

**Cliff Rose Homeowners Association**  
P.O. Box 10831  
Prescott, AZ 86304

**DRAINAGE MAINTENANCE**  
**Rules and Regulations**

Living in the "Desert Southwest" requires adequate provision for drainage to protect both private and public property. As more land is developed within and around Cliff Rose, the requirement for adequate drainage becomes even more critical. While a developer is required to provide drainage easements as part of the subdivision plat, responsibility for maintenance of that drainage lies with property owners on whose land the easement is located. Prescott City code clearly specifies this responsibility. In the case of our Cliff Rose subdivision, property owners maintain drainage located on their individual lots, and the Homeowners Association maintains drainage in Common Areas.

To insure the integrity of drainage within Cliff Rose, and to keep drainage landscaping consistent with subdivision norms, the Homeowners Association Board has developed the following rules and regulations for all homeowners. These rules and regulations have their roots in state and local building codes, and are an enforceable part of the documents governing your Association.

1. Plans for new drainage or drainage modification on individual lots must be approved by the Maintenance Committee. This is done to insure that drainage plans integrate with existing drainage for the subdivision and do not adversely affect drainage on adjoining properties or common areas.
2. Plans for drainage landscaping must be approved by the Architectural Control Committee. This is done to insure that landscaping materials and methods of installation are consistent with drainage plans and with surrounding environment. (See ACC Criterion, ACC Guidelines list of suggested materials)
  - A. For repair of existing drainage, landscape material must match those previously used. A complete list of planned replacement material must be provided.
  - B. Concrete, if used, must be colored to match or be compatible with existing rip-rap landscape rock.
  - C. Rip-rap must use an underlying plastic or fabric sheeting for stability and longevity.
3. Landscaping and/or lot improvements must not impede water flow through subdivision drainage easements. This includes fences and vegetation of any kind.