillea</a>	P11	All Year	T	Rabbit Food when small	Quote Needed
12	<a href="#">Purple Trailing Verbena</a>	P12	Spring thru Fall	M	Purple Flowers	Quote Needed
13	<a href="#">Silver Cloud Sage</a>	P13	Spring thru Fall	M	Purple Flowers	
14	<a href="#">Twisted Myrtle</a>	P14	Evergreen	M	Unique branching	Price Quote Needed
15	<a href="#">Lantana Confetti or Purple</a>	P15	Spring thru Fall	M-T	Very Colorful	Quote Needed
16	<a href="#">Orange Jubilee</a>	P16	Spring thru Fall	T	Dicidious in Winters	
17	<a href="#">Sticks on Fire</a>	P17	Spring thru Fall	M-T	Red/orange	Price Quote Needed
18	<a href="#">Red Yucca</a>	P18	Spring thru Fall	M	Reddish-pink flowers	
19	<a href="#">Red Mexican Bird of Paradise</a>	P19	Spring thru Fall	M-T	Yellow/Orange Flowers	
20	<a href="#">Green Cloud Sage</a>	P20	Summer thru Fall	M	Purple Flowers	
21	<a href="#">Heavenly Cloud Sage Bush</a>	P21	Summer thru Fall	M	Purple Flowers	
22	<a href="#">Mexican Honeysuckle</a>	P22	Spring thru Fall	M	Orange Flowers	
23	<a href="#">Mexican Petunia Purple</a>	P23	Spring thru Fall	M	Purple Flowers	Quote Needed

ALC Landscape Manager

As of: 01/12/2021

# PebbleCreek 4 Villas Association, Inc.

Approved Trees  
Property: Villas 43B HOA

As of: 05-02-2020

List	PLANTS	Codes	Bloom	Height	Notes
1	<a href="#">Desert Willow (Pink or Lavender)</a>	T1	Spring thru Fall	S-M	Deciduous (Back Yard Only)
2	<a href="#">Fruitless Olive (Cream Flowers)</a>	T2	Spring thru Fall	T	Evergreen Cream Flowers
3	<a href="#">Pygmy Date Palm (Decorative)</a>	T3	All Year	T	Lacy Fronds (leaves)
4	<a href="#">Mimosa (Pink Flowers)</a>	T4	Spring thru Fall	M-T	Deciduous (Back Yard Only)
5	<a href="#">Oleander Tree (Pink, Red or White)</a>	T5	Most of the year	M-T	Beautiful all year
6	<a href="#">Vitex Angust (Lavender Flowers)</a>	T6	Summer	S-M	Deciduous (Back Yard Only)
7	<a href="#">Mediterranean Fan Palm</a>	T7	All Year	M	Slow growing
8	<a href="#">Saguaro Cactus 6' Only</a>	T8	All Year	T	Slow growing
9	<a href="#">Ocotillo 6" Only (Red Flowers)</a>	T9	Spring thru Summer	T	Deciduous in the winter
10	<a href="#">Texas Ebony (Creamy Flowers)</a>	T10	Spring thru Fall	M-	Slow growing
11	<a href="#">Lemon Bottle Brush Red</a>	T11	Waves All Year	M-T	Stunning blooms
12	<a href="#">Jacaranda (Purple Flowers)</a>	T12	Spring thru Summer	T	For open areas Grow very tall
13	<a href="#">Texas Mountain Laurel (purple flrs)</a>	T13	Spring	S-M	Beautiful Evergreen
14	<a href="#">Indian Laurel Cloumns Ficus</a>	T14	Evergreen	M-T	Makes great screen
15	<a href="#">Flowering Pear</a>	T15	Spring	T	Turns Redish Purple in Fall
16	<a href="#">Chinese Fringe Tree</a>	T16	Spring	M-T	Creamy Whit Flowers
17	<a href="#">Carrowood Tree</a>	T17	Evergreen	T	Dark Green Leaves
18	<a href="#">Red Push Pistache</a>	T18	Fall	M-T	Unbelievable Fall Color
19	<a href="#">Acacia Bailey</a>	T19	Spring	M-T	Yellow Flowers
20	<a href="#">Oklahoma Redbud Red/Purple Flws</a>	T20	Spring	T	Deciduous (Back Yard Only)
21	<a href="#">Ficus Indian Laurel Specimen</a>	T21	Evergreen	T	Fast Growing Dense Foliage
22	<a href="#">Carolina Cherry</a>	T22	Spring	T	White Flowers
23	<a href="#">Thevetial</a>	T23	Spring thru Fall	S	Yellow Flowers
24	<a href="#">Tipu</a>	T24	Late Spring	T	Yellow Flowers
25	<a href="#">Palo Verde - Single Stem Only</a>	T25	Spring	T	Yellow Flowers
26	<a href="#">Mesquite - Single Stem Only</a>	T26	Semi-Evergreen	T	Semi Deciduous
27	<a href="#">Mexican Bird of Paradise</a>	T27	Summer - Fall	T	Yellow/Orange Flowers
28	<a href="#">Mexican Fan Palm</a>	T28	All Year	T	Very Tall

PRICING IS BASED ON AVAILABILITY AND ORDERS OF 10 OR MORE PLANTS PER PLANTING - SPRING OR FALL

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Landscape Team Manager

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