

Rosemary Place Homeowners Association

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Landscaping Policy

(Adopted October 2017)

Maintaining common area landscaping is the responsibility of the Rosemary Place Homeowner Association, Inc. Board of Directors. Keeping up with landscaping is more than maintaining the home's aesthetic appearance. The "general rule" is landscape should match the existing street scape *and* does not create a safety issue or harm to homeowners and guest at Rosemary Place Townhome. Below you will find specific landscaping rules and regulations for Rosemary Place homeowners.

- 1) Owners assume responsibility for damages as a result of personal plantings.
- 2) Personal Planting must be maintained by the owners and not landscapers. In addition, all sidewalks must remain clear of personal planted pots, as sidewalks are considered community property.
- 3) Owners are prohibited from providing the landscapers with specific requests. Instead, owners may contact the Property Management Company to address any landscaping maintenance concerns.
- 4) Types or colors of flowers do not have restrictions. However, exotic plants such as bamboo or other creeping and/or invasive plantings are prohibited.
- 5) Window flower boxes must meet size, color & home aesthetic requirements as determined by the Board of Directors.
- 6) Adding lava rock or gravel instead of grass is not allowed in large areas; it is only permitted in small areas such as a small flower bed and must be pre-approved by the Board of Directors.
- 7) After approval by the Board of Directors, adding pavers to create a patio instead of grass is allowed with a maximum of 4 squares as Meadowmont has a limited impervious surface allocation on each lot, and all pavers have to be accounted for. Therefore, you should contact the Board prior to adding pavers.
- 8) Rosemary Place Board of Directors may at any time deem personal plantings to be unsightly and may request maintenance and/or removal of personal plantings. In the event removal is necessary, a written notice will be given to homeowners prior to removal.
- 9) Landscaping must meet the standards of the overall Meadowmont Community Association's Architectural Landscaping Policy.