

# **Highgrove HOA**

## **The Towns**

### **Policy on Additions to Landscaping**

The ARC acknowledges the importance of uniformity within the Towns at Highgrove but also recognizes the need for some individuality among the units when it comes to landscaping. Some of residences have already planted trees and others have plans to do so. Also, many of you have and/or plan to add shrubs and other plant material. Going forward, the policy on landscaping changes will be as follows.

1. All residents, at anytime, can plant flowers in their existing landscaping beds without ARC review/approval. However, the flowers must be maintained by the resident and the HOA will shoulder no responsibility should any damage occur during maintenance activities by the HOA.
2. Any additions of Shrubbery to landscaping beds must be approved by the ARC PRIOR to the installation of the new plant material.
3. Tree plantings in the front and back yard will be considered. The ARC will act in good faith and will make every effort to approve tree plantings. During each request, the ARC will be looking at the overall layout of the neighborhood. What this means is that the decision will be subjective at times and that the approval of a tree at one residence does not necessarily mean that the same request will be approved next door or even for another building. With this policy, the ARC has identified the following trees that are allowable, pending location approval. Other trees may be planted as well, with approval

Dogwoods  
Japanese Maples  
Little Gem Magnolias  
Weeping Mulberries  
Crepe Myrtles and Dwarf Crepe Myrtles  
Weeping Cherries

4. At no time will trees that are deemed to be large species, such as oaks and pines, be allowed.
5. Trees must be groomed and maintained so that they do not obstruct views of other residences or traffic
6. It will be the policy of the HOA that short and long term maintenance of all additional shrub and tree plantings will be the SOLE responsibility of the individual resident. However, the landscaping contractor, during routine activities, could prune/trim/maintain (either purposely or by accident) these additional trees and shrubs. If this were to occur it would NOT mean that the HOA has agreed to take on any responsibility for their care.

#### **GRANDFATHER CLAUSE;**

To date, there have been some plantings that have not been approved by the ARC. The ARC will consider the approval of these situations as long as a request is made not later than March 17, 2008. If a request is not received, the plant material will be removed by the HOA. Also, any trees that are considered a "large species" will be have to be removed as they are not approvable.

**March 6, 2008**