

Brookside Gardens Homeowners Association, Inc.

Landscape Policy

This policy outlines the responsibilities of both the HOA and the homeowners with regard to landscape maintenance and design.

HOA Responsibility:

- Hire Landscape Company for maintenance of private property and common land. Work includes periodic pruning of new growth on shrubs under 8' (currently 3 times per year), cutting of lawns, edging hardscapes and landscape beds, lawn treatment, and application of pine straw in front yard landscape beds.
- Periodically review yards/gardens for dead or dying vegetation and require homeowners to remove affected shrubs or trees and repair lawns.
- Responsible for maintaining common areas landscape beds, drainage ditches/swales, trees and nature trail.
- Provide garden bed pine straw mulch for front yard landscape beds.
- Maintain No Prune** and No Pine Straw Mulch*** lists.

Homeowners Responsibility:

- Water lawns and gardens to insure healthy growth.
- Remove dead shrubs and trees.
- Replace dead or damaged lawn areas with Zoysia, Centipede or St. Augustine sod.
- Significant landscaping projects that are clearly visible from the road must obtain prior approval from the ACC and/or HOA Board, including the removal/addition/replacement of trees and/or shrubs in the front or side yards that are visible from the street.
- Shrubs and plants under windows shall not be higher than the bottom of the brick window frame to ensure safe exit and entrance during an emergency/fire. If pruning of new growth by the landscape company does not maintain this height, it must be taken care of at the homeowner's expense.
- Pruning of shrubs higher than 8' *to maintain a neat appearance* must be taken care of at the homeowner's expense.
- Trees are to be maintained by the homeowner. Branches or limbs of trees or bushes hanging onto the street must be kept limbed up high enough to allow trucks of all sizes to pass without impediment. *Standard Delivery Trucks and Front Load Garbage Trucks are 13 feet, 6 inches.*
- No exposed stumps visible from the street are allowed on any property. Tree stumps must be removed as well as surface roots. All debris must be removed from the site. ACC and/or HOA Board approved trees or shrubs removed that are visible from the street must be replaced or the remaining

bed can be filled in with sod or treated as a garden bed with mulch and plantings. It is advised not to plant trees next to the home, driveway or sidewalk as roots can cause damage.

- The addition, expansion or removal of landscape beds (including pine straw beds) in front or side yards that are visible from the street require the permission of the ACC and/or HOA Board with submission of the ACC Approval Request Form. All plantings and initial ground cover application are at the expense of the homeowner. Beds must be laid out in a pattern/design which does not hamper the landscaper mower while cutting the grass.

Definitions:

****No Prune List:** Should a homeowner wish to provide their own pruning of trees and shrubs, they may place their home on this list. However *to maintain a near appearance*, the homeowner is still required to have their own pruning completed within 10 days of the Landscape Company's pruning schedule.

*****No Mulch List:** Should a homeowner wish to provide their own mulch (at their expense), they may place their home on this list.

Please note: Requesting your home on the No Prune List and/or No Mulch List does not allow for a reduction in HOA monthly assessment.