

Homeowner and HOA Responsibilities:

- **Trees and landscaping in front beds:**
 - The homeowner is responsible for watering, maintaining and replacing tree(s) and landscaping if required. ARC approval is required for any changes and replacement of trees.
 - The HOA contractor will mulch, weed and prune based upon the schedule published on the Woodlands website under Landscape and Grounds/Schedule and Activities. Summer pruning includes clean-up of overgrown spring flowering shrubs such as azaleas, forsythias and evergreens. Fall pruning includes spirea, roses and evergreens.
 - The HOA contractor mows the homeowner yard area.
- **Street Trees:**
 - The homeowner is responsible for watering until the trees are established (i.e., 1-2 years after planting) and during droughts or excessive heat waves. See *Guidelines for Best Practice Watering of Trees* below.
 - The HOA is responsible for maintenance and replacement if necessary.
 - No street trees may be removed without approval from the HOA Board.
- **Trees planted in between houses in side yards:**
 - The homeowner is responsible for watering the trees until they are established (i.e., 1-2 years after planting) and during droughts or excessive heat waves. See *Guidelines for Best Practice Watering of Trees* below.
 - The HOA is responsible for maintenance and replacement if necessary.
- **Planting trees in the Limited Common Element (LCE):**
 - The area directly behind your home is called the Limited Common Element (LCE). Your LCE is defined on your plot plan and may vary according to your specific lot. It extends a maximum of 15 feet from the covered porch. Most homes have 15', some only 8', and a few have none. For those homes without an NV covered porch, the LCE typically starts at the foundation of the home.
 - You can plant trees on your LCE but these must be approved via ARC form. See the Tree Planting policy under the ARC documents on the Woodlands website.
 - The Homeowner is responsible for all maintenance for all vegetation including trees planted in the LCE.
- **Plantings in the 4' wide perimeter:**
 - Perimeter means the area outward from the exterior walls of your unit, patio or deck.

- Approval is required via ARC form.
- No trees will be approved in the perimeter and shrubs must be less than 4' in height at their mature size.
- The homeowner is responsible for watering, maintaining, mulching, pruning and replacing landscaping added as needed. Mulch must be dark brown or black mulch.
- The homeowner is responsible for all maintenance of the perimeter beds.
- **Trees in the Common Areas:**
 - Homeowners are responsible for watering trees within the boundaries of or adjacent to his/her unit. This includes watering common trees directly behind your house adjacent to your unit until the trees are established (i.e., 1-2 years after planting) and during droughts or excessive heat waves. See *Guidelines for Best Practice Watering of Trees* below.
 - The HOA is responsible for the maintenance and replacement of common area trees if necessary.
- **Guidelines for Best Practice Watering of Trees** is to provide a slow deep watering so that all roots both deep and shallow are moist. Water is best absorbed when delivered at soil level with a slow drip for extended periods.

FAQs:

- Does the 4' planting bed perimeter mean you can have a 4' bed planting bed past my patio if my patio goes all the way to the 15' LCE?
 - Yes. This would need to be approved via an ARC form and homeowner is responsible for the mulch, maintenance, pruning and replacement of plants if necessary. HOA is not responsible for upkeep.
- Am I allowed to plant trees in the common area?
 - No, trees will only be approved to be planted in the LCE.
- Can I plant anything in the grass strip between the sidewalk and the road?
 - No, since this area needs to be left unencumbered.
- What are the height restrictions for planting trees in the LCE?
 - There are no specific height restrictions in the LCE. However, all plantings in the LCE must follow the planting guidelines published in the ARC section of the community website and be approved via an ARC form.
- Am I allowed to install an irrigation system?
 - Yes. It requires submission of an ARC form for approval.
- Can I plant a tree in my front yard?
 - No, since the roots may interfere with the multiple pipes and lines going into the home.

- Can I have someone cut my grass and decline HOA lawn cuttings? What about lawn treatments?
 - No, it is too difficult to track lawn cuttings and thus the HOA vendor will continue to cut your grass.
 - Lawn treatments should only be supplemental treatments to what is published on the Landscape schedule as duplicate services could damage your lawn. However, if you want to add supplemental services, i.e., contract with a landscaper to treat grass fungus, this should be arranged via an ARC form (a certificate of insurance is required to protect the HOA).
 - The HOA is not responsible for damage done to your lawn if you do treatments in addition to what the HOA contractor provides.
- How do I use the Red Flags?
 - Red Flags are used to identify areas where lawn maintenance has occurred within the last 14 days.
 - Red Flags are temporary in nature and must be removed after 14 days.
 - The HOA vendor will skip servicing areas marked off by Red Flags.