

LANDSCAPING RESPONSIBILITIES POLICY

HYTYRE FARMS HOMEOWNERS ASSOCIATION'S RESPONSIBILITIES:

1. The Association will maintain the lawn at each lot for routine cuttings, fertilization, weeding, soil erosion and other emergency situations, as determined by the Board of Directors.
2. The Association will prune all shrub beds planted in the front, side and between driveways of the units.
3. The Association will mulch (as needed) all shrub beds in the front, side, between driveways of the units, and the tree in the front of each unit.

OWNER'S RESPONSIBILITIES:

1. Owners are responsible for the replacement of all shrubs and trees. The Association will NOT replace expired shrubs and trees within the foundation shrub beds in the front and side of each unit and the tree in the front of each unit. This also includes shrubs in the shared driveway space. SEE APPROVED LIST FOR PLANT REPLACEMENT. The Association will bill the Owner who do not address this responsibility after notification.
2. If an owner chooses to replace a shrub or tree with something not on the approved list the owner needs to submit an alteration request.
3. Owners will maintain any landscaping beds at the rear of the unit and any other beds installed by the owner, including any beds installed by the owner on common grounds. Maintenance by the owner consists of mulching, weeding, and pruning if needed.
4. Owners who plant on common ground, after receiving written approval by the Board of Directors, do so at their own expense. Additionally, the expense for the replacement of expired plantings and maintenance of those plantings and beds will be that of the current Owner and any future Owner of that unit.
5. Grass reseeding will be the responsibility of each owner who should use the Penn State mixture, available at Bakerstown Feed.
6. All mulched areas within the community are to be uniform in color.

This policy was adopted at a Board of Directors meeting on June 24, 2019

Revised 6/19

Reviewed 7/20

APPROVED PLANT REPLACEMENT CHOICES:

Plant:

Size:

- | | |
|---------------------------------|----------|
| 1. Arborvitaes | 4-5' |
| 2. Azalea | 3 gallon |
| 3. Euonymus – Burning Bush | 18-24” |
| 4. False Cypress | 3 gallon |
| 5. Holly, Boy/Girl | 3 gallon |
| 6. Holly, Helli | 3 gallon |
| 7. Lilac – Miss Kim | 18-24” |
| 8. Maple tree – Autumn Blaze | 5' |
| 9. Spirea | 3 gallon |
| 10. Viburnum - Summer Snowflake | 18-24” |