

## **Landscape Committee Responsibilities**

The core responsibility of the Landscape Committee is the maintenance and upkeep of the common areas and limited common areas of the Leafmore Forest Community. A focus of common areas includes the entry into the community and general inspection and care of trees and tree canopy on the perimeter and interior of the community. The Landscape Committee is responsible for the oversight of contractors to provide for maintenance, tree trimming, and general drainage of common areas.

Residents are responsible for the landscaping and maintenance of the patio. Trees, shrubs, and vines must be trimmed in such a way as to not interfere with gutters, drains, garage roofs, or adjacent landscaping. The drain on the patio of each residence is the responsibility of the homeowner. If these areas are not properly maintained, the Landscape Committee may trim these plants, repair damage, and assess a charge to the owner.

Residents are encouraged to clear minor obstructions that may follow a storm event. If hazardous conditions are observed, residents should notify the Landscape Committee and recommend action. Periodically, the Landscape Committee may organize a voluntary community work day to improve landscape conditions at Leafmore Forest.

Landscaping in the areas in front of residences may be improved by the resident, at the homeowner's expense, if such changes are pre-approved by the Landscape Committee. This may include areas on the side or ends of buildings. In the event all or the majority of a resident's landscaping needs replacing (e.g., severe drought), the landscape committee will keep the homeowner updated on the replacement plans and schedule. The Landscape Committee will work with residents to upgrade and maintain plants within the limited resources available with care given to the network of underground utilities serving our community.

The Landscape Committee is also responsible for maintenance of drainage piping from gutter downspouts, including the drains that are buried. These storm drains are designed to connect gutter drains to the street and the community storm drain network.

Landscaping is detailed in the Leafmore Forest Condominiums declarations in sections:

- 11. Maintenance Responsibility (pg. 14-17)
- 12. Architectural Controls (pg. 17-19)
- 13. Use Restrictions (pg. 19-26)