

LANDSCAPE INFORMATION

1. **Builder Installed Landscaping:** The homebuilder installed limited landscaping at the time the home was built. This original landscaping is maintained by the HOA. When replacement is required, adjustments may be made to the original plan based on the future projected growth of the replacement trees/shrubs. Additionally, adjustments may be made due to the fact that some of the original irrigation systems are no longer in service.
2. **Open Space Landscaping** is maintained by the HOA.

The following landscaping modifications need approval from the LSC or BOD and will be included in the home file located at the Club.

3. **Homeowner Modifications to builder installed rock areas:**
 - a) River rock is the landscaping feature that was originally installed by the builder and is maintained by the HOA.
 - b) If a homeowner wishes to re-landscape at their expense and plans to replace the rock with all bark, he/she must submit a Modified Landscape Plan form for approval. A sample of the bark should be included along with this form.
 - c) The homeowner must agree to maintain the appearance of the bark area at his/her own expense. This includes ridding the area of fallen leaves, a task usually covered by the landscape contractors. Additionally, wind, rain, wildlife, and maintenance workers may cause the bark to move outside the approved landscape area. The homeowner is responsible to restore the area.
 - d) The bark must be replenished to maintain an attractive appearance. It is suggested that this occur every three years or before, if needed.
 - e) If the home is re-sold, the future homeowners must assume these maintenance responsibilities.
4. **Homeowner Planting of trees or shrubs:** The homeowner is responsible for the maintenance of any trees or shrubs that they or the previous homeowner have added to their home landscaping. This includes:
 - a. Trimming
 - b. Fertilizing
 - c. Weeding
 - d. Watering: Plants added to non-irrigated areas, will require a separate irrigation line connected to the home water supply line. Homeowners cannot tap into the GEV irrigation system.
 - e. Replacement or removal

5. **Planting in Open Space:** On occasion, a homeowner may request to plant a tree in the open space area at his or her own expense. (Example: tree – a protective barrier along golf course) Such requests will be considered on their merits and the following regulations adopted by the Board in January 2005:
- a) Homeowner must submit a written request to the board.
 - b) Board will respond in writing to the homeowner of approval or denial.
 - c) Tree planting must be within a board-approved location.
 - d) Tree shall not be so close to the building as to cause damage to the building or foundation.
 - e) Tree must be chosen from a board-provided list of acceptable trees.
 - f) A professional landscape contractor acceptable to the Community Manager must plant, stake, and mulch the tree.
 - g) Homeowner shall pay all expenses related to the tree planting including, but not limited to the cost of the tree, the tree planting or any related damage to existing landscaping.
 - h) The homeowner must guarantee, maintain, and replace the tree if needed, for a period of one year from the date of planting.
 - i) If the tree dies during the warranty period, the homeowner must remove and replace an equal tree within seven days of notification from the Community Manager. If the recommended tree dies within the original warranty period, it must be removed and sod replaced at the homeowners expense. No new tree shall be planted in the same area.
 - j) If the home is sold during the warranty period, the new owner must assume the remaining warranty obligation. The homeowner is required to inform the purchaser and include the warranty in the purchase agreement.
6. **Neighbor Consideration:** When approval is requested for any landscape modifications or additions, consideration will be given to neighbors who may be affected by view or sight obstruction.

Information concerning original builder installed landscaping is available at the clubhouse on the builder landscaping plans.

Any approved homeowner landscaping changes or additions are included in the home file at the clubhouse.

Please put a copy of any signed modification forms in your Gleneagles Directory that will be passed on to any future homeowner.

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