

Orchard Villa Town Homes—Landscape Guidelines

Implemented 1996 --Revised 2008

The landscape committee is established by the Board to assist and advise homeowners who wish to beautify the common areas around their homes.

- 1) **Board Approval** – The Board is responsible to manage, control, repair, improve and maintain the common area in a safe, healthy, neat and attractive condition. The common area is all of the grounds that surround the structures outside of courtyards and patios, which lie within the association's property boundary. The common area is owned in common by all owners of lots in Orchard Villa and it is for their or their tenants' common use and enjoyment. Plans for any landscaping changes - trees, shrubs, flowerbeds - must be submitted to the landscape committee before going to the Board for approval. No changes to existing landscaping, including plant or tree removals are permitted without this approval. This prevents costly mistakes, wasted effort, and disgruntled neighbors.
- 2) **Homeowners' responsibilities** -- All homeowners (including **absentee** owners) are responsible for maintaining their patios, courtyards, and any non-grass areas (planted beds and tree wells) adjacent to their units, either inherited from previous owners or put in themselves. This includes weeding, pruning, spring and fall clean up, deep watering of certain trees in the winter months, etc. If owner/s (absentee or not) do not maintain, or hire someone to maintain these adjacent areas, the owner will be given written notice with a designated time frame in which to correct the situation. If after that, maintenance has not been adequately performed, the HOA will do so and bill the owner.
- 3) **No structures or barriers**, such as fencing, may be placed on the common grounds between, behind, or in front of the buildings. Permanent privacy screening on patios must follow existing guidelines and be approved by the Board.

Guidelines to receiving approval from the Board

- a) **Do not propose the planting of trees or shrubs that have extensive and invasive root systems.** These can cause problems with sidewalks, sprinkler lines, lawns and neighbors. Examples: willows, certain sumac, poplars, bamboos. See the list of trees and shrubs for this area that do well and don't create problems which is provided by Utah State University Extension Service on our website at www.orchardvilla.net.

- b) **Be aware any cost to adjust the sprinkler system, replace or move sprinkler heads will be the responsibility of the homeowner.** An approved landscaping technician must perform all changes to the sprinkler system. Consider the watering patterns of existing sprinkler heads before submitting a planting proposal. Be aware of sprinkler lines. These are shallow in some places: 6 to 10 inches.
- c) **Edging material** between grass and planting areas is advised to prevent grass encroachment and facilitate mowing.
- d) **Spacing - allow room for full growth.** When plants are fully grown, they shall not interfere with sprinklers, mowing, or neighbors' line of sight, or fence maintenance. Mowers require at least a five-foot swath to maneuver and fence maintenance a buffer of 18 inches.
- e) **Consult with your neighbors** before finalizing landscaping plans to discuss allergies, sunlight, shade, views, upkeep, etc. What will it look like in 5-10 years? Looking at these issues from the start makes good neighbors, and keeps future surprises to a minimum.

For those of you who have recently moved here, welcome to our community and please, don't hesitate to call for information on the appropriate plants or trees around your unit.

Landscape committee Members

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NOTE: The list of acceptable plants for our area is contained in the publication Utah State University Cooperative Extension service publication HG-2003-01, "Water Wise Plants for Utah Landscapes." You can view the list on the web at www.OrchardVilla.net or obtain a copy at the local extension service.