

Summer Hill HOA Landscaping Policy

Pursuant to the Colorado Common Interest Ownership Act (CCIOA), homeowners' associations (HOA) are to adopt and publish certain policies regarding various issues of the community. The following policy relates to the Landscaping in new and existing residences in Summer Hill subdivision, which is to be part of the governance of the subdivision.

Background:

Summer Hill Subdivision is over 20 years old. During that time much has been learned about the type, size, and hardiness of the plants, shrubs and trees planted by builders and residents, and subsequently maintained by the HOA. The objective of this document, based on that experience and knowledge, is to standardize the Landscaping Policy for all Summer Hill residences, regardless of build date, including future builds.

Addendum:

This document is accompanied by an Xcel spreadsheet with a listing of approved and recommended plants, shrubs, and trees. This reference document is provided as a key resource when choosing either initial landscaping plans or replacement requests.

Policy

1. Established covenants state the HOA is responsible for maintenance as follows:
 - a. Ponds, irrigation systems, turf, trees, plants, and native grasses in all HOA Common Areas.
 - b. Filings 1, 4, 5, 6, 7 and 8 - 20 feet in front of Patio Homes
 - c. Filings 1, 4, 5, 6, 7 and 8 - 20 feet along the road side of Patio Homes for corner lots
 - d. Filings 2 and 3 - Irrigation water provided only to the lot line for all Large Lot Homes. No landscape maintenance.
2. HOA maintenance responsibility includes irrigation, limited plant, shrub, and tree replacement or other mitigation, in areas described in # 1 above.
 - a. HOA policy limits the number of plants managed by the HOA to 12 plants in the front 20 feet of Patio Homes with an additional 12 plants along the 20-foot roadside for corner lots as described in 1b. and 1c.
 - b. HOA policy limits the number of maintained trees to one tree in the front 20 feet and an additional tree on the 20-foot roadside for a corner lot as described in 1b. and 1c.
 - c. REPLACEMENT Limitations
 - i. If plants and/or trees are deemed, by the Softscape Chair, to need replacement, the HOA may replace them at no cost to the homeowner.
 - ii. While the Softscape Chair may confer with the homeowner, using the referenced recommended planting spreadsheet, and analysis of the location and water source, the final decision lies with the HOA Board.

- iii. The HOA Board sets annual price limits on replacement 1-2 gal. plants and the cost of planting them.
 - iv. The HOA Board sets annual price limits on replacement trees based on location, size, soil, soil mitigation, and the cost of planting.
 - v. The HOA Board encourages all homeowners with replacement plants and trees to give them extra domestic water as they get established.
3. In new construction, plants and trees installed by the builder, remain the responsibility of that builder for the first full year after sale. Thereafter, the HOA will accept the turnover and manage landscaping as described in item 2 above.
4. Homeowners desiring more plants or trees must agree to the following:
 - a. Submit a request with the ACC
 - b. Assume responsibility for the purchase and planting of trees, shrubs, and plants
 - c. Assume responsibility for the watering, fertilization, pruning, and maintenance of those trees, shrubs, and plants.

NOTE to Homeowners:

1. Soil in the subdivision is challenging. High desert environment, minimal natural water, intense sun and temperatures, dry and harsh winters, and irrigation uncertainties abound.
 - a. Evaluate site soil, drainage, and exposure before selecting initial or replacement plants and trees
 - b. Plant at a proper depth consistent with plant type and size
 - c. Awareness of xeriscaping and minimal natural and irrigated water availability should be a primary concern when choosing drought resistant plants / trees
2. New and replacement plants and trees need homeowner supplemental care and the addition of domestic watering, especially during the first 6 to 12 months.
 - a. Do not plant shrubs or trees in established turf
 - b. Group plants with similar water requirements for better irrigation control
 - c. Refer to the Addendum Spreadsheet for the 'Do Not Plant' listings
 - d. Refer to the Addendum for direction when desiring or choosing ROSES

NOTE: This policy was approved July 7, 2020 and posted on the HOA website.

The Addendum is the approved plant list.

Approved: July 14, 2020

Jane S. Harrell, HOA President
Summer Hill Homeowner's Association Board Secretary *for the*
April 9, 2021