

# **Landscape Policy**

## ***The Villages at Mount Hope Bay***

### ***Common Garden Areas (restricted planting areas)***

**The Two Entrances**-the North Gate on Main Rd. and the South Gate below the Clubhouse

**The Clubhouse and Pool Area**-the Front and Waterside Entrance Gardens and around the Pool

**All Roadside Planted Bed Areas, all Slope Beds and all Detention Basins**

**The Midrise Buildings**-Front and Side Garden Areas

These four areas will require plant replacements and/or enhancements on a regular basis. The Property Manager and the Landscape Committee will make recommendations for these, with cost estimates, to the Board of Directors in the Fall of each year. The Home Owner's Association (HOA) will include a Plant Material Allowance in each fiscal year's budget based on these recommendations.

### ***Personal Garden Areas (PGA)***

These areas are the Original Common Element Plans that lie within approximately 10-15 feet of the town house foundations. The HOA will only replace original plants that have died.

#### **Important Resident Responsibilities**

1. Vine-like plants that climb onto/into/around the wooden building structures are not allowed in PGAs.
2. Residents are responsible for their standardized window boxes (see Property Manager) and any plant materials inside them.
3. Residents are asked to water their plant materials in PGAs to keep them from drying out.
4. Residents who choose to garden and create debris are responsible for their debris disposal.

#### **Opt-Out Option for Residents**

Unit owners who wish to maintain their own PGAs may Opt-Out of Landscape Contractor services. Owners wishing to Opt-Out, or to Opt-In having previously Opted-Out, must notify both the Property Manager and Landscape Committee regarding that preference by e-mail or letter prior to March 1.

#### **PGA Maintenance**

The HOA will continue to provide maintenance service for all PGAs, including Opt-Out units. These landscape services include mulching, weed inhibitor applications and hard edging. For units that do not Opt-Out, the Landscape Contractor will remove dead plant materials and mulch over those PGAs until they are replaced with drought-tolerant and site-appropriate plants recommended by the Landscape Committee.

#### **Guidelines for Substantial Landscape Modifications**

The Board of Directors must approve all Substantial Landscape Modifications, which, for the purposes of this policy are defined as any significant expansion of an existing PGA. The review will include a determination that the modification is compatible with the landscape design and character of the community. Applications for Landscape Modifications are available on the Villages website and completed forms should be submitted to Property Management. The Landscape Committee will review completed applications and make recommendations to the Board of Directors.