

WINDSOR PARK

Board Resolution # 2019-001

Landscape Maintenance Policy

Whereas; the Board of Directors of Windsor Park, are charged with the responsibility of interpreting and administering the Windsor Park Governing Documents and,

Whereas; Article II, Section 6, Sub-section 8 of the Windsor Park Declarations states that the Board shall have the responsibility: "To furnish grass cutting and ground maintenance available under the assessment provided in Article III hereof." And the Windsor Park Rules state: "Landscaping: No Homeowner may place on or remove from the lots or the common ground, any plantings, shrubs or trees of any description without the prior written consent of the Board. All pruning of shrubs and trees will be handled exclusively by the Association. The Board or Management shall be notified of special pruning needs. Any approved special private planting areas must be maintained by the homeowner. The Association is not responsible for any damage" and,

Whereas; it has become difficult to determine original plantings from Owner added shrubs and plantings, a uniform maintenance policy is needed to regulate the responsibility of re-planting all bushes and trees.

Therefore; the Board hereby resolves the following:

- 1) The Association will maintain all front yard mulch and planting beds, regardless of their origination, with the exception of flower beds and specialty plants which owners must maintain.
- 2) The Association will trim all shrubs twice a year unless owners mark them as not to be trimmed. Notices will be sent prior to trimming to allow for marking and provide instructions.
- 3) The Association will remove dead shrubs or trees at the Association's expense, solely at the Board's discretion.
- 4) Any new shrubs will be planted at the owner's expense, but will be eligible for a 50% reimbursement (fronts of units only) with a maximum amount of \$250.00 to be reimbursed to any owner in a single calendar year.
- 5) Prior approval for plantings and corresponding reimbursement is required.
- 6) The Association will provide a suggested plant list for shrubs and trees (attached to this resolution) but Owners may apply for permission to plant items not on the list if they choose. Approval would be contingent upon appropriate conditions for the requested plants and other factors, such as proximity to buildings, walks, driveways, etc.
- 7) Applications for new plantings may be submitted to the Management Company or a Board Member for consideration at the next Board meeting.
- 8) Replacement of existing plants with like items in the same location does not require board approval.

This Resolution is effective this 9th day of March, 2020.



Carla Brown, President


Walt Pogulis, Secretary

WINDSOR PARK HOA

REPLACEMENT TREE & SHRUB RECOMMENDATIONS

Trees:

Maples – Red Maple, Red Sunset Maple, Autumn Flame Maple, October Glory Maple

Oaks – Sawtooth Oak, White Oak, Yellowwood, English Oak, Red Oak,

Miscellaneous Trees – Ginko, Hornbeam, Persian Parrotia, Zelkova, Linden, Bracken Magnolia, Japanese Maple,

Evergreen Shrubs:

Arborvitae, Boxwood, Green Mountain Pyramidal, Holly, Juniper, Yew, Viburnum,

Deciduous Shrubs:

Burning Bush, Crape Myrtle, Golden Vicary, Spirea, Dwarf Forsythia, Miss Kim Lilac