

Inverness Landscaping and Mowing Guidelines

Adopted March 13, 2025

1. Owners do not “own” any part of the property surrounding their unit. The beds, plants, and lawns surrounding their unit are designated as either Common Property or Limited Common Property owned by the Inverness Association (per the Inverness Declaration).
2. Since plantings (trees, shrubs, perennials) often persist longer at Inverness than the individual owners who planted them, every decision about changing plantings should be made based on the future impact of that decision on the HOA budget. If the current owner sells the property, and the new owners are not willing to maintain the planting(s) the same way (or at all), the HOA must be able to easily maintain the planting(s) as part of its normal landscaping contract.
3. Owners are strongly discouraged from changing the footprint or size of their front and side beds, unless doing so will make them easier and more cost-effective to maintain without negatively impacting their appearance. “Front and side beds” are defined as any garden along the front and sides of the structure to the rear corner.
4. It is the HOA’s responsibility to remove trees, shrubs, and perennials from front and side beds that are diseased, dying, dead, growing too large for the space, or growing too close to the building. (A company like Limbwalkers will be hired by the property manager every couple of years to remove trees, branches, and large shrubs; the property manager will provide cost-effective resources for removing and replacing smaller shrubs and perennials).
5. The HOA will decide whether to replace the removed plantings, and what to replace them with, and will keep a modest budget for doing so. Replacement shrubs, trees, and perennials must be hardy, easy to maintain, reasonably priced, and consistent with the landscaping of the other units.
6. Owners are responsible for the maintenance of any beds, trees and shrubs on their property that are not located in the front or side areas of their building and are not part of a divider hedge. If an owner has any questions about any plantings on their property, they are encouraged to consult with the Board via the property manager.
7. The HOA will consult with any affected owners to get their input about any removals and replacements, but the HOA has the final say about what is done; if an owner wants to replace a removed shrub/tree with something more expensive than what’s in the HOA budget, and the proposed planting meets HOA requirements, will not require maintenance after the owners have moved over and above what’s in the landscaping contract, and is approved by the Board, the owner can pay the additional amount after the HOA contributes the budgeted amount.
8. Owners are discouraged from asking for permission to change the plantings in their front and side beds unless they are diseased, dying, dead, too large, or growing too close to the building. To request (or to make) any change in a front or side bed, owners must write to the property manager *before* making any change. If permission is not obtained before an owner makes a change, the owner may be asked to restore the bed to its previous state at their expense. If they don’t, the HOA may do so and may charge the owner for the cost.
9. The landscaping contractor will continue to shear hedges, shrubs, and ornamental trees.
10. Owners can choose to assume responsibility for pruning any and all of the plantings in their front and side beds, but must do so in a professional, visually appealing way that doesn’t jeopardize the health of the plants, or impact their neighbors adversely. All plantings must be

maintained to provide a minimum clearance of 12” between the structure and the foliage. If an owner is unable to meet these requirements, the property manager will direct the landscaping contractor to take over the pruning/maintenance of their beds.

11. Owners are not allowed to prune or modify any of the hedges separating the units.
12. These guidelines are not meant to discourage owners from maintaining and cleaning up their property, should they desire to do so (such as picking up sticks, pulling weeds from their lawn or beds or divider hedges, removing minor dead or diseased branches in between prunings), but owners are not expected to do these things.
13. Early each spring, owners will be asked if they want to take responsibility for pruning and maintaining the plantings in their front and side beds, and the property manager will determine the best way to communicate this to the landscaping company.
14. The landscaping company will weed all front and side beds. If an owner has already weeded their beds, the landscaping company will do whatever weeding remains, if any.
15. Owners have more flexibility to make changes to the landscaping in the rear of their units, but must still obtain the permission of the Board *before* making any of the following changes:
 - Creating a new rear bed(s)
 - Changing the borders/size of an existing rear bed
 - Planting trees or shrubs anywhere other than in an existing rear bed
 - Removing a rear bed (and thus turning the area back into lawn)

In any of these cases, owners must submit detailed drawings with measurements and a thorough explanation of what they are planning, how it will impact mowing access, and how it might impact their neighbors. Owners are free to change/plant annuals, bulbs, perennials, shrubs, and trees in an existing rear bed without seeking permission, as long as none are invasive plants. Owners are responsible for the maintenance of their rear beds.

16. Under no circumstances are owners reimbursed for anything they have already done without obtaining HOA Board approval in advance (unless it's an urgent emergency repair, and the Board agrees to reimburse the amount).
17. Lawns are the common property of the HOA and maintained by the HOA. The HOA will do the best it can, within the budget it has, to maintain the lawns so that they're healthy and attractive, but, to keep costs down, it will not be paying to maintain lawns at a "golf course quality" level.
18. Owners are expected to refrain from doing anything that would damage their lawns (such as leaving something on the lawn that might kill it). If they do so, they will have to repair the lawn at their expense.
19. Owners can plant whatever annuals and bulbs they would like in any of their existing beds, and are expected to maintain them during the summer and trim or remove them in the fall.
20. To obtain permission for any change, owners can send an email or a letter to the property manager. All change requests are discussed by the Board. If approved, the owner will receive a confirmation email. Approvals will not be done verbally or by any individual Board members. Owners must receive an approval in writing from the Board before proceeding with any change.
21. Owners cannot talk directly with any employees of the landscaping company other than normal friendly greetings not specifically related to the work being done. Any concerns about their work must be relayed to the property manager or the Board.