

VILLAGE OF TUXFORD
LANDSCAPING POLICY STATEMENT

February 2024

The Village of Tuxford is a patio home community in which Homeowners own and are responsible for care of the land the home sits on. However, in the interest of maintaining a consistent, well-kept landscape the HOA has implemented this policy for landscape maintenance.

- I. The Village of Tuxford Home Owners Association (“HOA”) is obligated by its CCRs (Covenants, Conditions and Restrictions) for the mowing of all homeowner lawns and common areas. Grassy areas behind LOCKED fences are not mowed.
- II. The HOA has contracted with a landscape company to provide the following additional services:

Lawn Care:

- Early spring pre-emergent application
- Late spring post-emergent application
- Summer turf fertilizer
- Early and late fall fertilization applications
- Seasonal lawn clean-up
- One annual leaf removal

Landscape Care:

- Pre-emergent bed weed control chemical application
- Spring landscape bed edging and mulching
- Early summer shrub pruning of evergreens
- One hand bed weed control
- One late summer mulch turn
- Fall shrub pruning of hydrangea, crepe myrtle and other flowering shrubs
- Annual tree pruning of one tree up to 15’ in height between the walkway and the street and trees in front of chimney. All other trees on Homeowner’s property are the responsibility of the Homeowner.
- Late fall cut back of perennial grasses (Liriope, Grasses, Roses Witeria)

- III. HOA landscape/tree/shrub responsibilities include the following:
 - a. Removal and replacement of the following **dead or diseased** trees/shrubs:
 - one tree between the street and front walkway
 - 2 shrubs in front of the dining room window
 - 2 shrubs in front of the kitchen window
 - 2 shrubs in front of the office/bedroom windows,
 - 2 shrubs by the front sidewalk (mulch area between sidewalk and street)
 - 2 shrubs in the driveway space between two units.

- Replacement shrubs are approximately 24" height, replacement trees between walkway and the street are approximately 5 feet high. Replacement of chimney trees will be the Homeowner's responsibility.
 - It is the Homeowner's responsibility to water new plantings. New plantings will not be replaced if they die due to neglect by the Homeowner.
- b. Removal of any dead trees/shrubs in the common areas and removal of any dead or storm damaged trees on Homeowner property that may pose a potential hazard to Homeowners. Trees and shrubs removed from common areas may or may not be replaced.
- IV. The HOA is not responsible for the following:
- a. Trees, shrubs or plantings that are not listed in III. a. above.
 - b. Fertilization of shrubs and trees.
 - c. Repair or replacement of any Homeowner lawn issues, including but not limited to, lack of grass, dead areas, sunken areas, soil erosion.
 - d. HOA will not remove or replace healthy trees/shrubs.
 - e. Homeowner is responsible for landscaping and maintaining the area from the chimney to the side patio and any landscaping, maintenance or replacement of any items on Homeowner patio. HOA provides mowing of lawns in UNLOCKED fence areas.
- V. Landscape changes.
- a. Requests to change **ANY** landscape planting must have prior board approval, with the exception of annuals. The Landscape Change Form should be completed and submitted to the Village property manager (Mulloy Properties) and will be reviewed for approval at the next scheduled monthly Board meeting.
 - b. Landscape work in the Village, for which the HOA is responsible, is scheduled twice annually (the spring and the fall schedule). Homeowner requests to be included in the spring schedule must be submitted to the property manager by **April 15**. Requests for the fall schedule must be submitted by **September 15**. Homeowner failure to submit a Landscape Change Form to meet these **scheduled dates** will result in the work being scheduled for the next seasonal schedule.
 - c. With regards to landscape/lawn repair or services that are not the responsibility of the HOA, it is the homeowner's responsibility to contact a service provider of choice for the work to be completed. It is the homeowner's responsibility to make payments for service directly to the service provider.

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