

a. Plan Description

Maintenance of open space, recreational facilities, and major roadway landscaping, among other areas, is of utmost importance in the appearance and performance of the Crossroads in Winchester as a well-planned community. Therefore, a comprehensive maintenance plan has been established for standards as well as guidance in the upkeep and governing of public common areas within the Specific Plan.

Apportionment of Costs for Maintenance of Common Areas

In order to ensure timely commencement of and sufficient funding for maintenance of public facilities and common areas, the Specific Plan will annex into an existing maintenance organization, such as CSA 146, or into an active management organization such as Valley-Wide Recreation and Parks District. Further, prior to tentative map approval or use permit, the developer shall submit evidence of a master maintenance authority with maintenance responsibilities to be charged with the unqualified right to apportion costs for shared public facilities and common area maintenance within the Specific Plan or respective Phase.

Master Area Maintenance

Common areas such as all common recreation, open space, park, paseo, and landscaped areas are identified in the Specific Plan Amendment as being available for the benefit of all residents of the Specific Plan. Such common areas shall be maintained either by a County Service Area or similar public/private entity such as Valley-Wide Recreation and Parks Districts, by a landscaping and lighting district, or by an association which includes as its participating owners all property within the Specific Plan, and the responsible agency shall assume maintenance responsibility for such area.

The Specific Plan owner or master developer shall set in place the public/private agency prior to the recordation of the Final Map or the issuance of a grading permit, whichever occurs first. This shall insure that participation, fees and other shared concerns will be applicable to all development within the Specific Plan.

Specific Facilities Maintenance

In certain residential areas of the Project, smaller associations may be formed to assume ownership and maintenance responsibility for common areas and facilities that benefit only the residents in those areas. Private open space areas and private roadways are examples of facilities that could come under the jurisdiction of a neighborhood association.

Project Roadways and Roadway Landscaping

- a) All public Project roadways will be designed and constructed to standards acceptable to the County and will, therefore, be entered into the County system of roads for operation and maintenance as approved by the Board of Supervisors.
- b) Any private roads or accesses will be maintained by an association or other public/private entity, as described above.
- c) In secondary and larger highways, roadway landscaping at the edge of the roadway right-of-way (such as the enhanced parkways), roadway landscaping within the raised median of any Project highway or specific plan road, and any hardscaping outside of any roadway right-of-way, shall be maintained by a public/private entity or other master association.

b. Development Standards

- 1) A permanent master maintenance organization may be established for the Specific Plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation system and landscaped areas which have not had ownership and maintenance assumed by another agency. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such an area-wide or regional organization is legally and financially capable of assuming the responsibilities for ownership and maintenance.
- 2) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
- 3) The maintenance organization shall be established prior to or concurrent with the recordation of the first land division or issuance of any building permits for any approved development permit (use permit, plot plan, etc.)
- 4) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, general irrigation system specifications, structures, and circulation (vehicular and pedestrian).
- 5) If necessary, roadways, infrastructure, and open space may be coordinated by and paid for through an assessment or community services district (or area) to facilitate construction, maintenance and management.

- 6) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchases shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.
- 7) It is anticipated that maintenance associations, if formed, will be established as follows: A master association shall be charged with the unqualified right to assess its individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained, as well the one-time purchase of facility-specific sites such as parks. A property owners association may be responsible for private roads, parking, open space areas, signing, landscaping, irrigation, common areas and other responsibilities as necessary.

