

## **LANDSCAPING RULES FOR RESIDENTS OF COTTAGES AT WOODRIDGE**

The following is excerpted from the Cottages at Woodridge Homes Association Residents' Manual--January 2023

**4. Perennial Plants:** Perennial shrubs and flowers added to existing landscape beds and mulched areas must follow these guidelines, referring to *Sprinkler Repair or Landscape Request Form* available on eNeighbors.

- a. Plant material and placement requires Board approval; cost is at resident expense.
- b. Installation of such material may be provided by the HOA-contracted landscape service provider or a landscaper of your choice, in each case at resident expense.
- c. Any damage incurred to the sprinkler system, drip lines, or other plantings must be reported to the Board, with repair at resident expense and oversight by the Board.
- d. The HOA will continue to replace plants, trees and shrubs which do not thrive or become overgrown or damaged, consistent with the original landscape plan.
- e. Additional information may be found in the *Landscaping Liaison Announcement*, available on the eNeighbors home page as Public Documents.
- f. New plant material requires additional watering not provided by the regularly-scheduled irrigation systems. Residents are accountable for increased watering to stabilize new plants. The survival of any plants placed beyond the existing drip lines and sprinkler heads will be the sole responsibility of the homeowner.

The HOA will maintain all existing and healthy perennials in the mulch beds and common areas by maintaining the sprinkler system for regular watering through drip lines and sprinkler heads, pruning, and mulching. The HOA will mulch and prune new plants, but as stated in item 4(f) above watering to stabilize new plants and plants away from drip lines will be the responsibility of the homeowner.

If perennial stock which has been purchased by the homeowner dies, it will be removed by the HOA, but not replaced the following growing season by the Association. The homeowner may arrange to purchase and replace any such planting by completing and submitting the *Sprinkler Repair or Landscape Request Form* available on eNeighbors. All costs will be at the homeowner's expense.

**5. Annual Plants:** Annual seasonal plants are limited to flower pots. Such pots may be placed on porches, decks, patios, bedding or mulched areas. The Cottage owner assumes the cost and maintenance of the plants and pots, including appropriate watering and fertilizing to maintain healthy specimens. No vegetables may be planted in resident's cottage green space or any common area, either in pots or in mulched areas, with the exception of herbs. Dead plants are to be removed by the resident promptly at occurrence or at the end of the season, whichever comes first.

6. Trees and Shrubs: No new shrubs or trees may be planted in common areas without prior approval of the Board. The request can be made by submitting the *Sprinkler Repair or Landscape Request Form*. If the Board grants approval of the proposed planted nursery stock, then the same procedures as outlined in the above paragraphs for Perennial Plants will be followed.

7. Herbicides: The application of herbicides such as weed killer or chemicals of any type in any area of the Cottages at Woodridge by homeowners is prohibited. The landscape service hired by the HOA Board will apply as needed. Fertilizer may be applied by homeowners to their container-grown annuals.