



PRRHOA

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POLICY FOR MANAGEMENT AND
MAINTENANCE OF OPEN SPACES,
PARKS, AND LANDSLIDE &
EROSION HAZARD ZONES

Point Richmond Ridge Homeowners Association

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This policy defines the Point Richmond Ridge Homeowners Association (HOA) position and expectations for management and maintenance of the Open Spaces, Landslide and Erosion Hazard Zones, and Parks within the community. Management of the Open Spaces and Landslide and Erosion Hazard Zones must specifically comply with the Pierce County Gig Harbor Peninsula Development Plan for those land classifications (Chapter 18A & E).

1. Identification of Applicable Areas

The classifications of the PRRHOA tracts are shown on the plat maps for PRR, Pierce County Recorder #9712100066 (6 sheets). The classifications and sizes are as follows:

- a. Open Area – Includes Tracts C, D, F, G, H, I, and J (about 3.6 acres)
- b. Landslide & Erosion Hazard Zone – Lower elevations of Tracts F and H (about 3.3 acres)
- c. Park – Tracts B and E (about 1.3 acres)

2. Open Space

- a. The areas designated as “Open Space” shall be managed as wild areas with minimal landscape maintenance. There are a few specific exceptions as noted below.
- b. Tract C has a large open field at the south end designated for storm drainage (AKA the “Heliport”). There is an underground percolation field in a small part of this area. The HOA will maintain landscaping in this area. The field may be used for recreation, but no structures may be built on the field without HOA Board permission. This tract has no water or power supply.
- c. Parts of some Open Areas have grass and other landscaping (including the entry signs). These areas shall be maintained by the HOA to present a slightly appearance as deemed appropriate by the Board.
- d. In accordance with the Bylaws and Covenants, the Open Spaces shall not be used for storage; burning items; dumping garbage or refuse; cultivation; performing construction of any kind; or removal of vegetation by Owners.
- e. Brush and normal undergrowth will not be cut or trimmed in the Open Spaces by the HOA.
- f. Trees will not be cut or trimmed except where they are diseased, present a hazard, or have fallen onto an Owner’s property. If a tree falls onto an Owner’s property, the HOA will remove the tree.
- g. Owners whose property adjoins an Open Space are permitted and expected to trim vegetation that grows out of the Open Space into their property at their property line and up to 3 ft into the Open Space away from a fence. All Owners are specifically expected to keep blackberries trimmed away from their fences or property lines at their own expense.
- h. Materials that are cut or trimmed within an Open Space should be scattered back in the Open Space for composting when possible.
- i. Residents are allowed to hike or make primitive trails in the Open Spaces, but no other activities are allowed.

3. Landslide and Erosion Hazard Zones

- a. Areas designated as Landslide and Erosion Hazard Zones shall be managed and maintained in the same manner as the Open Spaces, subject to the same restrictions.
- b. No lots adjoin the hazard zones directly, therefore, no Owner should have any need to perform any trimming in hazard zones along a property line.
- c. The same restrictions and permissible activities apply to the hazard zones as Open Spaces.

4. Park Areas

- a. Tract B has been developed as a playground. It shall be landscaped and maintained as deemed appropriate by the Board to present a slightly appearance and provide for safety of the equipment.
- b. Tract E shall be maintained in a wild state, similar to the Open Spaces and subject to the same policies until such time as the Board chooses to develop the Tract E park.

Adopted by the Board of Directors: August 29, 2022 ,

President, PRRHOA