

WINDSOR PARK

Board Resolution # 2023-002

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 with the exception of trees and shrubs planted by current or previous homeowners or prior written consent of the Board. 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; a uniform maintenance policy is needed to regulate the responsibility of replanting 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 once or 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 or diseased shrubs or trees at the Association's expense, solely at the Board's discretion. However, the removal of shrubs or trees that were planted by the current or previous owner (as determined by the Board) will be at the current homeowner's expense. Those homeowners will be required to make an arrangement with a landscape company and cover the cost of the removal, grinding of the stump, root removal, and reseedling as needed.
- 4) Any new shrubs planted at the owner's expense will be eligible for 50% reimbursement (front of units only) with the maximum amount of \$250.00 to be reimbursed to any owner in a single calendar year.
- 5) Prior approval of planting and corresponding reimbursement is required.
- 6) Approval would be contingent upon appropriate conditions for the requested plants and other factors, such as proximity to a building, walks, or driveways, etc.
 - a. The distance to any structure must be at a minimum of 115% of the mature height. (exceptions are subject to the architectural committee's decision).
 - b. It should be Fruitless, Disease and insect-resistant, and compatible with our climate zone.
 - c. Subject to a board decision, planting that was done by the current or the previous homeowner will be removed at the current homeowner's expense if it is deemed a nuisance (for example: dropping debris on property, too close to structure, disease, appearance, or requires special treatments).
- 7) An application for new planting should be submitted to the Management Company.

This Resolution is effective this 1st day of February 2024



Aharon Chezrony, President



Tracy Shepard, Secretary