

QUAIL RUN HOMEOWNER'S ASSOCIATION

Plant and Lawn Policy

Quail Run Homeowner's Association will provide for maintenance and care of the landscaping of the common areas. Common issues arise specifically with maintaining the general aesthetic and care of the lawn and garden portions of these areas. The following policy shall inform Quail Run Residents of the Landscape Committee's responsibilities and authority regarding, plant and lawn care, maintenance, replacement, and removal. This policy also will outline the Property Owner's responsibilities regarding these subjects.

Plant Removal – plants will be removed if the following occur:

- Crowding
 - If the Landscaping Committee is in agreement that an area has become overcrowded with plants and growth, they may take action to remove some of the plants in order to reinstate the correct aesthetic and living environment for the plants.
- Incorrect Placement
 - If the Landscaping Committee is in agreement that a plant has been placed incorrectly, they may take action to remove the plant. Under these circumstances the plant will most likely be placed elsewhere.

Plant Replacement – plants will be replaced if the following occur:

- Diseased or Pest-Ridden Plants
 - If, after measures are taken to secure the health of the plant, a plant remains diseased or pest-ridden, the landscaping committee may take action to discard the plant. The plant will then be replaced with the same or a similar type of plant and/or bark or mulch.
- Dead or Dying Plants
 - If a plant is dead or dying, and cannot be saved, the landscaping committee may take action to have the plant removed. The plant will then be replaced with the same or a similar type of plant and/or bark or mulch.

Lawn Removal/Replacement

- If the Landscaping Committee deems it necessary to remove a strip of lawn, due to its maintenance difficulty, the lawn may be removed and replaced with plants in order to maintain the general aesthetic.
- If the Landscaping Committee is in agreement that a portion of lawn must be replaced with new sod or grass seed, and it was outside of the homeowner's responsibility, they may take action to remove and replace the existing portion of the lawn in order to maintain the correct aesthetic of the residency's yard.

Landscaping changes requested by the Association

1. The landscaping committee will determine where and what the problem is
2. The Committee will contact the homeowner and discuss with them the portion of lawn or plants that are under scrutiny and what the problem and solution may be
3. The Committee may take the request to the Board of Directors for approval for action
4. The homeowner can appeal the Board's decision at the following regularly scheduled Board Meeting
5. Once the Committee, Board, and Homeowner are in agreement, or the appeal process was completed and the Board has decided to make the requested change, the agreed upon action will be completed

Homeowner Requests

- Replacement or removal of a plant or portion of lawn can be requested by the homeowner if any of previously mentioned scenarios occur.

Homeowner Responsibilities

- Lawn Maintenance
 - Some Quail Run Property Owners have on-site sprinkler control systems which control irrigation of the front lawn. If the homeowner has control of the sprinklers it is ultimately their responsibility to care for the irrigation of their lawn.
 - These control systems can normally be found in the garage of the "townhome" style residencies.
 - Property owners who fail to correctly maintain proper irrigation of their yard, or who fail to keep their sprinkler system in operable order may be deemed responsible by the Association for the lawn replacement costs.
 - Some Quail Run Property Owners may have sprinkler systems that are controlled by the Association's Master System, which is controlled by the Association. These homeowners are responsible for monitoring and reporting any problems with their yard or sprinklers to the Landscaping Committee.
 - If these yards fall into disrepair and the homeowner has not reported the issue, the Association may deem the homeowner responsible for the lawn replacement costs.
- If the homeowner is making a landscaping request purely for aesthetic reasons, it will be taken under advisement by the landscape committee. If approved, the homeowner will take on the cost responsibilities of the complete project.
- If the homeowner requests, at their own expense, to change the general landscaping of their front/side yard or garden, approval will be at the discretion of the Landscape Committee. The homeowner is required to show detailed plans and gain approval for all new plants. This may then be taken to the Board for approval. If approved, the homeowner is responsible for all costs involved.