

Hampton Park Homeowners Association

C/O C & C Property Management

Landscape Maintenance Policy

Revised March 2015

GENERAL POLICY: One of the primary duties of the Board of Directors is to insure that the appearance of the landscaping in the Hampton Park community is maintained to high standards on a consistent basis. This helps maintain property values by keeping the community looking its best at all times of the year. To this end, the Board has established this policy to serve as reference and as a guideline for landscape maintenance objectives so that the homeowners know what to expect of the Association, and also what is expected of each homeowner to the whole community.

LANDSCAPE MAINTENANCE AREA: shall be defined as the unenclosed portions of each Lot. Each Landscape Maintenance Area extends from one side of the Lot to the other side of the Lot (extending around the corner of corner Lots) and from the back of the curb in front of the Lot to the Residence and front or side fences on the Lot. Each Landscape Maintenance Area includes all lawns areas, trees, shrubs, and ground cover and all landscape irrigation systems and components including pipes, wiring, automatic valves, controllers, and timers wherever located.

All Landscape Maintenance Areas shall be maintained and cared for in a manner consistent with the standards of design and quality as originally established by the developer, in a condition comparable to that of other well maintained residential areas in the vicinity of the Community. Maintenance shall include Lawn mowing, edging, regular fertilization, irrigation, pruning and other prudent landscaping practices, All landscaping shall be maintained in a healthy and weed free environment, Any diseased or dead lawn, trees, ground cover or shrubbery shall be removed and replaced, All lawn areas shall be neatly mowed and trees and shrubs shall be neatly trimmed. Irrigation systems shall be fully maintained in good working condition to ensure continued regular watering of landscape areas, and the overall health and vitality of landscape materials.

MAINTENANCE OBLIGATIONS:

- **Common Areas:** The Association shall maintain, repair, and replace all landscaping located on Common Area. (i.e. along the drainage canals)
- **Landscape Maintenance Areas:** The Association shall maintain, repair, and replace all landscaping within Landscape Maintenance Areas. (Front yards of homes)
- **Lots:** Each Owner shall maintain, repair, and replace all landscaping located in the enclosed portion of their lot. (Backyards and sideyards which are enclosed by a fence)
- **Irrigation Controls:** The Association shall maintain, repair, and replace one timer per home which is to be used to control the sprinklers in the Landscape Maintenance Area ONLY. This timer may not be used to control any irrigation systems within the fenced backyards of the homes. Home owners who wish to install and maintain landscaping in their backyards must install a separate timer to control these areas. Owners who have their backyard irrigation tied into the original

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timer which controls the front yard landscape maintenance area shall be allowed to keep this in place until such time that timer is replaced by the HOA. At that time, owners must use a separate timer to control their backyard irrigation.

- **Reporting Problems:** Owners are obliged to promptly report any problems with the Landscape Maintenance Areas to the manager. Please do not approach the landscaping contractor directly.

No Alteration may be made by an Owner within a Landscape Maintenance Area without first obtaining approval of the Board. Unless otherwise determined by the Board, any Owner who obtains approval and modifies the landscaping in any Landscape Maintenance Area shall become responsible for maintaining and caring for the additional landscaping for as long as they own the home.

In the event that an owner receives approval for modifying their Landscape Maintenance Area, and subsequently makes the approved changes, the Association shall record the changes made and the lot will be permanently identified as “**Owner Maintained**”. At that point, the owner shall become responsible for the continuous maintenance of the modified area. The Association will continue to mow, trim, edge, and fertilize the lawn but shall not be responsible for any damage caused to any modified landscaping as long as the damage occurs in the ordinary course of the Association's regular landscape maintenance program

Upon any sale or transfer of an Owner Maintained lot, it shall be the responsibility of the owner to disclose the limited scope of maintenance performed by the association to any potential transferee. If the owner wishes that his or her lot reverts back to the original maintenance system, they must return the Landscape Maintenance Area to its original condition as was delivered by the developer at the time of the first sale. The original plans are available from the property manager's office.

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LANDSCAPING RULES & REGULATIONS

Irrigation Controls:

The Association shall maintain, repair, and replace one timer per home which is to be used to control the sprinklers in the Landscape Maintenance Area ONLY. This timer may not be used to control any irrigation systems within the fenced backyards of the homes. Home owners who wish to install and maintain landscaping in their backyards must install a separate timer to control these areas. Owners who have their backyard irrigation tied into the original timer which controls the front yard landscape maintenance area shall be allowed to keep this in place until such time that timer is replaced by the HOA. At that time, owners must use a separate timer to control their backyard irrigation.

Trees in front yards:

There shall be no palm, fruit or citrus producing trees. Any tree added by owner must be maintained by owner. Height restricted to 25 ft. See attached list for approved species.

Shrubs:

There shall be only evergreens in front yard with a 5' limit on height and width. Any shrub planted should not infringe upon grass area, walkways or cover windows. See attached list for approved species.

Statuary

There shall be no more than one (1) piece of statuary (i.e; bench, statue or birdbath), and it must be approved by the Board prior to installation

Flower Pots .

Flower pots shall be placed on cement area only and limited to 5 per household. No pots on mulched area or flower beds.

Architectural Landscape Rock

Must also be pre-approved with submitted plan for placement. No gravel or lava rock to be used to replace mulch in mulched area. River Rock is permissible, but must be brown in color and rock size must be approx 1 ½ inches (on average), and must still be pre approved by the Board.

“Owner Maintained” Areas

- (1) Must be maintained and irrigated by homeowner. Any dead or dying plant material must be promptly removed.

- (2) We suggest a small reflector be placed in the front yards of those homeowners who wish to sustain an “Owner Maintained” Area. The reflector would indicate to the Landscape Contractor that contract maintenance is not needed in the mulched area of these lots.

Miscellaneous

No vines to be supported on front yard fences or on the side of the homes. Ground cover must be kept trimmed back so as not to obstruct sidewalks.

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PREFERRED PLANT LIST FOR HAMPTON PARK HOA

TREES	SHRUBS	COLOR	GROUNDCOVER
Japanese Maple	Mock Orange	Society Garlic	Coprosma
Crepe Myrtle	Nandina	Day Lilies	Myoporum
Purple Leaf Plum	Japanese Boxwood	Bacopa	Dwarf Periwinkle
Aristocrat Pear	Lavender	Vinca	Liriope
Chinese Pistache	Dwarf Bottlebrush	Verbena	Creeping Thyme
	Rosemary	Lantana	Blue Star Creeper
	Escallonia	Impatiens	Lithodora
	Breath of Heaven	Geraniums	
	Rhaphiolepis Indica	Agapanthus	
	Dwarf Oleander		
	Barberry		
	Italian Buckthorn		
	Loropetalum		
	Xylosma		
	Pittosporum		
	Azalea		
	Dwarf Euonymus		
	Camelia		
	Privet		
	Gardenia		
	Red Tip Photina		
	Mogul Pine		
	Arborvitae		
	Juniper		

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