



Policy COM-02

Landscape Maintenance

1.0 Reference(s)

CC&Rs Article IV Section 4.01, 4.03, 4.04, 4.07, 4.07.01, 4.07.02, 4.07.03, 4.07.04, 4.07.05, 4.21, RCW 35.21.310 (add ADM-11)

2.0 Purpose

- to follow the Community-Wide Standard Policy to ensure the aesthetics and cohesion of our community and maintain property values, (*Note-inspectors cannot go into resident yards but may gain visual access if invited by a neighbor to view the property.)

3.0 Policy

3.1 Maintain healthy, weed-free landscaping. Landscaping is inclusive of all

3.1.1 ARB application and approval must be obtained prior to removal of any trees and/or shrubs

3.1.1.1 Golf course 30 foot setback will require golf course representative approval in addition to ARB approval.

3.1.2 Removal of weeds and dead flowers should be done at least once a month

3.1.2.1 During warmer months it may be needed more often (recommended every 1 to 2 weeks).

3.1.3 Trees, hedges, and shrubs near sidewalks shall be kept trimmed so as not to interfere with pedestrian traffic on the sidewalks.

Trees to be maintained at 7ft. height above the sidewalk

3.1.4 Trees, hedges, and shrubs shall not obstruct sightlines for safe operations of motor vehicles and bicycles within the community to include (but not limited to):

3.1.4.1 Resident's cars, trucks, SUVs, motorhomes, golf carts, bikes

3.1.4.2 Delivery trucks, vans

3.1.4.3 Contractor and Maintenance vehicles

3.1.5 Lawn areas shall be mowed, trimmed, and watered regularly

3.1.5.1 April – October no less than once (1) per week

3.1.5.2 November and March no less than twice (2) per month

3.1.5.3 December/January/February – usually no mowing is necessary

3.1.6 Landscaping should be appropriately seeded/reseeded, weeded, fertilized and treated to control weeds and pests and pair dead areas.

3.2 Landscaping tools and equipment

3.2.1 Landscaping tools and equipment should not be visible from the street



3.3 Plant Containers and Yard Art

3.3.1 Plant containers and yard art should match or complement the aesthetics of the house

3.3.2 Plant containers should in good repair – not broken

3.3.3 Empty plant containers should be appropriately stored – not visible from the street

3.4 Un-developed Lots

3.4.1 Property owners of un-developed lots are subject to all landscaping maintenance policies

3.5 Leased / Rented Residences

3.5.1 Property owners of leased or rented residences are subject to all landscaping maintenance policies

4.0 Fines

4.1 Compliance Issue Notification

4.1.1 Compliance notifications shall be sent to homeowners for violation of Landscaping Maintenance standards

4.1.2 Fines may be imposed until violation is resolved

5.0 Responsibility

The Board or its delegate is responsible for enforcement, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary

6.0 Effective Date and Record of Amendments

08/19/2019, Original Policy, Compliance Policy, 2019-039.