

LAKERIDGE FALLS LANDSCAPE POLICY & PROCESS

APPROVED: 12/13/24

Article VI Maintenance and Repairs, 6.1 Maintenance of Lots, (b), (i), of the LakeRidge Falls' governing documents, state that:

“The Association shall perform, or cause to be performed, maintenance (including mowing, fertilizing, watering, pruning, and replacing, and controlling disease and insects), of all lawns and landscaping installed on the Lot as part of the initial construction on the Lots, specifically excluding landscaping within any enclosed area not readily accessible from outside the dwelling and landscaping added by the Owner or occupants of a Lot after issuance of a certificate of occupancy for the dwelling on the Lot.”

To carry out this responsibility and to ensure a consistent Community-Wide Standard for landscape care, the Board of Directors and the Landscape Committee established the following policy and process document. Decisions regarding landscape maintenance and replacement shall be guided by this policy.

- The Association shall contract with a professional landscape maintenance company. The contract shall include provisions and consistent performance standards for lawn and landscape care designed to implement the responsibility specified in Article VI of LakeRidge Falls' governing documents.
- Areas of initially installed landscaping shall be under the exclusive care and maintenance responsibility of the Association.
- Lot Owners may not “opt-out” of Association maintenance of initially installed landscaping.
- The Association will not assume responsibility for the replacement of landscaping on a Lot where the owner and/or resident interferes with the contractor's ability to provide contracted services.
- Replacement of initially installed landscaping shall be the responsibility of the landscape contractor at the Association expense, within budgeted amounts, and of a specimen type and size appropriate to the original installation and design.



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- A different type and/or size of a plant will be used if deemed more appropriate for the situation and consistent with the original overall design and Community-Wide Standard.
- Lot Owners desiring a larger sized and/or different plant material may at their option, pay the difference in cost between the recommended plant material and the desirable plant material size and/or species.

The following process is established by the Board of Directors and Landscape Committee to ensure that owners' concerns about landscape maintenance are heard and responded to in a timely and appropriate manner.

- The Community Association Manager is responsible to provide oversight and coordination of all landscape matters, handle all landscape service requests, and communicate with the landscape contractor.
- The Community Association Manager operates under the supervision of the Board of Directors Liaison to the Landscape Committee.
- The landscape contractor only acts upon direction from the Board of Directors and/or the Community Association Manager
- The Lot Owner/resident completes a Landscape Service Request Form and submits it to the Community Association Manager.
- The Community Association Manager conveys a recommendation to the landscape contractor for action.
- The landscape contractor completes the work within two weeks of the approved work order and reports to the Community Association Manager once the work is complete.

