

JASPER HEIGHTS CONDOMINIUM ASSOCIATION

Landscaping Rules and Policies

All grounds are under the jurisdiction of Jasper Heights Condominium Association and are referred to as common areas. Jasper Heights Condominium Association employs a professional landscape contractor to provide maintenance to the common ground areas. Landscape maintenance includes the care of shrubs, plants, lawns and trees that are on Association property. The landscapers are not responsible for personal plantings. Landscapers will not provide personalized services to individual units. All landscaping questions or requests must go through either the Landscaping Chairperson or the Board of Directors.

1. No resident planting may be made in the common areas without approval from the Board of Directors or the Landscape Chairperson. Permission or denial of a request for any changes in the common area planting will be given as soon as possible after receipt. Any approved planting in the common area must be maintained by the homeowner who received the approval and becomes the property of the Association. Any planting on the common areas is subject to removal.

If a resident fails to properly maintain approved plantings in the common area the resident will be given enough time to correct the maintenance. If it is not corrected in a timely manner, the landscapers will be directed to remove the plantings and restore the area to the appearance of nearby common areas at the expense of the homeowner.

2. Plants, trees and shrubs in the common areas are pruned and sprayed by the landscape contractor. Residents are asked to report in writing plantings that need attention.

Plantings on the decks and patio areas are the responsibility of the individual

Homeowners and residents are required to maintain the planting area by the front door and steps. Planting of trees, shrubs, or bushes requires approval of the Landscape Chairperson or the Board of Directors. No planting will be taller than the railing.

3. Homeowners and residents may maintain the planting area between the driveways. Planting of trees, shrubs, or bushes requires approval of the Landscape Chairperson or the Board of Directors.
4. Tree removal from the common area will be considered if the tree is diseased, dying or is about to cause damage to a foundation or other infrastructure
5. The Board of Directors or the Landscape Chairperson will inspect unit areas at the time of listing for sale. If, for reasons stated above, it is necessary for the Association to remove personal plantings, the cost for removal will be charged to the homeowner.
6. The Landscapers maintain the irrigation system. If any irrigation adjustment needs to be made report it to the Landscape Chairperson