



Landscape Policy Regarding Areas of Initially Installed Landscaping

Approved: 9/18/2014

Based on Sections 6.1 and 8.6 of our Declaration and advice of our attorney below is the Association policy regarding areas of initially installed landscaping as described in Section 6.1. Note: for most properties the area of initially installed landscaping is the front yard. For a very few properties whose original owners had the developer install additional landscaping prior to the issuance of a certificate of occupancy and for the original model homes it could also include side and/ or back yards.

1. Regarding the ability of owners to “opt out” of Association maintenance of “initially installed landscaping” per Section 6.1 of our Declaration owners may not “opt out” of Association maintenance of initially installed landscaping.
2. Following Board approval of this policy all owners who have “opted out” of Association maintenance of initially installed landscaping will receive a letter advising them that effective 10 days from the date of the letter the Association will assume responsibility for maintenance of initially installed landscaping.
3. Per Section 8.6 of our Declaration the Association may maintain any and all landscaping in the areas of initially installed landscaping no matter whether the plants were actually “initially” installed or where later changed either by the Association or the owner. In general, it is the Association’s policy to maintain all landscaping in the areas of initially installed landscaping.
4. Article 12 of the ARB Guidelines will be revised to provide that “...absent ARB approval, changes by owners to the design of front yard landscaping as originally installed or as previously approved by the ARB are not permitted.”
5. Any owner, at any time, can propose to restore their landscaping to an initially installed design, at their expense, by submitting a request to the ARB and, upon approval have their landscaping restored by the Association landscaping contractor or their own licensed landscape contractor. This policy cancels the LRF Landscape Policy and Process approved by the Board on July 17, 2008. A revised process regarding landscape maintenance will be issued by the Board in the near future."