

# GENERAL NOTICE

## PROPOSED ADDENDUM C LANDSCAPE RULES

### **Background:**

The Landscape Rules, Addendum C, were last revised by LAC and approved by the Board of Directors on 09/27/2017. Since that time, sufficient changes have occurred to require LAC to review and subsequently revise and update these rules. Some rules were eliminated, some unchanged, some rewritten, and some added. In all cases, this update strove to be concise, clear, and reasonable.

### **Proposed Change:**

The primary changes are: 1) a reduction from 52 to 15 rules and 5 pages to 2 pages; 2) the deletion or adjustment of rules related to private gardens, as a result of the Board's January 2018 moratorium on such gardens; 3) the on-going new landscape renovation work being done in each phase; reference the Board approved 15-year master plan.

**Residents may submit feedback to Management in writing via email, US mail, or drop-off at Management office until April 2, 2020.**

Posted – March 5, 2020

Removal – April 2, 2020

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**HUNTINGTON LANDMARK RULES & REGULATIONS**  
**ADDENDUM C – LANDSCAPE (as of 2/20/2020)**  
**Board of Directors Approved \_\_\_\_\_**

In April, 2019, the Board of Directors approved a multi-year Master Plan for Landscape Renovation. The Master Plan was developed by the Landscape Advisory Committee (LAC), to protect our Association buildings and infrastructure by upgrading both the irrigation and landscape in the Association Common Area.

Association Common Area is defined as any and all grounds outside of the walls of the buildings. The Association's Landscape Contractor shall maintain all landscaping and irrigation in the Association Common Area. Effective January 2018, no new pots or plantings are permitted in the Association Common Area per the Board of Directors.

Patios, Atriums and Balconies are Restricted Residential Common Area. Residents and Owners must adhere to Association Rules and Regulations, including those listed below, in regard to the care and maintenance of any plants in the Restricted Residential Common Area. Ref CC&Rs 1.35(d), 3.03(c), 4.16 and 4.18.

The lower entrance areas, stairways, and upper landings of the two-story buildings, collectively called the breezeways, are all Association Common Area. The Association maintains these areas on all two-story buildings. CC&Rs 4.20.

The following rules are applicable to all areas:

1. Removal of Association plants in the Association Common Area is prohibited. Ref CC&R 4.16
2. Nothing may be placed in front of, behind, above, or between Association shrubbery which could interfere with plant growth, irrigation systems, ground cover or maintenance work.
3. All trees in the Association Common Area are the property of the Association and nothing may be hung in, on or placed under a tree. EXCEPTION: The Association has approved blue bird boxes in trees as part of a national project to save blue birds.
4. Nothing may be affixed to the exterior stucco or shingled walls of buildings, including but not limited to decorations, brackets, wires, trellises and planter boxes. Ref CC&R 4.16
5. All plants within the Association Common Area are to be on the approved plant list.
6. Any directive conversation with the Association's Landscape Contractor personnel is prohibited. Landscape Concerns and Comments are to be directed to Management and/or the LAC.

7. Pots on patios, balconies, porches or atriums, shall be no more than 16" in diameter, 24" below roof overhangs and building fascia, and 6" from interior and exterior walls. Plants may not touch stucco, shingles, or fences. Ref CC&R 4.16
8. Pots may not be placed on or beside the sidewalks leading to a unit.
9. Hummingbird Feeders and approved birdbaths must be kept clean and situated where they do not restrict access for landscape workers.
10. No empty pots, empty planter boxes, or artificial flowers shall be in the Association Common Area.
11. Non-Association plantings in the Association Common Area approved prior to January 2018, shall be maintained by residents in pristine condition until: 1) their phase is renovated; 2) their unit is sold or title changes; 3) the unit becomes a rental; 4) the owner is no longer able to maintain the area. Owners shall pay any costs involved for restoration back to Association plantings unless it occurs during Phase Renovation.
12. Existing edging separators approved prior to January 2018, must be maintained in pristine condition. No other edging is to be installed and all edging will be permanently removed during renovation or upon a change in occupancy.
13. In non-renovated phases, with LAC prior approval, a limit of ten (10) potted plants, and/or 5 garden decorations, may be placed around a unit, provided they are maintained in pristine condition.
14. Specific to Renovated Phases - LAC approval is required for any additions to the Association Common Area including, but not limited to: Paving Stones; Potted Plants; Statuary; Garden Flags; and Bird Baths. Ref CC&R 4.16 and 4.18.
15. Specific to Two-Story Buildings, in addition to rules above:
  - a. Pots on balconies or landings with waterproofed deck coatings must be plastic with plastic saucers; no ceramic, clay or metal pots are permitted.
  - b. Plants shall not touch walls, stairs or other surfaces and the pots must have waterproof saucers underneath.
  - c. Nothing may overhang another resident's patio.
  - d. Nothing may be hung from any portion of a breezeway.
  - e. After renovation, Rule 14 (above) applies to all landings and breezeways as well.