

**1. CONVERTING A GARDEN from LEISURE VILLAGE MAINTAINED to HOMEOWNER-MAINTAINED**

***Q – Can I convert just one or two garden beds, or must I do all?***

A – You can convert just one, two or all.

***Q – Do I have to remove all existing plants, or can I keep some?***

A – You can keep any existing plants you like. Make sure to identify the existing plants on your landscape plan submitted with the Landscape Permit Application.

***Q – Am I allowed to use any plant of my choosing in a homeowner-maintained garden?***

A – You have wide latitude - annuals, perennials, shrubs, cacti and succulents. You are not restricted to the LVA Approved Plant List. Avoid invasive species, vines, trees, and plants that will get too large. The only trees allowed are dwarf and semi-dwarf citrus (one per garden bed). Homeowner personal agriculture (edible vegetable plants) is allowed by Leisure Village only within enclosed patio gardens.

Use of drought-tolerant plants is a priority.

Only LVA Landscape Department may make changes to the irrigation in your garden beds (submit a Green Sheet). See Section 4.

***Q - Do I need to make a landscape plan showing the new garden plantings?***

A – Yes, a landscape plan drawing must be submitted with the Landscape Permit Application. The drawing should be roughly to scale, include a North arrow, and indicate the name of plant in each location. Also, the plan should indicate if mulch, stones, pavers, or decorative items are to be installed. If you are working with a garden designer, they should provide a drawing with their quote.

***Q – Who pays for removing existing unwanted plants?***

A – The homeowner is responsible for all costs associated with converting a garden from LVA to homeowner maintenance. The homeowner may hire a gardener to do the work.

***Q – What happens to homeowner-maintained gardens when the property is sold?***

A – The fact that the garden is homeowner-maintained must be revealed to the prospective new owner in the escrow process. The new owner must agree to take responsibility for maintenance of the garden. If not, the seller must pay the cost to return the garden to LVA maintenance (see Section 2).

**NOTE:** *These FAQ's are intended to provide a quick reference for Leisure Village homeowners considering residential garden changes. Complete requirements are contained in the latest Residential Landscape and Architectural Guidelines.*

**2. CONVERTING A GARDEN from HOMEOWNER-MAINTAINED to LEISURE VILLAGE MAINTAINED**

***Q - Do I need to remove all plants from the garden?***

A – No, existing plants that are on the current LVA Approved Plant List can remain in place. However, you must remove all plants that are NOT on the current list.

***Q – Do I need to remove mulch, stones, potted plants and other decorative items?***

A – Yes, these items must be removed.

***Q – Who pays for removing the plants, stones, etc.?***

A – The homeowner is financially responsible. The homeowner may do the work themselves or hire someone else to do the work and haul away materials.

***Q – What plants are acceptable to install in an LV maintained garden?***

A – Refer to the LVA Approved Plant List which includes photos of the plants. Be sure to use the latest version which is shown on the Leisure Village website and/or pick up a copy at the Recreation Center or LVA Association lobby.

***Q – Who pays for the new plants and labor to install them?***

A – The homeowner is financially responsible. The homeowner may purchase the plants and do the work themselves or hire a gardener to do the work. Once complete and approved, LVA will take responsibility for maintaining the garden.

***Q – How do I know which plants and how many to plant?***

A – Select plants from the LVA Approved Plant List by size, sun exposure and other factors. Look around your neighborhood for plants that seem to do well in similar situations. If you are working with a gardener or landscape professional, they can help you make these decisions. You may also contact the Landscape Committee for assistance.

***Q – Do I need to make a landscape plan showing the new garden plantings?***

A – Yes, a landscape plan drawing must be submitted with the Landscape Permit Application. The plan should be roughly to scale, include a North arrow, and indicate the name of plant in each location. If you are working with a garden designer or contractor they should provide this with a quote.

**3. ENCLOSED PATIO GARDENS**

“Enclosed Patio” means an open-air patio, surrounded by fences or walls.

***Q – What plants are allowed within an enclosed patio?***

A – You may plant as you wish without submitting a Landscape Permit Application. This includes personal agriculture (edible vegetable plants) in the ground or in containers. No trees are allowed to be planted except for a single semi-dwarf or dwarf citrus tree maintained to a height of 6-feet or less. You are responsible for all garden maintenance within the enclosed patio area.

***Q – Can I modify the irrigation inside my patio area to better suit my plantings?***

A – No, only LVA Landscape Department workers are allowed to work on the irrigation system (see Section 4). If changes are desired, submit a Green Sheet to LVA.

***Q – What if the patio area is not enclosed by a fence or wall?***

A – At your choice, the gardens will fall under the rules for LVA maintained or homeowner-maintained garden beds.

**4. IRRIGATION**

***Q – Can I modify the irrigation system to better suit my plantings?***

A – No, only the LVA Landscape Department may make changes to the irrigation system in your gardens – whether homeowner or LVA maintained. If you need changes, submit a Green Sheet to LVA.

The Landscape Guidelines Section 4.2 Irrigation System states “Leisure Village, without exception, controls and maintains all outdoor irrigation systems. Residents and other outside landscape professionals are not allowed to repair or alter LVA irrigation systems.”

***Q – Can I use potable water for irrigation?***

A – No. The Architectural Guidelines “Prohibited Items and Conditions” lists “Irrigation systems that connect to pipes on either side of the backflow device”.

**5. PLANTER BED EDGING AND PAVERS**

***Q – What kinds of edging and pavers are allowed?***

A – If you want to add edging and/or pavers to your landscape, an Architectural permit is required. Refer to the Architectural Guidelines.