

Landscape Changes by Owner to Limited Common & Common Areas Waterside Homeowners Association

Waterside has more common area than any other phase in River Run. The majority of our landscape budget goes toward maintenance and safety: tree trimming, mowing, edging, weeding, pruning, seasonal and storm cleanup, fertilizer, herbicides, and insecticides. Our landscape priority is to manage trees and shrubs along highly visible areas such as River Run Drive and Teal and Wood Duck lanes.

It's a lot to maintain! Due to limited funds, planting beds around doorways, courtyards, patios, and decks may be a lower priority. Therefore, homeowners who want to make improvements to planting beds in their courtyards and around their patios, decks, and doorways are encouraged to do so as long as they follow the guidelines and understand:

- Plantings must comply with the natural or park-like look of Waterside
- The owner pays our landscaper to purchase and install plants
- Plantings become property of the HOA

GUIDELINES:

1. All changes/improvements must be **reviewed** in advance by the landscape committee. Only projects that meet safety, appearance, and low-maintenance guidelines will be approved.
2. Plants must be appropriate for the location. Will the plant fit in the space when full-grown? Will roots impact foundations, sidewalks, underground lines? Will the plant thrive in the location's sun/shade? Are plants varied in selection by color and shape?
3. Plantings should conform to the existing sprinkler system. It is NOT an HOA priority to realign sprinklers to accommodate new plantings.
4. To help ensure that landscape changes meet the HOA guidelines, the landscape company currently contracted by the HOA must be used at the homeowner's expense for landscape changes such as those listed below. (The landscape company may provide a limited warranty on plants they purchase, install, and care for.)
 - all plant purchases
 - installation of all plants
 - care and maintenance of plants
 - changes to irrigation if needed
 - locating underground lines (sprinkler, gas, water, phone, etc.)
5. The HOA is NOT responsible for unsuccessful projects (dying plants, etc.), regardless of the cause.
6. Where applicable, please communicate plans to nearby neighbors. Joint projects are encouraged.

