

LANDSCAPE CHANGE GUIDELINES

January 2019

Homeowners may plant annuals, bulbs, and ground cover in existing mulch beds that adjoin the house without prior review or approval. Any other plantings must be approved prior to any work being done or materials purchased by first completing the Landscape Change Request form and submitting it to the Property Manager who will forward the request to the HOA Board.

Following are the primary criteria that the Board uses to evaluate each Landscape Change request:

1. Added plantings should harmonize with existing landscaping in the community (no palms, cacti, etc.).
2. Nothing is to be planted in the area between the sidewalk and the curb.
3. Nothing is to be planted in the area around the base of trees, mailboxes or around water meter covers.
4. Added plantings may not impede mowers.
5. Plantings at street intersections may not block the field of view for drivers (VDOT rule).
6. Plantings between garage doors may only be pencil-type plant species.
7. MISS UTILITY (811) must be called at least 3 business days in advance of any work being done by the homeowner or contractor to mark existing underground utility lines.
8. Plantings added in utility easement areas (which exist on every lot) are subject to removal by the utility company, without compensation to the homeowner if any work needs to be done in that area.
9. Plants with undesirable characteristics should not be planted; we refer to a Southern Living list of desirable/undesirable trees:

DESIRABLE TREES/BUSHES Crepe Myrtle, Flowering Dogwood, Cherry Blossom, Red Bud, Japanese Maple, Red Maple, Hydrangea, Forsythia. Trees/shrubs other than those listed below will be considered when the change request is submitted.

UNDESIRABLE TREES Bradford Pear, Silver Maple, Oak, Southern Magnolia, Sweet Gum, Weeping Willow, Cottonwood, Mulberry, Tulip Poplar, Ginkgo, or other trees with a heavy leaf, pod or fruit drop.