

Park Square South HOA Landscape Policy

The purpose of this policy is to:

1. Maintain the overall appearance of the community to help preserve property values.
 2. Ensure landscaping does not pose safety or health risks—such as dead trees or limbs that may endanger people, pets, or property.
 3. Manage landscaping projects and maintenance in a cost-effective and responsible manner.
 4. To clarify respective homeowner and HOA responsibilities related to landscape upkeep, planting, and removal.
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Homeowner Responsibilities

Homeowners are responsible for the following:

1. **Foundation and Entry Maintenance**
Maintain plantings adjacent to the home's foundation, sidewalks, and driveway.
2. **Mulch and Bed Care**
Keep planting beds weed-free and covered with mulch. Mulch must not touch the siding and must remain several inches below it. This prevents rotting on the cedar boards which come down to near ground level. Use of stone or other non-organic materials requires a Board-approved variance.
3. **Berm Maintenance**
Homeowners are responsible for maintaining berms near their home which they installed or to which they added plant materials. These additions/changes require a Board-approved variance.
4. **Planting Bed Footprint Changes**
Changes to the shape or size of any planting bed requires a Board-approved variance. Adding any new foundation planting bed requires a Board-approved variance.
5. **Tree Planting in Foundation Beds**
Planting new trees or replacing of existing trees within foundation beds requires a Board-approved variance.

6. Tree Maintenance on HOA Property

Trees planted by homeowners on HOA property (with a variance) must be maintained by the homeowner. After a property sale, the HOA will assume maintenance responsibility.

7. Golf Course Border Landscaping

Homeowners adjacent to the golf course must obtain a variance for any landscaping changes beyond the grass line.

8. Reporting Issues

Landscape concerns should be reported to the property manager.

HOA Responsibilities

The HOA is responsible for:

1. General Maintenance

Mowing, trimming, and maintaining all HOA property, including berms not maintained by homeowners under a Board approved variance.

2. Grass Fertilization

Providing fertilization for common-area grass.

3. Planting Health Treatments

Applying insect and fungus control treatments to all HOA-managed plantings. HOA management may at its discretion treat or remove planting in foundation beds infested with insects, fungus or other infestations of any kind they deem to be of concern.

4. Tree Maintenance

1. Maintaining all trees outside individual homeowners' planting beds. This includes tree trimming, spraying, and removal at the Board's discretion.
2. Examining trees within homeowner planting beds to ensure they do not encroach on siding or roofs. Requiring at homeowner expense that they be trimmed to a standard set by the HOA Board.

5. Pond Maintenance

Maintaining the HOA-owned pond adjacent to Hogan Court.