

**ARBOR RIDGE HOMEOWNERS' ASSOCIATION  
ADDITIONAL LANDSCAPING INFORMATION**

This document expands on the "Landscaping" item listed in the HOA Responsible Maintenance Items document, and provides expanded information on homeowner landscaping privileges as provided for in the Covenants.

**Front Planting Beds, Plants and Trees:**

These areas and plantings were installed by the developer and purchased by the original owner of the condo. There is a common theme of landscaping for Arbor Ridge that the Board of Directors (BOD) believes should be retained. Therefore, the BOD has decided that the HOA will be responsible for all costs of maintenance associated with these areas, which includes weeding, trimming, mulching and replacement of plants or trees that die of natural causes. The BOD will allow homeowners to suggest their choice of a replacement provided the landscaping theme is maintained. However, the BOD will have final approval of all items planted. The HOA landscape contractor will remove and replace these plants or trees.

Homeowners that want to replace living plants must get BOD approval and must select plants that maintain the landscaping theme. The homeowner will be responsible for the cost of the replacement plants, including labor to remove the old plants and install the new plants. To request BOD approval, the homeowner should contact the HOA's property management firm and obtain the standard form used to request landscape changes, and submit the completed form to the property management firm.

Annual flowering plants can be planted in these beds by the homeowner provided these plants are properly cared for by the homeowner and removed by late fall.

Homeowners are expected to water all plantings in a reasonable manner and on a timely basis. Plantings that die due to lack of watering will be replaced by the HOA; however all associated costs will be billed to the affected homeowner as a Special Assessment.

**Homeowner Installed Planting Beds and Plants:**

The Covenants allow for homeowners to install their own planting beds and plants on the sides and rear of their home. Homeowners must obtain approval from the BOD prior to starting any work. Homeowners should contact the HOA's property management firm to obtain the standard form they should use to request approval of additions to, or changes in, any of their planting beds. This completed form should be returned to the property management firm.

This form must include a sketch of the proposed planting bed, the proposed location of the bed, and a listing of the various types of plants desired within the location of each marked area on the sketch, and the type of mulch to be used. Homeowners may be requested to make changes to their plan by the BOD. The final BOD decision will be provided in writing to the homeowner.

Homeowners have great latitude in choosing their plants. It is not necessary to continue the front planting theme. However the BOD encourages the use of similar plants where it works for the homeowner. Homeowners may use any type or color of mulch. The BOD encourages the use of hardwood bark mulch, which is used in the front planting beds.

Any edging materials (landscape timbers, planter bricks, metal or plastic edging, or any other material used for this purpose) must be approved by the BOD (using the above described procedures) to assure the edging does not interfere with the mowing or trimming performed by the landscape contractor.

All maintenance costs of the rear and side planting beds are the responsibility of the homeowner. Homeowners are required to maintain these areas by trimming, weeding, feeding and watering as appropriate to maintain a healthy, attractive appearance. Planting beds that are neglected and become eyesores will be removed by the HOA landscape contractor and the cost of this work will be billed to the homeowner as a Special Assessment.

Each homeowner may place a reasonable number of decorative items in HOA responsible planting beds. All items must be of an appropriate size for the planting bed where they are located.

Front porches may have a reasonable number of tables, chairs/couches and flowers appropriate for the size of the porch. Driveways should be clear of decorations, other than potted plants or trees on each side of garage doors.

Adopted as Amended by the Arbor Ridge HOA Board of Directors on April 19, 2016.