

Proposed Amendment of Residential Landscape Guidelines

2.2 Homeowner/Resident Maintained

The homeowner/resident maintains beds at their own expense. The homeowner, through the Landscape Permit Application process, selects, installs, and maintains the plants. Plantings are to be of such a nature that eventual growth will not cause damage to structures, foundations, walks, or common areas. LVA may remove such plants at homeowner's expense if any damage occurs or is imminent. If any damage occurs LVA shall not be responsible or liable. No invasive species are permitted. The homeowner's responsibility for maintenance includes, but is not limited to, weeding, pruning, fertilizing and pest control. LVA does not treat for ants, snails, or spiders and is not responsible or liable for damage to plants or any other homeowner installed objects. Refer to the Sunset Western Garden Book for further information about plant and pest control. Trees are not allowed.

From time to time, trees are growing in patios and homeowner-maintained garden beds. Similarly, a plant installed in a homeowner-maintained bed as a bush may grow into a sizeable tree. It is the homeowner's responsibility to remove these trees that may cause structural damage. If not removed by the homeowner, they will be removed by Leisure Village at the homeowner's expense. As an option to removal, a homeowner wishing to keep and safely maintain such a tree may approach the LVA Office and arrange to indemnify Leisure Village from liability in case of any damage caused by the tree.

Any hardscape non-plant element such as boxes, pots, decorative rocks, statuary, artifacts, or other materials not a part of an approved planted bed will automatically cause the bed to be designated as Homeowner/Resident Maintained.

The homeowner may employ an outside gardener(s) to maintain Homeowner/Resident-Maintained Garden beds.

4.1 Trees and Common Areas (Lawn)

These areas are maintained by LVA only. **Trees planted by the Association are maintained by LVA only.** Homeowners who have concerns regarding these areas should submit a ~~Landscape/Exterior Service Request~~ to the LVA Office (See ~~Sample Form in Appendix~~). **work order from the Frontsteps Platform.**