

**ARRANMORE HOMEOWNERS ASSOCIATION**

**LANDSCAPE**

**POLICIES**

**PROCEDURES**

**AND**

**REQUIREMENTS**

**Revised July 2009**

**ARRANMORE HOMEOWNERS ASSOCIATION**

**Landscape Policies, Procedures and Requirements**

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## **1. LANDSCAPE COMMITTEE POLICY**

**1.01 All residential lots shall be landscaped in a manner that is harmonious and compatible with the overall landscaping policy as approved and directed by the Board of Directors. Therefore, the following rules and regulations have been established by the Board of Directors to be administered by the Landscape Committee (Committee) of the Arranmore Homeowners Association (Association).**

## **2. PLAN SUBMITTAL PROCEDURES**

**2.01 Procedure. Landscaping plans shall be submitted in duplicate together with construction drawings to the Committee for approval of new construction.**

**Any plans for alteration to the existing landscaping shall be submitted in duplicate to the Committee for approval.**

**Plans shall include site plan (to scale) showing property lines, home, planting areas and location, description of plantings including type, initial height and usual height when mature, and proposed sprinkler system layout.**

**Applicant shall not proceed until the Landscaping Committee has granted approval.**

**Submissions to the Committee shall be handled as set forth in this Section. The Committee shall respond to an applicant within 30 days. If applicant receives no response within such 30-day period after complete landscaping plans are received, applicant may proceed with the understanding that all rules and regulations as set forth in this document shall be adhered to.**

**Re-certification of landscape plans is necessary when substantial change to the approved landscaping plans or to existing landscaping is contemplated.**

**2.02 Enforcement Process. Violation of Committee policies, procedures and requirements may be reported by anyone in writing to the Committee at 7185 SW Chapel Lane, Portland, Oregon 97223.**

**Violations will be processed in the following manner:**

**(a) Committee representative will inspect the alleged violation.**

**(b) If the violation remains unresolved, two letters (second by registered mail) 14 or more days apart, will be sent to the violator by the committee. The letters will clearly state the nature of the violation and the proposed corrective action to be taken.**

**(c) If there is no response within 30 days of the second letter, the Committee will turn the matter over to legal counsel.**

### **3. MINIMUM LANDSCAPING REQUIREMENTS**

**3.01 Front Yard Area. Front yard area will be outlined in red by the Committee on plans and is intended to clearly show applicant which area will be maintained by the Association upon substantial completion of the work.**

**The Association will not maintain any fences or retaining walls on individual lots.**

**3.02 Lots With Homes. Front yard areas shall be planted with any of the following: trees and shrubs, ground cover, conifer trees, deciduous shrubs and trees and lawn areas.**

**Mounding of planting beds and lawn areas will be permitted if graded so as to blend with adjacent lot and/or greenway landscaping. Special care is to be taken to insure proper surface drainage to eliminate casual water pockets, so as not to infringe on neighboring property.**

**Extensive areas of sparsely planted shrub beds covered with bark dust or similar materials will not be permitted.**

**All lawns adjacent to walks, patios or driveways shall be planted at a height which will permit level mowing, i.e. the height of the mowed lawn must be set at approximately the height of the adjacent walk, patio or driveway. In addition, all lawns abutting retaining walls, or fences shall have a defined border to facilitate mowing.**

Homeowners are required to give these requirements to their landscape designer, architect and/or contractor prior to implementation of the work to facilitate and insure compliance.

Any damage caused to the common area by the installation of landscaping or sprinkler systems on individual lots or common area by a contractor engaged by a Homeowner will be the sole responsibility of the individual Homeowner.

All homes shall be landscaped in compliance with these requirements within 180 days after substantial completion of the structure

### **3.03 Landscape Maintenance Responsibilities.**

Homeowners shall provide timely and continuous maintenance of the landscaping on their property to enhance the overall visual appearance of Arranmore and preserve property values. The homeowner shall maintain the entire yard, including but not limited to, cutting grass, weeding and trimming/pruning shrubs, maintaining bark dust in all shrub beds on their property.

Homeowners shall not extend their shrub beds into the common areas, nor shall they modify any plantings in the common area without Committee approval. If the Homeowner plants or modifies plantings in the common area, with or without Committee approval, then it is the Homeowner's responsibility to maintain the plantings they have planted and/or modified, or restore the common area to its original condition at the request of the Committee. Homeowner will pay all restoration costs.

All diseased and dead plants on Homeowner's property shall be replaced according to the latest approved landscape plan.

The Association will provide timely and continuous maintenance to the landscaping in the common areas.

**3.04 Irrigation of Landscaping.** All front yard landscaping areas shall be irrigated by an underground irrigation system provided by the Homeowner. Each front yard irrigation system shall be connected to the Association Irrigation System at an isolation gate valve on the mainline located at the front of each Lot. The Homeowners irrigation system shall be controlled by an automatic timer mounted on the exterior of the living unit and shall be accessible to Association maintenance personnel.

All side and back yard homeowners potable irrigation systems may be connected to either the Homeowners potable water system or the Associations Irrigation System but not both. **There shall not be any cross connection between the Homeowners water system and the Association Irrigation System.**

All Homeowners irrigation systems connected to the Association Irrigation System shall have automatic timer controls mounted to the exterior of the living unit accessible to Association maintenance personnel.

The Homeowners irrigation system timer shall be set to water the minimum practicable time for the type of landscaping, time of year and rainfall, but in no event shall be set to apply water for more than 20 minutes at any station per day. The Homeowner shall ensure that the spray patterns are set to spray only the intended landscape and do not spray on adjoining properties, sidewalks, roads and common areas.

No one except qualified personnel shall open or close valves that are part of the Association Irrigation System.

The Association will be responsible for irrigation of the common areas.

**3.05 Unoccupied Homes.** Subject to the requirements of 3.02 above, lots improved with new homes that have not been occupied for the first time shall be bark-dusted to a minimum of two (2) inches within the front yard area within 30 days of substantial completion. Rear and side yard areas shall be kept clear of any construction debris, and weeds and grass shall be kept mowed and allowed to grow to a maximum of six (6) inches.

**3.06 Vacant Lots.** All vacant lots and lots with partially constructed improvements shall be kept clear of any construction debris and weeds and grass shall be kept mowed and allowed to grow to a maximum of six (6) inches.

#### **4. CLEANLINESS REQUIREMENTS**

**4.01 Use of Common Areas.** Homeowners, their contractor or any other person associated with construction of a Living Unit shall not disturb the surface of the common areas during construction, or use any portion of the common areas for storage or other activities relating to construction, except as disturbing the surface may be required to connect to utility mainlines in those common areas, if any. Promptly after connection to such mainlines, the surface of the common areas shall be restored to its condition prior to such activity, including restoration of grass, plantings, etc by the Homeowner.

**4.02 Cleanup.** Roadways, adjoining lots and common areas shall be kept clean and free of debris (and roadways free of mud) arising from construction activities on the Lot. Roadways must be swept and/or washed clean prior to 5PM each day.

**4.03 Enforcement.** If as a result of construction activities on a Lot, violations of 4.01 and 4.02 occur, then in addition to any other remedies permitted by the CC&Rs and law, the Association may correct the violations and charge (payable on demand) the owner of the Lot for the corrections and place a lien on the Building Site to secure payment.