

THE MEADOWS' LANDSCAPE POLICIES AND PRACTICES

Revised 10/2/2015

•To ensure a well-maintained and esthetically pleasing Association, our By-Laws require that each resident who wants to plant, replace or remove plants, trees or shrubs, and/or make modifications in the grading, must obtain the written consent from the HOA. Residents should not ask the contracted landscapers to perform work for them. If a homeowner wishes changes done they may request this by completing and submitting an ARC request form to the HOA. The homeowner will do this **prior** to doing any work and will be responsible for all costs.

•The HOA will shoulder the costs of all planting, replacements, and removals that are initiated by the HOA or that the HOA deems to be a benefit for all residents.

•All shrubs and trees planted by residents become the property of the HOA and are to be maintained by it. They may be removed at the HOA's discretion.

• Personal plants (i.e., bulbs, perennials), however, are the responsibility of those who plant them.

•No reimbursement for owner-initiated changes in the landscape will be forthcoming unless the HOA determines that the alterations are in the best interests of the community.

•Damage caused by pets is the responsibility of the pet's owner, and repair may be charged to him or her.

•No one may create a nuisance (defined as anything detrimental to the well-being of fellow HOA members), including landscape related nuisances.

•Plant material that is not attached or permanent is the responsibility of the owners and must not only be maintained by them but be in conformity to the spirit and letter of community aspirations as defined in the By-Laws. That is, flower pots and boxes should not in color, size, or location detract from the environment and look sought through Association guidelines.

•Water and sewer lines between the city connection and the home are the owner's responsibility. If not properly maintained the HOA may require the owner to rectify the condition at his or her cost.

Anyone having landscape complaints or suggestions should bring them to the Board. These concerns can be submitted via email to lynna@axismanagement.org or mailed to: The Meadow HOA; 6500 29th Street #280; Greeley, CO 80634. Anyone with major concerns about "out of control" landscape problems should contact Axis Management Team at 970-301-4490

The Board of Directors believes that The Meadows area currently is attractive and well-maintained. As the original landscaping matures the cost of maintenance increases and must be considered when making decisions regarding replanting, trimming and removal of plant material. While we encourage homeowners to contact the HOA with questions and problems the final decision falls to the HOA board and not the individual homeowner.


Bill Stinson, President, The Meadows HOA

10-14-15
Date Approved