



## Escena Community Association

### Notice to Golf Course Residents August 2025

Many who live along the golf course have expressed interest with regard to landscaping on the other side of your fence. The Board of Directors of the Escena Community Association has had ongoing conversations with golf course management, and we are able to pass along the following direction to you with regard to this matter.

The CC&Rs (specifically, Article II) are the ultimate authority with regard to the relationship between the Association/Homeowners and the golf course. In the event the direction provided herein conflicts with the CC&Rs, the CC&Rs shall prevail. Generally speaking, if your home abuts the golf course property, the area beyond your fence belongs to the golf course. As the CC&Rs stipulate, how the golf course areas are maintained is entirely the prerogative of the golf course owner and/or operator. However, the golf course recognizes that individual homeowners may want the abutting landscape areas improved and/or maintained to a standard that the golf course is not obligated to provide. Without forfeiting its rights under the CC&Rs, the golf course has approved and accommodated requests from individual homeowners to improve abutting landscape areas, and remains open to approving and accommodating future requests.

Requests for approval to improve golf course landscape areas should be emailed to John Fitzpatrick, the General Manager, at [jfitzpatrick@escenagolf.com](mailto:jfitzpatrick@escenagolf.com). Requests should include your address, scope of work, and the plant and ground covering materials intended to be installed. Below are general guidelines.

#### **Plants and Ground Covering:**

Subject to the conditions in this document, below is a list of recommended plants and ground coverings. Generally speaking, plants should be low profile, slow growth, and non-deciduous. Spacing should be at least 6' on center. Only plants and ground coverings on this list may be installed in landscape areas on golf course property.

#### **Plants**

Petite Japanese Oleander  
Tacoma Stans  
Tacoma Jubilee, red and orange  
Red Yucca  
Blue Bell  
Little John  
Fire pencil (red)  
Mexican Bird of Paradise  
Compact Texas Sage

#### **Ground Coverings**

##### Crushed Rock & Gravel

Desert Gold  
Mojave Gold  
Chamois Beige

##### Decomposed Granite

California Gold  
Desert Gold  
Palm Springs Gold

**Irrigation and Maintenance:**

The golf course has no obligation to irrigate or maintain any of the landscape areas which are a part of the golf course property, regardless of how, when or by whom any landscape improvements were or are made. Homeowners may supplement irrigation from their own water sources, and utilize their resources for ongoing maintenance. The golf course bears no financial responsibility for irrigation or maintenance provided by the homeowner or a third party hired or contracted by the homeowner. Maintenance should be performed at times during which golfer activity is at a minimum, and should in no event interfere with golf course guests' enjoyment of the golf course. The indemnification provisions in Article II, Section 10 of the CC&Rs remain in effect under all circumstances. The golf course reserves the right to seek compensation for damage to golf course property caused by irrigation and/or landscaping activities.

**Fences:**

You may not alter or change the fence in any way without prior approval of the HOA and the golf course.

**Other Conditions:**

The golf course provides no guarantee that improvements to golf course landscape areas will remain in perpetuity, and reserves the right to alter or remove landscape improvements as provided in the CC&Rs. The golf course reserves the right to remove plants or alter golf course landscape areas at any time, at its discretion. The golf course is not responsible, financially or otherwise, to any third party for damage to or destruction of landscape improvements caused by, without limitation, golfers, extreme weather, irrigation system breaks, chemical applications, water usage guidelines, or any other activity or condition associated with the operation and/or maintenance of a golf course.

The information contained herein is subject to modification or withdrawal at any time.