

Landscape Installation and Maintenance Policy

The purpose of this document is to explain the requirements, installation, and maintenance policies of the Cooke's Hope Homeowner's Association (HOA).

A. Landscape Installation

All properties are required to be landscaped at a quality level consistent with the established landscape quality and theme of the development. At a minimum, landscape installations shall provide plant material sized for immediate impact and installation practices that promote successful, vigorous landscape health and maturity. No landscaping shall be installed, removed or materially altered unless approved by the AERC . Landscaping may be maintained with planting replaced or added as needed but may not be materially altered by addition or otherwise without approval by the AERC.

All new landscaping projects installed with new home builds must have irrigation systems installed as well. If front easement areas have significant, increased landscaping, irrigation must be upgraded to provide adequate watering for these plants, shrubs and trees.

1. Plant Material Specifications

- a. All plant materials shall be procured from competent plant growers, nurseries, wholesalers and retailers in the region. Plant materials shall be free of insects and disease.
- b. Unless otherwise approved through the AERC review process, plant materials shall be installed at the following minimum sizes:

Large Deciduous Trees-	2-2 ½" caliper measured 12" above root crown
Large Evergreen Trees-	7' height
Small Deciduous/Flowering Trees-	7' height multi-stem or 1½ -2" caliper single stem
Small Evergreen Trees-	4' height
Shrubs that mature larger than 4' height-	24" height or spread depending on form
Shrubs- smaller species normally massed-	18" height and spread
Perennials, Groundcovers-	1 gallon sizes
Turf	Sod required for all new lawn areas in the front easement and preferred for other grass areas. Seeding, if permitted and approved by the Architectural Committee, shall be 8lbs per 1000 sq ft turf type fescue/perennial rye blend.

Note: Minimum height requirements do not include early spring sprout growth. All plant specimens should be full canopy.

2. Landscape Planting Beds

Beds shall be prepared and amended to create a satisfactory planting and plant growth regime. The underlying soils over much of Cooke's Hope are compacted and not well suited for successful plant vigor and health without substantial soil amendments, raised planting areas and efforts to loosen compacted soils for deeper tree root plantings. Beds shall be raised wherever possible; however, beds adjoining house foundations should be graded to a level one brick course below the foundation vents. (Note- consider this elevation when determining the height of the house first floor; raise house to accommodate deeper landscape beds.)

3. Grading/Drainage

While the Homeowner's various contractors may perform the actual work, the ultimate responsibility for proper grading/drainage lies with the Homeowner. Properties shall be graded for positive drainage and shall moderate the grading and drainage swales in consideration of adjoining properties to promote shared drainage where appropriate and prevent drainage impacts to adjoining properties or common areas. Options for roof down-spout drainage conveyance shall be considered early in the house siting and design process and solutions to convey this run-off should be addressed. Roof drainage shall be conveyed beyond landscape beds to turf or stone catchment areas. Environmentally sensitive, on-site and self contained (no open surface ponds) storage of roof and impervious surface run-off is permitted, subject to AERC approval, so long as it is managed and it does not become a mosquito breeding or other undesirable feature.

4. Foundation Plantings

Must be designed and planted with a predominance of evergreen plants, shrubs, and/or trees and in a quantity that screens the foundation of the house. For aesthetic purposes, it is recommended that the design include at least a secondary planting in front comprised of smaller plant material.

5. Irrigation Systems

Irrigation systems including drip and sprinkler systems must be installed with all new home builds to ensure proper watering of plants.

B. Landscape Maintenance

Minimum maintenance requirements include turf watering and mowing to keep turf at minimum 3" height and a maximum of 6", maintaining plant material in a healthy growing condition, including watering, fertilizing, mulching, and spraying for pest or disease problems. Additionally, private yard maintenance shall include a spring and fall cleanup of debris and fallen leaves with mulching required at a minimum in the fall. Note- the generally intense landscape conditions throughout the community, while enjoyable to all, promote increased horticultural stress on plant material requiring regular monitoring for sign of insect and disease problems.

