

**Hidden Wood West Association
Gardening and Landscaping Rules
Section Number 7
Revised 2022**

Community Goal

It is the goal of the community to develop a low maintenance, cost effective landscaped property that is attractive in all seasons. Limited Common Areas and Common Areas all need to be well landscaped to enhance curb appeal for potential buyers and a park like environment for residents.

Scope of Contracted Services

Landscapers maintain the common areas of our 7+ acre community and areas outside of our fence line that is also Hiddenwood property working under the direction of our landscape committee. Landscapers are not contracted to prune or remove trees over 17 feet or to dig out stumps and large roots. Hauling out landscape debris is included. Granulated weed preventative is applied once per year. All bushes and smaller trees are sprayed with a fungicide and bug killer once per year. An arborist is contracted to monitor the health of our trees. A timber company is contracted to remove or trim trees in accordance with the recommendations of the arborist.

Owner Responsibility

All owners must maintain their own Limited Common Area. Each owner is required to sign an annual agreement provided annually, indicating how their LCA's will be maintained for the following calendar year. Owners who will be absent from the property must arrange for maintenance of their LCA in their absence.

If an area is not maintained up to standard, the owner will be notified in writing with photos of the problem areas and given 30 days to correct the problem. Should the problem not be corrected and the Limited Common Area not maintained to current standards, the Association has the right to correct the problem and charge the owner for the work after written notice of failure to comply.

Residential Involvement: Common Area

Owners/residents may request to maintain a section of Common Area with board permission. Materials, labor and ongoing care is considered a gift of service to the community. When the owner/resident moves, the area will be returned to the Association as Common Area if the new owner/resident does not want to maintain it.

Role of Work Orders

Owners may submit work orders for work needed in the Common Areas. These will be reviewed by the landscape committee. If it is determined that the work order is one that is covered by the landscape contract, the work will be scheduled when time allows. Work orders may be submitted via e-mail or work order form. Work order forms are available at Hiddenwoodwest.com under the “owner info” tab, at the clubhouse mailbox on the rear deck, or from members of the committee.

Watering

1. All owners are responsible to water their own Limited Common Areas. This responsibility is not one that the Association will take over. Owners who are absent or physically unable to take care of the watering must arrange for someone to do the work.
2. Residents must limit the amount of time they water their limited common area and take care to avoid wasting water due to runoff. Water must not be left running when the resident is not home.
3. Water from sprinklers must not hit the siding of the unit.
4. Broken sprinkler heads in the Common Areas need to be reported to the board or the landscape committee via e-mail or work order. Sprinkler systems in limited common areas installed by the current or previous owner must be maintained by the owner.
5. Volunteers may be asked to water the common areas.

General Limited Common Area Rules

1. Limited common areas must not be converted to parking areas.
2. The Association has the right to remove any vegetation adversely impacting foundations, gutters, roofs, siding, driveways, sidewalks, curbs or rockeries after notifying owner.
3. Invasive plants or shrubs (examples: bamboo, lily of the valley, ivy, violets, cork screw willow, wire rope vine, cherry or plum trees) must not be planted.
4. New plants or shrubs that grow to a height exceeding 10 feet must not be planted. Existing trees or bushes over 10 feet are the responsibility of the owner to maintain or remove.
5. Plants, shrubs, or trees whose roots are causing damage to sidewalks, foundations, roadways, driveways, decks, siding, patios, rockeries or any other structure must be removed. If planted by the current owner or resident, the owner will be responsible for the cost of removal and for the cost of repairs to said structure.
6. A locator must be called to determine the location of existing power, water and sewer lines in any area before the removal of trees, stumps or large shrubs to ensure no pipes or wires will be damaged during the removal.

7. Dirt, vegetation, rocks, bricks or cement blocks must not touch the bottom of the siding in order to prevent moisture from wicking into the boards. The recommended distance is 12 inches clearance between the vegetation and any siding.
8. All invasive weeds or plants must be removed in the Limited Common Areas before they go to seed and are allowed to spread.
9. Plantings must not hang over onto another owner's Limited Common Area unless agreed upon by both parties.
10. Vegetation must not grow over sidewalks, curbs, fences, driveways, pathways or interfere with water getting to the drains or blocking road visibility.
11. Vegetation must not block the sight of doors and windows in a manner that could become a security risk.
12. When using landscaping fabric or newspaper, care must be taken to leave an adequate drip line for all plants. Black plastic must not be used to prevent vegetation from growing.
13. Top soil, mulch, or compost may be added at the owner/resident's expense.
14. Products used to fertilize vegetation must not be toxic to animals or humans.
15. Residents who blow leaves, grass or fir needles must dispose of the debris and take care not to blow the debris into the roadway or into a neighbor's driveway or their Limited Common Area.
16. No item can be hung on the exterior siding of a unit that can create moisture on the siding.
17. Vining plants are not permitted to be grown on buildings.
18. Sprinkler heads, water valves, meters and utility covers must not be blocked or covered.
19. No commercially or privately made storage units, sheds, composting bins, worm bins, or green houses are allowed in Limited Common Areas.
20. New grass areas must not be added without board permission.
21. Rock walls must not be altered in any way that may cause instability. Planting in or on top of rockeries must not damage the rock walls.

Yard Art/Feeders/Fountains and Decorations

1. Yard statues, pieces of art, artificial flowers, bird houses, holiday decorations, fountains, bird baths, decorative hangings, wind chimes, mobiles and seasonal flags must be restricted to a reasonable number and placed in areas so they do not interfere with a neighbor's view or curb appeal.

2. Items that could be considered offensive, demeaning, harassing or expressing prejudice in favor of or against any individual or group of people must not be displayed in windows or any part of the unit exterior, in Limited Common Areas or Common Areas. (Declaration 10.7)
3. Owners assume responsibility for damage done by landscapers if they select to put any item in the common areas the landscapers maintain.
4. Planters must not be hung from the lamp post in the front of your unit. Plants that are planted near the post must not block the sensor or the light.

Other

1. An individual owner or resident does not have the right to tell another owner or resident to remove an item from that resident's Limited Common Area or deck. If there is a problem or violation that cannot be resolved between two residents, either one or both parties can report the problem to the board or the community manager for assistance.
2. Wheelbarrows or other containers stored under decks must be positioned so they don't collect standing water.
3. Firewood must not be stored under decks since it attracts rodents and insects.
4. Driftwood and old tree stumps must be monitored for termite infestation.

Rule History

2007 Landscaping Standards were adopted.

May 27, 2009 The draft copy of these rules were attached to the May Progress Report and delivered to all residents and owners.

June 15, 2009 The draft copy was discussed at the general meeting and changes were made.

June 30, 2009 The revised rules were mailed out with the June Progress Report.

July 27, 2009 The revised rules were presented for a final vote at the general meeting.

The rules were approved Sept 28, 2009

Minor rule revisions were done in the summer of 2012 with review by the landscape committee and the board.

In 2015 a committee revised the rules and residents had 2 opportunities to review the changes at meetings.

Copies were mailed to owners prior to the annual meeting and approved at that meeting in 2015

In 2018 the landscape committee reviewed the rules and presented some revisions to the board in April and to the community for review in May.

The revised rules were mailed with the Annual meeting packet in 2018.

The changes made became effective 30 days after approval at the annual meeting - October 2018

Rules were approved on 10/23/2018 and became effective on 11/23/2018

In 2022 the landscape committee reviewed the rules and presented revisions to the board on January 20, 2022. Board approved the revised rules on January 21, 2022.