

CACTUS POLICY

PGA WEST RESIDENTIAL ASSOCIATION INC.

The purpose of this policy is to outline the restriction of the use of cactus and similar 'spiny desert' plants in the landscape at PGA WEST Residential Association Inc.

Definition of cactus: Any of numerous New World flowering plants of the family Cactaceae, of warm and arid regions, with succulent, leafless stems usually bearing spines.

The landscape of PGA WEST Residential Association Inc. was originally designed with a lush, green, oasis theme. While the Association encourages the use of drought tolerant plantings and water conserving landscapes, it does not want to change the basic 'look' to an arid 'Arizona' style landscape of rocks and cactus. There is a wide range of drought tolerant plants and succulents that may be used that provide color and interest to the landscape without creating an arid 'look'.

Cactus, some agaves and certain other desert plants pose a liability to homeowners, pets and gardeners with their sharp spines. Ocotillos, Madagascar palms and similar plants may be considered for use. The Association reserves the right to approve or disapprove any plant material proposed for the landscape based on its' appropriateness for the area. (Refer to CC&Rs 11.14(h))

Many cacti and other desert plants have thorns or spines that could harm someone coming in contact with the plant. The Association reserves the right to approve or disapprove any plant proposed for the landscape based on its appropriateness for the area.

The following considerations are used to determine acceptability of existing cactus plants;

- Is the plant infested with spiders or other pests?
- Is the plant overgrown and unsightly?
- Has the plant grown to such a height that it is liable to snap off in a high wind, or does it interfere with roofs, walkways or patio areas?
- If in a courtyard, has the plant grown to a height that allows it to be seen from the common areas?
- Does the plant pose a danger to workers near the plant because of sharp spines or needles?

Some have planted small cacti not realizing their growth potential. If such plants fall into the above list of undesirable criteria, homeowners may be contacted to discuss possible solutions. The above considerations also apply to cactus plants installed with HOA permission. The Association's main concern is for the safety of its residents and workers.

Existing cactus that was installed without permission: If cactus was installed by a homeowner without the permission of the Association, regardless of how long ago, it is SUBJECT to REMOVAL by the Association. If the Association determines that cacti need to be removed, the Association will remove it at its expense. The homeowner will be contacted prior to the removal.

Existing cactus that was installed with permission: Homeowners that applied for a landscape variance and received permission to plant cactus in their courtyard may keep them as long as those cactus do not become overgrown, are not causing damage to common area including but not limited to roofs, stucco, walkways and patios and do not pose a liability.

Cactus at custom homes: The use of cactus in the landscape of custom homes is discouraged by the Association. Existing cactus will be allowed to remain if it does not encroach into common area or into neighboring property and is consistent with the acceptability guidelines as stated above.

The following is a list of cacti and 'spiny' desert plants that are not allowed by the Association. Since there are hundreds of types of cacti, this list is for example only.

Cacti:

- Saguaro
- Fence Post
- Beaver Tail (*Opuntia* species)
- Cholla
- Pencil
- Bearded
- Fish Hook
- Hedgehog
- Teddy Bear
- Barrel
- Organ Pipe
- Golden Barrel

Agave: Many agaves are acceptable but some that have sharp tips or that get too big are not. The following are examples of ones that are not acceptable.

- Americana
- Blue
- Arizonica
- Filifera
- Gigantensis
- Havardiana
- Macroacantha

Other drought tolerant plants such as yucca pendula, red yucca and other 'soft' yucca varieties may be used. Large varieties such as yucca gloriosa may not.

Under all circumstances, approval by the Association is required prior to installing new plant material or modifying the landscaping in exclusive use, limited or common area. Please visit our website @ PGA.WEST.org or contact the office for a Landscape Variance Request form if you are considering changing the landscape.