

Introduction

In the absence of specific guidelines about landscaping our front properties, the Board acknowledges the importance of providing them. The appeal of most townhome communities is a certain level of design uniformity. At Barclay Park, we want to maintain that uniformity with our front landscaping and encourage creativity in our backyards.

Background

In our Declarations, it states, "...enforcement of those provisions of the Declaration pertaining to exterior appearance of the Property and control over any change...shall be the responsibility of the Association, acting through the Board of Directors" (Article VII, Section 7.01).

It also states, a requested change would not be approved if the changes were considered "inharmonious or incompatible with the general plan of improvement of the Property or portion thereof" (Article VII, Section 7.03).

Before the HOA was formed, Crosstown staff seemed to indicate that homeowners could place potted plants in the front landscaped areas.

Guidelines

In our Declarations, it states, "The Association shall be responsible only for the maintenance of all shrubbery, grass areas and other plantings installed by the Sponsor or the Association on the Association Property. ***Any other shrubbery, flower beds or other planting or structures of any kind installed by or at the direction of any Lot Owner or Home occupant on their own shall not be maintained by the Association, such installation shall be approved by the Association before installation***" (Article VI, Section 6.01).

Based on the above referenced Declarations, our guidelines are as follows:

- No additional bushes or shrubs will be approved for front landscaping.
- Mums and spring bulbs are allowed.
- Annuals and perennials in pots are allowed.
- Items in pots should not exceed 4 – 4 ½ feet. This, by definition, excludes trees in pots.

Homeowners who have added additional front landscaping will be asked to submit retroactive variance requests.