

Eagle Creek Townhome Association

Landscaping Stipulations for Homeowners

- 1) Plans for landscaping of common areas must be approved by the Board of Directors (BOD) before work begins.
- 2) Homeowners are responsible for the cost of the landscaping approved.
- 3) Homeowners are responsible for the maintenance of the landscaping approved, including trimming trees (small ornamental trees) that the homeowner plants (within the landscaping), keeping weeds under control within the landscaped areas, and maintaining edging around the landscaped areas.
- 4) All (small ornamental) trees and plants approved by the BOD must be contained within a bed, surrounded by edging to facilitate mowing around the landscaping. The BOD suggests using mulch within the beds to allow the roots to fully form.
- 5) As of October, 2023, trees within the entire Eagle Creek Townhouse property are the responsibility of the Townhouse Association. This will include the decisions relative to trimming, removal, selection and planting of replacement tree(s).
- 6) Trees that are removed will be replaced only with agreement from a nearby homeowner to water and care for the tree for the 1st 3 years until the tree is established, other than trimming or removal.
- 7) Should a tree not survive the 1st 3 years any subsequent replacement costs will be the responsibility of the current or subsequent Townhouse owner. Selection of replacement trees must be approved by the board. We will be working with a nursery to get an approved list of trees for our area. Ornamental trees within your personal landscaping are excluded.
- 8) Landscaping added to the back of buildings should not extend more than 30" beyond the concrete patio or building walls, including the width of the edging material.
- 9) It is required that there be at least four feet between edgings around the individual beds to facilitate the mowing between the landscaped areas
- 10) Homeowners are responsible for initiating a 'one call' 1-800-292-8989 for a utility line check, as well as avoiding irrigation lines when digging.

- 11) Homeowners should be aware that there is a ten foot utility easement off the back of all property lines.
- 12) Should a tree located in the larger common areas need to be replaced, the Board will work with the affected homeowner, as needed.
- 13) Before digging homeowner is to check to be sure they avoid hitting wires using this number/website
 - a. 1-800-292-8989
 - b. www.iowaonecall.com
- 14) Free-standing flag poles should not exceed 14 feet maximum out of ground height. There shall be adequate space (about 4 feet) around the pole to facilitate mowing and maintenance.