

Hill Farm Homeowners Association Policy #09-04 Landscaping Policies and Procedures

The Board of Directors adopted the following Landscape Policies and Procedures at its meeting on the 19th day of October, 2009.

This policy replaces Resolution 99-07 – Landscaping

For purposes of this policy, “commonly maintained area” is defined as that area of each Lot except within the individual patio areas which is surrounded by a wall and gate structure attached to the Unit. For lots where the patio wall and gate does not extend across the front of the house, the commonly maintained area does not include any planting areas between a driveway or sidewalk and the house; these areas are the homeowner's responsibility to maintain and irrigate.

1. As a general guideline, HFHOA will preserve existing grass where it thrives.
2. The only type of grass allowed in the Common Area or commonly maintained areas is Bermuda.
3. In Common Areas and commonly maintained areas where sprinkler heads and grass abut the private streets, HFHOA will work to remove the grass within an 18-24” spandrel to reduce overspray on the streets (budget permitting).
4. Where grass isn't thriving (i.e. too much shade from trees, too much gopher damage), where the area of grass is relatively small, or if the area would be improved by the removal of grass, then the Board may elect to remove the grass (budget permitting). Homeowners will be consulted when their Lot is subject to removal of grass.
5. At any time when grass is removed, if there are any trees that have been served by that sprinkler system, then the trees must be put on their own dedicated irrigation as part of the grass removal project.
6. Healthy trees that are impeding the grass growth will not be removed in an effort to improve the health of the grass.
7. The decorative rock used in the Common Area or commonly maintained areas must be selected from the attached approved decorative rock list. The decorative rock list specifies the type, size and color allowed.
8. The plantings used in the Common Area or commonly maintained areas must be selected from the attached approved plant list.
9. In addition to the above, the following apply to commonly maintained areas (that portion of a Homeowner's Lot maintained by the Association):
 - a. If the grass in the homeowner's front yard does not grow, due to too much shade, run off, roots, etc., after consulting with the Lot owner the Association will remove the grass and replace the area with decorative rock and two one-gallon sized shrub or ground cover from the approved plant list. The homeowner may add additional shrubs/ground cover or larger plants from the attached approved plant list at their expense. If there are trees in the area they

will be put on their own dedicated irrigation system as part of the grass removal project.

- b. If a homeowner does not want the grass in their front yard, they must first send a request to the Board of Directors requesting that the grass be removed. The Board of Directors may approve modification of the yard as stated in item 9a.
- c. Items 9a and 9b above are limited by annual budgetary constraints. Homeowners may be put on a waiting list.
- d. Homeowners may propose to modify their front yard at their own expense, pursuant to the above guidelines. All front yard modifications must be submitted to and approved by the Board of Directors. All homeowner requests to modify their front yard must include the following:
 - i. A detailed drawing to scale of the proposed modification indicating location of plantings and type of decorative rock.
 - ii. A detailed list of plants/trees selected from the approved plant list and the specifications of the type of decorative rock.
 - iii. An explanation of how the irrigation system will be modified.
 - iv. An estimate of how long the work will take and estimated completion date.
- e. Whether grass may or may not be replaced in a front yard, even at the owner's expense, will be decided by a vote of the homeowners at the February 2010 annual meeting. Any requests for conversions to grass prior to the results of the homeowner vote will be tabled. This policy will automatically be amended to reflect the results of the February 2010 homeowner's annual meeting.
- f. Any homeowner who feels that they have special circumstances, which would challenge the procedures outlined above, may appeal to the Board of Directors.

APPROVED, October 19, 2009 Board of Directors Meeting

signed by Richard S. Darling, President

Attachments: Hill Farm HOA Approved Plant List
Hill Farm HOA Approved Decorative Rock List