

Preston Falls Villas
Book of Resolutions Part 1., Item g.
Landscape Resolution
Approved: 02/09/2016
Revised: 02/09/2016
Revised: 05/23/2016
Revised 04/29/2020

I. Purpose of Resolution

The purpose of this resolution is to supplement our Covenants, Conditions and Requirements (CCR's) with additional guidelines or clarifications necessary to comply with the HOA's requirements for the HOA to maintain the Preston Falls Villas Landscaping in a professional and cost-effective manner. This Resolution establishes the Charter for the Landscape Committee and defines the Landscape Committee's role in managing compliance with the Covenants.

II. Landscape Committee Structure

The Landscape Committee will be comprised of Homeowners. The Landscape Committee Chair will be nominated and approved by the Preston Falls Villas BOD. The Landscape Committee Chair will provide a list of committee nominees for approval by the Board of Directors. The Landscape Committee Chair and all members of the committee will have a term beginning January 1 and ending December 31 each year.

III. Landscape Committee Scope of Work

- 1. The Landscape Committees Scope** of Work consist of the following items
 - a. Management and planning of Landscape Improvements
 - i. The Landscape Committee is responsible for maintaining a long-term plan for landscape improvement:
 - ii. This plan should address:
 1. Aging out of landscape material
 2. Recognition of issues with pruning and maintenance
 3. Ensure that planning and budgeting are in sync
 4. Address the need for watering including establishing the infrastructure for irrigation
 - b. Provide additional oversight and review of landscape maintenance.
 - c. Works with the BOD to ensure that PFV Landscaping conforms to community standards in accordance with the Covenants.
 - d. Prepare annual landscaping budget estimates for approval by the BOD and Homeowners.

- e. Review and approve landscape changes to Common Use Area. Note: Common Use Area is defined as the large natural areas that are not adjacent to a particular Townhome.
- f. Review Homeowner Landscape Improvement Projects that conform to Section 6 below.

2. HOA Scope of Work

- a. The HOA will provide the following landscape maintenance service:
 - i. Mow Grass
 - ii. Leaf Removal
 - iii. Supply and Install Pine Straw and Mulch
 - iv. Remove grass clippings and leaves from decks, sidewalks and roads after mowing once per week
 - v. Reseed and aerate grass in the fall
 - vi. Pruning
 - vii. Fertilize and provide weed pre-emergent
 - viii. Spot treat for weeds in the lawns and beds on an as needed basis
- b. Manages the weekly interface with the Lawn service Company.
- c. Approves the funding requirements of the Landscape Committee.

3. Homeowner Responsibility

- a. The Homeowner is responsible for the following maintenance items:
 - i. Watering foundation plants
 - ii. Maintenance of any flower beds planted by the homeowner

4. Landscape Installation Guidelines

a. HOA

- i. The HOA will install new plants or trees when the Landscape Improvement has been approved by the BOD and as appropriate, affected Homeowners as a budget line item.

b. Homeowner

- i. Homeowners may install new plants or trees on their private property, or Common Property adjacent to and surrounding their home, as covered in Section 7.

- ii. New landscaping close to private property lines require that the plant, root ball, the excavation and the plant bed all be on the Homeowners property.
- iii. Homeowner changes to Common Use Area require Landscape Committee Review.

5. Landscape Committee Review Process for New Landscaping

The purpose of the Landscape Committee review is to assure that the plants are in conformance with the community landscaping standards, to make neighbors aware of the proposed landscaping when necessary, and to review the impact to HOA maintenance cost.

Most Landscape Improvement projects will not require the Landscape Committee Review. The following are guidelines as to when a review is required.

- a. Plants or groups of plants that exceed \$1500 in value.
- b. All foundation plantings are removed and changed at one time.
- c. A row of shrubs or trees are added for privacy or to hide utilities.
- d. One or more large plants (greater than 12 feet high when mature).
- e. Planting large trees near walks, foundations, or driveways if the tree has a root system that could damage those items.
- f. Any planting on Common Use Property.
- g. Landscaping that alters the path of storm drainage water and has the potential impact another Homeowners property.

If you are unsure whether a Landscape Review is required, please contact a member of the Landscape Committee.

