

FAIRWAY BOULEVARD HOMEOWNERS ASSOCIATION

Common Area Landscape and Maintenance Guidance

Vision: We envision a community that offers a comfortable lifestyle and quality of life, and is a desirable place in which to live and enjoy the benefits of family, friends, and community.

Mission: Our mission is to enhance and preserve the quality of life and sense of community through effective and efficient management of the Association, enforcement of rules and covenants to protect property values, and support initiatives and capital improvements that benefit the greater good of the community.

Values: In all our activities to achieve our vision and mission, we value integrity, fairness, consistent firmness and common sense, community participation, respect, cooperation, and a sense of community.

All changes to the flora in the common area require a written request that is subject to review by the common area committee on landscape and maintenance. The common area is comprised of land, not within the footprint of members' homes. If there are questions concerning planting, removal, trimming, or removal of trees and shrubs, individuals need to contact the FBHOA property manager to obtain clarification before engaging in activities involving "flora" outside one's footprint.

If deemed a required review is necessary, a written request to change should then be sent to the FBHOA property manager who will move it along to the common area landscape and maintenance committee for review within a reasonable time frame.

David Roberts
Western Mountains Property Management
33 Hunter Circle
405-257-1302 or droberts@westernmountains.com
Kalispell, Montana 59901

Written requests for tree/shrub plantings will include a description of planting area with distances from foundations, fences, roadways, driveways, service boxes, and with attention given to non-interference with root systems of other trees/shrubs. Including an estimate of the height and width of the mature planting will be helpful.

With approval tree/shrub planting or trimming can proceed and, unless otherwise agreed upon, the costs will be the responsibility of those approved.

Trees/shrubs planted without* approval will be removed, and the cost of removal will reside with the individual(s) responsible.

Written requests for removal or trimming of flora will include identity, location, and approximate size of vegetation involved.

Unapproved*removal or trimming common area trees/shrubs will be associated with replacement and cleanup costs, including any damage done to sprinkler lines/heads that will reside with the individual(s) responsible.

Depending upon the scope of the request, the approval/disapproval may require an additional review by the board of directors.

*Redress of unapproved requests via a meeting with the committee and Board of Directors are available by contacting the FBHOA President Wally Walbruch @ 406-758-0170, or walbruchsofmt@centurylink.net

When requesting tree plantings the following list of deciduous trees is supplied for consideration.

Recommended Tree Selection

Prairie Fire Flowering Crab	H 20'-25' W 15' (red flowers, red fruit)
Mountain Ash	H 10-30' W 15' (red fruit)
Washington Hawthorn	H 25-30' W 25' (white flowers, red fruit into winter)
Scarlet Oak	H 60-80' W 45'
Seedless Maples	H 40-60' W 40'
Thornless Honeysuckle	H 30-70' W 50'
# Northern Oak	H 60-75' W 45'
# White Oak	H 50-60' W 50-60'
Yellow Buckeye	H 60'-80' W 30'
Little Leaf Linden	H 60-80' W 40'
Bur Oak	H 70-80' W 80'
#Questionable ten-year survival	

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**Written Request Form for the Common Area Landscape and Maintenance
Committee**

Date of Request: _____

Requestor: _____

Unit Number: _____

Nature of Request: (Be specific as possible)

Signature of Requestor: _____ Date: _____

Send to: Dave Roberts
 Western Mountains Property Management
 33 Hunter Circle
 Kalispell, MT 59901
 406-257-1302

Property Manager Signature: _____ Date Received: _____

Sample
FBHOA Waiver of Financial Responsibility
for the removal or planting of trees

Date: _____

Owner Name(s) _____ have been granted permission to begin tree planting or tree removal under Article XV, 1. Architectural Approval of the Declaration of Covenants, Conditions, and Restrictions (CCR's) of Fairway Boulevard Townhouses, when the waiver below is signed and dated. The Association recommends that you always use an insured and bonded contractor. If this project requires digging around the structure, you will ensure that Montana U-Dig 811 or phone: 406-755-8344 or 800-551-8344 has been completed before starting this project.

_____ with this waive financial responsibility from the Fairway Boulevard Townhouses Homeowners Association, officers and their employees/contractors from any liability of personal injury, loss or damage to personal property associated with activities participated in this project. We will assume financial responsibility for any damage to our unit or any adjacent unit caused by this replacement project. We acknowledge that we understand the content of this document. We are aware that it is legally binding, and we sign it out of our own free will.

Note attached modification documents, these documents will be recorded with the FBHOA Secretary at the next BOD meeting.

Owner(s) Name: _____

Owner(s) Signature _____ Date _____

Owner(s) Signature _____ Date _____

Fairway Boulevard Homeowners Association Board of Directors

Officer's Name: Leland Walbruch, President

Signature: _____ Date: _____