

# Hampton Park Homeowners Association

C/O C & C Property Management

## Landscape Maintenance Policy 2023

**GENERAL POLICY:** One of the primary duties of the Board of Directors is to ensure 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:** 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 sidewalk 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 insure continued regular watering of landscape areas, and the overall health and vitality of landscape materials.

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## **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 the 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 side yards 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 irrigation system in the Landscape Maintenance Area ONLY. This timer may not be used to control any irrigation systems within the fenced backyards of the homes. Homeowners 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 Association. At that time, owners must install 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.

**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, an Owner who obtains approval and modifies the mulched area in the Landscape Maintenance Area shall become responsible for maintaining and caring for the additional landscaping.

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In the event that an owner receives approval for modifying their Landscape Maintenance Area, and subsequently makes the approved changes, the Association shall record a document with the County Clerk's office 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. The Homeowner must maintain the mulched area. Any dead or dying plant material must be promptly removed. The Homeowner shall place a small reflector in the front yard. The reflector will indicate to the landscape contractor that contract maintenance is not needed in the mulched area.

## Artificial Turf

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. The Owner, at the owner's expense, may revert the Landscape Maintenance Area back to the original maintenance 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

### **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 is restricted to a maximum of 25 feet. See attached list for approved species.

### **Shrubs:**

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

### **Flower Pots:**

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

### **Miscellaneous:**

- 1) 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.
- 2) No noise-making yard art; wind chimes, whirligigs. Any yard art must be pre-approved by the Board.

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## APPROVED 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     |
| **Strawberry Tree  | Rosemary             | +Lantana           | Blue Star Creeper  |
| **Fringe Tree      | Escallonia           | Impatiens          | Lithodora          |
| **Acacia           | Breath of Heaven     | Geraniums          | **Creeping oregano |
| **Pepper Tree      | *+Raphiolepis Indica | Agapanthus         |                    |
| +Ginkgo Biloba     | Dwarf Oleander       | **Carpet Roses     |                    |
| **Smoke Tree       | Italian Buckthorn    | **Rock Roses       |                    |
|                    | *Loropetalum         | **California Lilac |                    |
|                    | Pittosporum          | **Clump Ganzania   |                    |
|                    | Azalea               |                    |                    |
|                    | Dwarf Euonymus       |                    |                    |
|                    | Camelia              |                    |                    |
|                    | Privet               |                    |                    |
|                    | Gardenia             |                    |                    |
|                    | Red Tip Photina      |                    |                    |
|                    | Mogul Pine           |                    |                    |
|                    | Arborviten           |                    |                    |
|                    | Juniper              |                    |                    |
|                    | **Golden Euonymus    |                    |                    |
|                    | +Rosemary            |                    |                    |
|                    | **Hebe               |                    |                    |
|                    | **Hop Bush           |                    |                    |
|                    | **Grevillea          |                    |                    |

\* Most often used by landscape contractor

\*\* Recommended by landscape contractor, who also suggested ornamental grasses

+ Drought tolerant plants suggested for the Green Tree Project