Updated: April 2021

One goal of the Landscape/Architecture Committee is to create a consistent, attractive neighborhood appearance. In this regard, we have put together this document to better help you understand and explain the general responsibilities of the Starview Heights POA and those of individual Property Owners.

This is not an “official” POA document and is not intended to create community rules where none currently exist. Certain requirements are stipulated in the CC&R’s which you all should have a copy.

**Association Responsibilities:**

* MOWING AND EDGING:

The POA is responsible for mowing and edging of the lawn on all completed home lots and community property. The current schedule is:

Occupied Lots: The mowing schedule is flexible depending upon the season. Generally the first mowing is completed in early to mid-April with ongoing weekly service starting in May which runs through mid to end of October. There is generally one last leaf clean up in mid-November and/or December. Lawn is defined as any grassy area that can be easily accessible by either mower or weed eater.

Sold but unoccupied lots and Community Property: Currently mowed on a bi-week schedule.

* MULCHING (effective 1/1/20)

The POA will mulch selected common areas around the community. Homeowners will be responsible for mulch around their respective properties. The Property Advisor can help with coordinate mulching of individual property at the same time mulching is completed for common areas by the designated landscape company, however, any cost of such mulching services must be paid in advance.

* COMMUNITY PROPERTY LANDSCAPING:

The POA is responsible for all landscaping on common ground. The Starview Heights Landscape/Architecture committee is responsible for the initial development and ongoing support of a community landscape master plan.

* REMOVAL OF DEBRIS:

The POA may contract for removal of debris anywhere within the community after the responsible party(ies) have failed to respond to demand made by the POA.

* TREES LOCATED ON COMMON PROPERTY:
The POA is responsible for removal of any tree located on common property. Property Owners are not allowed to cut, trim or otherwise harm trees on community property without the specific approval of the Declarant and/or Landscape/Architecture Committee.
* SNOW REMOVAL:

The POA is responsible for snow removal on community roadways once weather permits.

* TRASH REMOVAL:
* The POA will coordinate the delivery of a refuse container (from WastePro) to be used for weekly garbage collection (generally Friday am). There is no charge for the container as the POA is charged a minimal monthly rental fee for the use of the container.
* CLUBHOUSE AND POOL

The POA is responsible to maintain the clubhouse and pool area. This includes all mechanical, operational, and structural components of the building and pool facility. The clubhouse contains sports and workout equipment that was generously been donated to the community by residents. The POA will do it’s best to maintain this equipment provided, but is not responsible for its replacement should any of the equipment break or fail. Use of the pool and clubhouse equipment are at your own risk.

**Property Owner Responsibilities:**

* LANDSCAPE (on owned land):

The property owner is responsible for maintaining their own lawn (watering, sod, seeding, fertilizing, and pest control); as well as planting, maintaining, and trimming of any plants, shrubs and trees located on their owned property.

* + **New Home Construction** – The initial building landscape is generally approved as part of the original building plans. Any changes to landscape completed after final construction must have the approval of the Declarant and/or Architecture /Landscape Committee.

*Special Note: When planting tree’s - consideration must be given to size and placement of trees which may impact the site view (and potential value) of your neighbor.*

* + **Existing Landscape** – Any significant changes in landscape (design or plantings) must have the approval of the Architecture/Landscape committee prior to beginning work. Contact the SH Property Advisor for guidance.

*Special Note: Building outdoor structures like gardens, walkways, rock walls, fences,  placing large rocks, paving, and structures within public view including, but not limited to, bordering neighbors, require approval from the landscape committee*.

* + Seasonal changes to plants/bushes do not require approval.

Further Guidance:

* + - Use of non-invasive plants is encouraged.
		- Using outdoor chemicals of all types moderately and according to manufacturer's instructions.
* CLEARING OF OVERGROWTH (on hillside areas on common land):
Property Owners are allowed to clear common area directly around their homes at their own expense. Consideration must be given to the issues of erosion and hillside support. Clearing of common area behind homes must be approved by the Landscape/Architecture Committee prior to completion of work. Once cleared, the property owner is free to maintain such clearing at their own expense.

You are encouraged to kill noxious weeds like poison ivy and invasive plants promptly on occupied property and adjacent areas within 6 feet of your property line.

* SNOW REMOVAL:

Property Owners are responsible for snow removal from their driveways and walkways.

* TRASH REMOVAL:

Property Owners are responsible for placement of the container at curbside weekly. Recycling refuse should also be placed on curbside in approved recycle containers set apart from your normal trash. All boxes should be broken down and compressed. Effective January 1, 2020 Waste Pro requires that all refuse and recycled items must be placed in their approved containers.

Oversized and heavy refuse pick-up is available by contacting Waste Pro directly and paying for such pick-up in advance. Cost of heavy pick-up is at resident expense and cannot be charged on the Master account.

* CLUBHOUSE and POOL

Use of the Clubhouse and Pool area are conditioned upon following the guidelines for use of the community facilities as posted. Failure to follow these guidelines may result in possible forfeiture of use of the facility as well as the possibility of fines or penalties for damage. Users of the sports/workout equipment are responsible to keep the equipment clean of any staining (sweat or spill) and report any mechanical/operational issues to the Property Advisor as soon as feasible. Use of the pool and clubhouse equipment is at your own risk.

* Pets

Homeowner are REQUIRED to pick up after their animals when they relieve themselves outdoors. Failure to do so may result in a warning and/or possible per incident fine if you fail to pick up after your animal. If the dog is leashed on property, the homeowner is responsible to pick up the animal feces as to not place the lawn service in health jeopardy. Failure to do so will result in the your lawn not being cut on a routine basis.

* Exterior Alterations

Any and ALL exterior modification to an existing structure must be presented **and approved** by the Starview Heights Landscape /Architecture Committee prior to commencement of any work. Examples include but not limited to:

* + additions [i.e. deck/steps/porches; enclosures to existing porches or patios; etc.]
	+ re- painting (change of existing color)
	+ re-roofing
	+ re-siding or window replacement
	+ step and sidewalk replacement
	+ use of handicap ramps (approval of placement only)
	+ addition or replacement of exterior retaining wall(s)