

**POLICY ON LANDSCAPING**

**APPROVED BY THE BOARD ON October 25, 2016**

**Declarations 5.01.2:** “The ASSOCIATION shall be responsible for the maintenance and care of all landscaping throughout the SUBJECT PROPERTY and in the unpaved portion of contiguous road right-of-ways, except for any landscaping contained within a fenced or walled-in area of any LOT. The ASSOCIATION shall plant, remove and/or replace sod, plants, flowers, shrubbery and trees when in the sole discretion of the BOARD same is appropriate and in the best interest of the SUBJECT PROPERTY. The ASSOCIATION's responsibility shall include mowing, trimming, pruning, edging, fertilizing, and weed, insect and disease control.”

**Policies:**

The Board has established this policy to clarify the responsibilities of both the Association and the individual Owners in regards to landscape maintenance and changes. The current Association Documents are incomplete and contain occasionally conflicting requirements in these matters. This policy is to be used as guidance until the Documents can be properly amended. This policy covers all the landscaping of the Common and Limited Common Areas of Parkside Place.

**1.0 General:**

1.1 The ASSOCIATION will be responsible for the maintenance and replacement of all trees and bushes over 8 ft. tall and all grass areas in both the Common and Limited Common areas, at the discretion of the Board of Directors.

**2.0 Common Areas:**

2.1 The ASSOCIATION shall be responsible for the maintenance and care of all landscaping and grasses throughout Parkside Place Common areas. The ASSOCIATION shall plant, remove and/or replace sod, plants, flowers, shrubbery and trees when in the sole direction of the BOARD same is appropriate and in the best interest of Parkside Place.

2.2 The ASSOCIATION responsibility shall include mowing, trimming, pruning, edging, fertilizing and weed, insect and disease control.

2.3 The Unit Owners may not make any change to landscaping in the common areas without written approval of the BOARD of DIRECTORS.

**3.0 Limited Common Areas:**

**3.1. Definitions:**

3.1.1 Limited Common Property is defined by the Association's documents.

3.1.2 Trees are defined as Palms, Evergreens, and Deciduous trees.

3.1.3 All non-tree vegetation, including groundcover, vines, bushes, and potted plants are designate as Vegetation.

### **3.2. Courtyards:**

3.2.1 Owner must obtain permission from the Landscape Committee and/or Board of Directors prior to planting any trees or vegetation in their courtyards.

3.2.2 Existing trees will be maintained (trimmed, removed, and replaced [if recommended by the landscape Committee and/or the Board]).

3.2.3 Vegetation shall be maintained by the unit owner.

3.2.4 Unit owners will be notified, and be afforded 30 days, to correct any safety, access, or aesthetic problems with the vegetation before the Board takes action to correct the problem and charge the owner for the work.

### **3.3. Perimeter:**

3.3.1 Owner must obtain permission from the Landscape Committee and/or Board of Directors prior to planting any trees or vegetation in their Limited Common perimeter.

3.3.2 Existing trees will be maintained (trimmed, removed, and replaced [if recommended by the landscape Committee and/or the Board of Directors]).

3.3.3 Existing vegetation will be maintained by the Association in accordance with direction of the Landscape Committee and/or the Board – owners shall not change, trim, or otherwise interfere with the vegetation without written approval of the Landscape Committee and/or Board of Directors.

3.3.4 If owners interfere with the trees or vegetation without the written consent of the Landscape Committee and/or the Board, the owners will be assessed for the cost to restore the trees and/or vegetation.