

HURSTBOURNE SPRINGS CONDOMINIUMS
Landscape Committee

Rev. 5/26/2017

Mission

The Landscape Committee's Mission:

The mission of the Landscape Committee is to recommend home owners' landscape requests to the Board that will guide management in maintaining and improving high standards of aesthetic quality in our landscaping.

The Landscape Committee's main purpose is to protect and improve owners' investments, and provide a beautiful place for residents and potential owners.

The Association shall maintain, repair, and replace in a manner that the Board shall approve, all exterior landscaping in both the individual unit areas as well as any common areas with the exception of anything the owner has put in with and/or without Association approval.

Home owners may plant annual flowers in existing beds, without Association approval, in the front mulched area in front of each home.

Home owners may **not** plant trees and/or shrubs without prior Association approval. Failure to submit a tree or shrub request may result in the plant(s) removal at the home owner's expense.

The Landscape Committee's Duties:

Duties of the Landscape Committee include, but are not limited to:

- a) To improve communication with the community in regard to landscaping.
- b) To accept and review community suggestions on the landscaping activities.
- c) To create review and recommend standards for association-wide landscaping.

Note: See the Master Deed for a definition of the "Common Limited Area".

I. General

- 1) Homeowners may plant annual flowers in existing beds, without Association approval, in the front area the home. Every planting other than annuals needs an approval...
- 2) Nothing shall be placed on, or planted in, the Common Limited area. Examples are statues, pots, or ornamentals, trees, shrubs, etc.
- 3) Pots and ornaments shall not be placed around trees at any time.
- 4) Mulch in any area must match the mulch used by the Association.
- 5) All planting must be at the base of the foundation of the house; approximately 24 inches from the base of house or currently what the house has. This area cannot be expanded

II. Policy for Replacement of Plants (Trees and Shrubs)

- 1) Tree and shrub replacement(s) shall be done during the time of year the landscape maintenance company recommends. The Association shall not be liable for plantings done outside of the landscape company recommended times.
- 2) If an original planting (tree(s) or shrub(s) dies, the homeowner should make a request for replacement using the Landscape Request Form.
- 3) Any time a replacement plant (tree or shrub) dies and a subsequent replacement is requested, the Landscape Committee will determine the cause in order to recommend a more appropriate plant and/or location, if needed, or if some other action is necessary.
- 4) Replacement trees and shrubs will be determined by the Landscape Committee in consultation with the lawn care company.
- 5) If the Association landscaping budget has been spent for that year, then the approved request shall be put on a list for replacement the following year. The home owner will be notified.
- 6) Nothing shall be placed on the grass of the Common Limited area. Examples are statues, pots, or ornaments, walkway, steps, or walls.

III. Recommended shrubs and trees

1. Boxwood
2. Hollies
3. Tall grasses
4. Nandina shrub
5. Plum Yew Shrub

Note: See the Master Deed for a definition of the "Common Limited Area".

Plants that are prohibited

Knock off rose bushes

Rose bushes

Bradford pear trees

Arborvitae

Amendment

This Policy may be amended from time to time by the Board. Per existing policy, the Board shall have the sole power to adopt and amend the Policies of the Association.