**PLEASANT VIEW VILLAGE HOMEOWNERS ASSOCIATION**

**LANDSCAPING POLICY**

**Landscape Maintenance**

The landscaping maintenance policy has been determined in accordance with the Pleasant View Village Residential Bylaws & Restrictive Covenants. 1

Currently, for the benefit of the Community, the HOA has assumed the responsibility to provide the landscape maintenance services detailed below. The landscaping service provider will be chosen at the Board’s discretion.

* For each completed home in the Community, front yard lawn and shrubbery from the sidewalk to the front of the home or fencing whichever is nearest the sidewalk.
* For completed homes located on corner lots only, the side lawn and shrubbery from the sidewalk to the side of the home or fencing along side of the home, whichever is nearest the sidewalk
* Irrigation lines and sprinklers in the areas noted above
* Replacement of diseased, dead and/or damaged shrubbery subsequent to the initial one-year warranty of the original shrubbery installed when the home was built
* The HOA does not provide landscape maintenance services for courtyards, backyards, side yards other than for homes located on corner lots, yard space located within fences, gardens, potted plants, hanging plants, any shrubs, plants or flowers not on the approved shrub list, or any area not previously specified.

**Shrub Selection, Placement and Replacement**

* Each townhome in the Community will have no less than ## shrubs and no more than ## in the front yard space
* Each townhome home located on a corner lot, will have no less than ## and no more than ## shrubs in the side year space between the sidewalk and the side of the home or fencing along side of the home, whichever is nearest the sidewalk
* Each single family home in the Community will have no less than ## shrubs and no more than ## in the front yard space
* Each single family home located on a corner lot, will have no less than ## and no more than ## shrubs in the side year space between the sidewalk and the side of the home or fencing along side of the home, whichever is nearest the sidewalk

**Tree Removal**

In accordance with the Pleasant View Village Residential Bylaws & Restrictive Covenants , Article VI, Section 12, no trees that are more than four (4) inches in diameter at a point two (2) feet above ground shall be removed without the prior consent of the ADRC except for:

1. trees that are located within ten (10) feet of a drainage area, a septic field, a sidewalk, a residence, or a driveway
2. diseased or dead trees
3. trees removed by the Declarant

1 *In accordance with the Pleasant View Village Residential Bylaws & Restrictive Covenants, Article V, Section 1, the HOA has the right, but not the obligation to maintain property not owned by the Association whether within or without the Community, where the Board has determined that such maintenance will benefit all owners. Landscaping policy is subject to change by Board approval.*