

Summit Park

Condominium Association

LANDSCAPING POLICY

This landscaping policy explains the rights and responsibilities of condominium co-owners for maintaining their property. It also establishes guidelines for common areas. The expectation is that landscaping will be maintained to ensure that the overall appearance of the complex will be pleasant and attractive. Lawn ornaments, bird baths, and wind chimes must be displayed in an orderly manner.

The co-owner will maintain the area from the sidewalk between joined units to his/her garage, as well as the area between the privacy divider and his/her front steps:

- No plants will encroach on the sidewalk or against the garage.
- No ornamental trees will exceed the height of roof gutters.
- Only items that require reasonable maintenance will be planted.

Co-owner will also maintain existing landscaping cared for by previous co-owners in common areas:

- Between driveways.
- Along the back of the unit.
- Along the back or side fence.

Co-owners may replace flowers or plants in established beds in their immediate area without approval from the board of directors. However, no new plantings or landscaping may be introduced in other common areas without approval from the board of directors. To protect the sprinkler system, no plants will be allowed along the sides of buildings.

Reasonable maintenance must be exercised to avoid excessive weeds, plant overgrowth, and decay. If reasonable maintenance is not performed on a regular basis, a written notice will be sent giving the co-owner fifteen (15) days to bring the landscaping into compliance. If after fifteen (15) days, the concern is not addressed, the association will have the area brought into compliance with the policy and the co-owner will be responsible for the cost.

Maintenance, removal, and replacement of trees in the common areas are the responsibility of the association. It is the HOA's responsibility to remove dead/damaged trees and pay for replacement trees. Co-owners are to select replacement trees and present recommendations along with costs for Board approval.

Prior to beginning any landscaping or planting beyond the scope of this policy, a request must be submitted to the board of directors for review and approval.

By receipt of this policy, the co-owner is held to the landscaping standards discussed above.