

The Forest/Phase 6 Owner's Association (The Association)

Property Owner Maintenance and Landscape Rules

Effective Date: 07/13/2020

Purpose

These rules are to address property owners' maintenance and landscaping responsibilities in this community. It is an effort by the Association's Board of Directors to maintain the curb appeal of our homes and also to maintain property values in our neighborhood.

The Declaration of Covenants states (Section IV.3) that property owners are responsible for the maintenance, repair and replacement of all landscaping installed on their lot. As indicated in the Covenants (Section X.2 and X.3), lot owners shall submit and have approved by the Architectural Committee all plans and specifications detailing any new landscaping plans. Note: Replacing any type of landscaping (i.e. dead or diseased grass, trees, or bushes) with a similar type of landscaping does not require approval.

Section XII.10 states that lot owners shall landscape their lot so as to be in keeping with the yards of their neighbors. The front yard areas of all lots shall be smoothed and sodded at all street fronts, and there shall be no clearing of trees from any lot without prior written consent of the Architectural Committee.

Section XII.8 states that all buildings shall be maintained in a suitable state of repair.

Landscaping Rules

1. Front lawns extending to all street fronts shall be seeded or sodded by the property owner or his/her agent so that no bare spots are visible from the roadway or neighboring properties.
2. Foundation landscaping, including shrubs and plantings of any type, shall be kept in a neat and orderly appearance by the property owner or his/her agent. Foundation shrubs shall be kept trimmed so as not to completely cover or block windows or doorways visible from the front of the house. Owners shall keep plantings trimmed so that at a minimum they cover the foundation, but at a maximum are no higher than the mid-point of the first-floor front-facing windows.
3. Climbing vines and plantings shall not be attached directly to the house, downspout, or any structure or building on the property other than a trellis. Climbing vines growing on a trellis shall not exceed the height of the top of the trellis.

Maintenance Rules

4. The siding and trim on any buildings on all lots shall be kept to be neat and orderly in appearance. The property owner or his/her agent shall keep siding and trim free of mold, dirt, and any other debris that is visible from the street or from neighboring properties.
5. Structures and buildings on all lots shall be maintained to be neat and orderly in appearance. The property owner or his/her agent shall repair and/or paint damaged, peeling, or broken trim, doors, windows, shutters, mailboxes, fences, roofing, or any other property damage visible from the street or from neighboring properties within 30 days of initial damage, except as noted in 6 below.

6. In extreme circumstances (hurricane, etc.), property owners may request an extension of time to make necessary repairs to property or landscaping in accordance with sections 1 thru 5 above.

7. Trash and recycling carts shall be kept hidden from neighbors' front or side view. When not at curb side for pick-up, carts shall be stored in garage, rear yard, or behind privacy screen. For residents with pick up service, carts shall be placed at curb side no earlier than 5 pm on the evening before trash/recycling pick up. Cart covers shall be securely closed to ensure against spillage. Carts shall be returned to garage or yard by the end of the day of pick up service, and any spillage that occurred during trash or recycling pick up shall be cleaned up by property owner.

Remedy

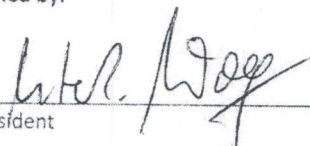
The Property Manager and/or one or more Board Members will conduct annual neighborhood assessments, usually in the months of May and/or June, to note the condition of properties throughout the community.

In accordance with Section XX (Hearing Procedures) of the Association's Declaration of Covenants, Conditions, Restrictions and Easements, property owners shall be notified in writing of any obvious infractions, will have a minimum of 10 days to rectify, and if not rectified may be asked to attend a hearing, and may be required to pay a fine or fines.

In accordance with Section VIII.2, the Association shall have the right to enter a lot which is in violation to correct a condition not in keeping with these rules and to recover monetary damages for said correction.

Approved by: Association's Board of Directors (Ute Wolf, Robert Taylor, Mary Beth Bell)

Signed by:



President

7/20/20
Date



Property Manager

07/20/2020
Date