

HURSTBOURNE SPRINGS

LANDSCAPING POLICY STATEMENT

In the interest of maintaining a consistent, well-kept landscape, the HOA has updated its current policy for landscape maintenance.

I. The Hurstbourne Springs Homeowners Association (HOA) is responsible for the mowing of all homeowner lawns and common areas. GRASSY AREAS BEHIND LOCKED FENCES WILL NOT BE MOWED.

II. The HOA has a contract with a landscape company to provide the following additional services:

Lawn Care:

- Early spring pre-emergent application
- Turf post-emergent weed control application
- Early and late fall fertilization applications
- Two fall leaf removals

Landscape Care:

- In the spring - bed edging and mulching on the street side of property
- Pre-emergent bed weed control chemical application
- Mid-summer shrub pruning (includes the back)
- 8 hand weeding (beds in Common area only)
- 2 weed control application (Common area)
- 1 tree and shrub insect/disease control and fertilization
- Late fall cut back of decorative grasses

III. HOA landscape/tree/shrub responsibilities include the following:

- Planting and maintaining flowers and shrubs in the common areas around the pool, clubhouse, entrance, and outside the fence on Raintree
- Removal of any dead shrubs or trees in the common areas and areas surrounding Homeowners unit on the street side. Shrubs/trees may or may not be replaced. That decision will be made by the Landscape Committee
- Tree trimming as needed when trees pose a potential hazard to homes and property

IV. The HOA is not responsible for the following:

- HOA will not remove or replace healthy trees/shrubs
- Shrubs or plants that were not planted by the HOA
- Repair or replacement of any Homeowners lawn issues, including dead areas, lack of grass

V. Homeowners

- May plant any annuals in existing beds without prior approval
- May Not plant any trees
- May Not plant any shrubs without prior approval.
- May Not display artificial plants/flowers
- Are responsible for watering new plantings

VI. Landscape Requests

- ALL LANDSCAPE PLANTING MUST HAVE PRIOR BOARD APPROVAL, WITH THE EXCEPTION OF ANNUALS. The Landscaping Request Form should be completed and submitted to Mulloy Properties, and will be reviewed by the Landscape Committee within two weeks.
- Landscape work for which the HOA is responsible is scheduled for twice annually (spring and fall schedule). Homeowners' requests to be included in the Spring schedule (removal of shrubs or specific instructions on trimming the shrubs in summer) must be submitted to the Property Manager (Mulloy) by APRIL 15. Request for Fall schedule (planting shrubs) must be submitted by SEPTEMBER 15. Homeowner's failure to submit a Landscape Request Form to meet these scheduled dates will result in the work being scheduled for the next seasonal schedule.
- With regards to landscape/lawn repair or work that is not the responsibility of the HOA, it is the homeowners' responsibility to contact a service provider of choice for the work to be completed. It is the Homeowner's responsibility to make payments directly to the service provider.

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