When a Landscape Review is required, the Homeowner will submit a request via the Landscape Review Request Form included in the resolution. The following is the information required to complete the Review Form:

- a. Homeowner Address
- b. Approximate Installation Date
- c. A list of plants to be planted.
- d. A very basic crude sketch that indicates the location of the plants.
- e. The review Form can be submitted to any member of the Landscape Committee.

6. Existing Plant Replacement

The HOA will replace diseased or dead plants when the plants need to be replaced to maintain community landscaping standards. The HOA maintains a spreadsheet

of plants that need to be replaced. The spreadsheet is used to assign priority, estimate cost and to track the current disposition of all plants that need to be replaced. Homeowners can add a plant to the list by contacting a member of the Landscape Committee. In addition, the BOD will remind Homeowners for input to the Plant Replacement List via the PFV Announcements.

Homeowners that elect to replace their plants on their own does not need Landscape Committee Review nor do they have to add the plant to the replacement list.

The following are additional clarifications regarding plant and tree replacement:

- a. The HOA will replace diseased or dead plants/shrubs with a similar plant not to exceed an annual total of \$150 per an individual homeowner unless approved by the BOD.
- b. The HOA will not replace plants that have died due to lack of watering by the homeowner.

Note: The HOA will replace a tree removed by the HOA with a tree up to a \$200 value including transportation and planting costs. The Homeowner will have the option to replace the tree with an HOA approved tree greater than \$200 in value with the Homeowner paying the additional cost. See, Book of Resolutions Part 1, Item e. “Tree Removal and Tree Pruning”.

7. Plant Removal by Homeowners

- a. Homeowners may remove plants/shrubs on the property surrounding their Villa without Landscape Committee approval provided they restore or improve the area in accordance with community standards.
- b. Landscape Committee Approval is required to remove plants in the Common Use Areas, as noted in 3.f., above. The following are examples of Common Use Areas:
 - i. The West Side Circles
 - ii. The area between the West side access road and Crabtree Crossing
 - iii. The common property natural area between 748 and 760.

8. Irrigation

- a. Preston Falls Villas’ has a “drip” irrigation system that only serves the Common Area Beds in the Circles and along the Service Road plus the beds on the East Side along Crabtree Crossing Parkway. In addition, the spray portion of the irrigation system waters the five foot of turf between the sidewalk and the street curb on the West Side and the turf up to approximately ten feet on the East Side. The irrigation system does not

currently serve any of the foundation plantings nor the beds in the rear of the Villas.

- b. Homeowners are responsible for watering their own foundation plantings including any HOA replacement plants.
- c. Homeowners that allow their water to be used for irrigation of HOA Landscape Improvement projects in common areas will be reimbursed for the irrigation water if requested.

9. Preston Falls Villas Discouraged Plants

The following plants, trees or shrubs are discouraged from being planted at Preston’s Falls Villas due to there impact on Preston Falls Villas maintenance cost.

- a. River Birch Trees – due to previous damage to walks, driveways and sewer lines caused by the root system.
- b. Wax Myrtles – due to the inordinate amount of pruning and special equipment required to prune.
- c. Bamboo – due to inability to control.
- d. Ivy – due to inability to control and damage to other plants.
- e. Juniper – due to inability to prune and control.

10. Garden Responsibilities

Garden Type	Water	Weed	Prune Shrubs	Mulch	Affected Townhomes
Stone Enclosures	Homeowner	Homeowner	HOA	Homeowner	742, 763, 767, 769, 771
Foundation Area	Homeowner	HOA	HOA	HOA	All
Trellis	Homeowner	HOA	Homeowner	HOA	769, 771, 749, 746, 762
Fenced Pool	Homeowner	Homeowner	Homeowner	Homeowner	791

**Preston Falls Villas
Landscape Improvement Review Form**

Homeowner Address: _____

Approximate Installation Date: _____

Please attach a rough sketch indicating approximate plant locations

Please provide a list of the type of plants to be planted

Review Comments (continue on back or add an attachment if necessary)

Review Signatures:

Owner _____ Date _____

Neighbor _____ Date _____

Neighbor _____ Date _____

Landscape
Committee _____ Date _____