The HOA reserves the right, subject to advance notification and at Property Owner expense, to spray or treat plant materials for insects and disease problems on private property where the

Property Owner provides individual private yard maintenance and is not otherwise providing the same level of plant protection and where this lack of protection is determined to be hazardous to adjoining properties landscape improvements.

Cooke's Hope Landscape Maintenance is divided into three (3) categories; 1- Front Easement Areas, 2- Back and Side Yard Areas and 3- Common Areas, Street Trees and Sidewalks

1. Front Easement Area

The Front Easement Areas are located in the Village, Hedges and Galloways and are defined as the area from the back of curb to the front of the main facade of the house extended from side of lot to side of lot. Corner lots with street frontage on two streets have a larger Front Easement Area accordingly.

Landscape Maintenance services for the Front Easement Area shall be provided by the HOA to be done by outside contractors. This consistent maintenance ensures uniformity and the quality of the landscape areas viewed by all. The maintenance schedule for the front easement area is determined by the HOA. On the rare occasion when weather or other events beyond the HOA's control result in delayed maintenance, Homeowners are discouraged from engaging outside maintenance services and in no case will reimbursement for outside or individual services be provided. Excluding street tree costs as noted above, the costs for plant material, sod/seed and other related landscape materials required for plant replacement, are the responsibility of the Homeowner.

- a. All house numbers must be visible from the street. All plant material planted below or near the house numbers must be kept trimmed so as to not obstruct the visibility of the numbers, and the trimming/pruning of these plants will occur during front yard bed maintenance work.
- b. Maintenance costs of hardscape (fences, walkways, walls and other non-plant material improvements) are the responsibility of the Property Owner.

2. Back and Side Yard Maintenance

Maintenance of all yard areas on individual lots not otherwise included in Front Easement Areas is required and the responsibility of the Property Owner. Maintenance can be provided by the Property Owner and/or his/her contractor or can be provided by the HOA at a fee to be determined annually. Several levels of maintenance packages are available through the HOA. Turf fertilization and herbicide/pesticide applications in private yard areas are services which can be coordinated through the HOA.

3. Common Areas, Street Trees and Sidewalks

- a. Common Areas are all areas of the Cooke's Hope properties not otherwise platted as individual lots under specific ownership. Common areas include streets and alleys. Except as specifically noted below, maintenance of landscaping and landscape features, turf, irrigation and drainage improvements in these areas is the responsibility of the HOA and is funded by HOA dues. Neighborhood entrance features are considered "common" area and the maintenance responsibility of the HOA.
- b. Street Trees in the "Village" (not Hedges, Galloways or Springfield), defined as large deciduous type trees planted within 6' of the back of curbing or edge of paving where no curb exists, were installed by the Developer and replaced periodically, including cost of tree and installation, by the HOA. Watering shall be provided by the Property Owner; all other maintenance is provided by the HOA through the Front Easement Area Maintenance charges defined later in this document. The cost of HOA street tree replacement due to irresponsible over-watering or mistreatment by the adjacent Property Owner shall be the responsibility of the Property Owner. Tree replacement costs shall be based on the cost of installing a 3" caliper tree.
- c. Maintenance of the turf strip between the back of curb and sidewalk where sidewalks exist is the responsibility of the adjoining Property Owner. Similar to street trees, watering of this area is the specific responsibility of the Property Owner; all other required maintenance shall be provided by the HOA through the Front Easement Area Maintenance charges defined later in this document.
- d. Sidewalks- the cost of maintaining and replacing sidewalks shall be the responsibility of the HOA. Adjacent property owners shall maintain sidewalks in a neat condition and remove trash and debris as necessary.
- e. Specific to the Hedges, Galloways and Village Lots, all landscape-related maintenance costs for the area adjoining side and back yards, and beginning at the back of the curb or edge of paving, shall be the responsibility of the Property Owner as Front Easement Area charges, Private Yard charges or Homeowner Maintenance efforts.

4. Reimbursement Policies

Homeowners who contract with the HOA for private yard maintenance for the season shall not be eligible for reimbursement in the event they decide to cancel their agreement at any time during the season.