

HOMESTEAD VILLAGE LANDSCAPING GUIDELINES

These guidelines are intended to help educate each Unit Owner about landscaping and to provide a general overview of some of the more frequent areas of confusion and/or misunderstanding related to landscaping throughout the complex.

Current rules:

16. The Homestead Village Maintenance Department, at their discretion, will remove dead trees, branches and bushes, around homeowner units/garden areas. If any homeowner would like to re-landscape around their unit, at their sole expense, (removing plants, trees, bushes or planting new plants, trees, or laying mulch), please contact the Management Agent to find out what types of landscaping is allowed. Weeding of new landscaping is the sole responsibility of the homeowner. Removing shrubs, without permission from the Management Agent, will need to be replaced at the expense of the homeowner.

RESPONSIBILITIES:

HOA: Maintain all common areas including removal of dead trees and bushes and planting of flowers. The Maintenance Department may do the following work for Homeowners, but only if time allows, and not between the months of April-July:

- Remove dead bushes or trees.
- If bushes or trees are alive, Maintenance Department will not remove them.
- If bushes or trees are “unsightly”, the Landscape Committee will review the area to determine whether or not Maintenance Department should remove them or if Homeowner should contact a landscaper to do this work.
- Plant up to 2-3 bushes only (not larger than 2 gallon pots) that Homeowner purchases. Homeowner is solely responsible for maintaining and watering the new bushes. Maintenance Department and HOA do not take any responsibility for guaranteeing the life of the bushes that were planted by Maintenance Department.

LANDWORX: Routine Landscape Maintenance

The HOA contracts with a landscaping company to perform all year-round yard maintenance including the following:

- Lawn mowing, edging, and blowing of debris during the growing season and as needed during the dormant season.
- Periodic lawn fertilization, weed treatment, and insect control.
- Periodic weed control of bedding areas.
- Periodic pruning and shaping of shrubs.
- Mulching of common areas only
- Maintaining and trimming trees.
- Leaf removal in the fall.

Homeowner: Homeowners, at their expense, may replant bushes, trees, plants, or place removable pavers within the 3’ area around their patio. Homeowners must maintain this area (i.e., weeding, watering, etc.). In addition, Homeowners, at their expense, may plant, and maintain, flowers, annuals and perennials around their unit (but not encroaching on the neighboring units). Please plant appropriately for the size of the area (not too close to the building or the sidewalks). Plantings that are too close to the sidewalks may be damaged during snow removal. Always plant within the growing season and do not leave the area with bare dirt, which is unsightly. Please contact the office to submit a plan to have your landscaping request reviewed and approved.

Homestead Village Landscape Request Form

Name: _____

Address: _____

Phone Number: _____

E-Mail Address: _____

Date: _____

Problem (s) To Be Addressed: *(Please be as specific as possible as to the location and nature of the problem)*

Proposed Landscape Plan: *(Please refer to the Homestead Village Landscaping Guidelines)*
