

**Harbor Isles Phase 1 Condominium Association  
Hardscaping/Landscaping Guidelines  
For Modification to Common Property  
Approved by the Board of Directors on May 26, 2015**

**Hardscape/Landscape Guidelines Overview**

Landscaping guidelines are established as a means to control and methodize a process for protecting association property along with maintaining a healthy harmonious landscape appeal. It also provides a tool for unit owners to petition the Board of Directors for granting permission to introduce additional landscaping. All landscaping improvements by unit owners must be approved by the Harbor Isles I Board of Directors prior to installation and shall adhere to the Landscaping Guidelines.

**Hardscaping**

- No unit owner shall add hardscape such as borders, concrete work, stone, pavers etc. except that first floor unit owners may place paver stones directly outside their patio screen door, not larger in space than Four (4) ft sq and shall not protrude past 4ft of the exterior wall.
- Garden Art placed on common property must also be approved. This includes, but not be limited to, garden flags, landscaping lighting, statues, etc.

**L/S Maintenance**

- Maintenance, trimming, grooming and/or removal of landscaping will be performed by L/S contractor
- Unit owners may be required to maintain plantings with respect to watering and caring as necessary
- The Landscaping contractor will maintain the L/S height, growth and clearance of the plantings
- Yard tools shall be stored out of view when not in use

**Miscellaneous – Other Compliance**

- Landscaping shall not block or impede the right-of-way or pose a public health or safety concern.
- The association may document and/or photograph L/S areas before and after landscaping installation.
- Unit owners will be notified if L/S is not in compliance with accepted guidelines
- It is at the discretion of the Association and L/S contractor for providing recommendations as to maintaining a harmonious consistency of landscaping

**Landscaping (L/S) – Owner Installed**

- All Landscaping introduced to the common areas by unit owners will become association property
- No trees shall be planted by unit owners, landscaping is limited to ground plants and shrubs only
- L/S shall meet the design and placement as specified per the approved L/S application
- No owner shall plant any type of fruit bearing plants or plants with invasive root systems

**Spacing and Growth**

- Landscaping shall be located four feet (4') maximum from unit owner exterior walls and screened-in areas and at least 1' from any exterior wall however; applications to plant around the base(s) of trees will be reviewed and considered for approval
- Landscaping / bedded area shall be consistent with community landscaping scene.
- The area of new planting / bedding shall be outlined on the landscape application.
- L/S shall be maintained as not to encroach or block any view from any adjoining unit owner walls and/or screened-in areas

**Irrigation / Watering**

- Damage caused to the irrigation system that requires repair, the unit owner will be assessed all costs or fees charged to the association for the repair
- No unit owner shall add, change, modify, damage or move existing irrigation/sprinklers or any natural waterway
- No unit owner shall cause water damage to any existing homes, structures, walkways, breezeway or common property while in the process of caring for and watering landscape.