

King's Crossing Homeowners Association

Landscape Policies, Procedures & Requirements

Effective January 1, 2019

This policy, procedures and requirements document was created to help homeowners adhere to our bylaws in a more defined manner. It is the Board's responsibility to uphold the integrity of the neighborhood and act on behalf of the best interests of our entire community. The maintenance, upkeep and repair of individual residences shall be the sole responsibility of the individual Owners. Owners shall be obligated to maintain yard landscaping and or any landscaping enclosed by fencing in a healthy and attractive state and in a manner comparable to that on other homes in King's Crossing. A portion of our bylaws state:

Article XII, Section 6: It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition of his or her Unit.

Article IV, Section 2: If any Owner fails properly to perform his or her maintenance responsibly, the Association may perform it and assess all costs incurred by the Association against the Unit and the owner thereof, in accordance with Article X, Section 4 of this Declaration; except, however, when entry is required due to an emergency situation. In that instance, Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry.

The Landscape Committee shall:

- Include the Board plus 1-4 additional homeowners. To serve on the committee your yard must be in compliance. We cannot have received a complaint on your yard within the past 12 months. If more than 4 would like to be on the committee we will hold a vote.
- Require majority agreement to take further action with respect to enforcing cooperation.
- Ensure all common areas and yards are maintained in an attractive and acceptable manner.
- Communicate and enforce compliance with policy.
 - Failure to follow policy will result in an email warning with an allowance of 48 hours to remedy the situation. If no response, the committee shall have the right, through its agents to enter upon any yard which has been found to violate the foregoing standards in order to repair, maintain, and/or restore the landscaping to such standards. The cost of such work shall be a special assessment on such homeowner.
 - After 3 email warnings, the committee will go straight to action per outline above.
 - If the Landscape Committee has to take action more than 5 times a penalty of \$100 will be assessed in addition to the required maintenance each time thereafter.
- Approve or denies requests from homeowners with regard to landscaping issues that do not conflict with the bylaws and landscaping rules adopted by the Board of Directors (hereafter, Board).

Homeowners shall:

- Abide by all bylaws and policies adopted by Board.
- Inform the Board and/or Landscape Committee if areas are not in compliance.
- Refrain from making their own modifications to landscaping in common areas. If they make their own modifications, then the homeowner is liable for momentary penalties and/or costs of restoration of landscape in common areas.

The following policies, procedures and requirements were created to help homeowners adhere to our bylaws.

- Entire yard (front, back and sides) should be mowed, edged/trimmed and clippings swept/blown weekly during the growing season. Edging should be done along driveway, sidewalks, fences, shrubs, swing-sets, and under and around trampolines, etc. Clippings should not be swept or blown into streets or down drains.
- Flower beds, trees, shrubs, etc. should be trimmed at least once or twice a year. Weeds should be removed as needed.
- Brush pickup by the City of Brentwood occurs the second week of each month. Brush must not accumulate in yard for extended period past one month. Please make effort to prune shrubs to maximize pickup during the second week and follow brush collection instructions. Please visit this website for more information.
<http://www.brentwoodtn.gov/departments/public-works/chipper-service>
- Plantings around mailbox must be planted, weeded and maintained. Empty boxes should be removed.
- Overgrowth of grass, weeds, etc. visible from the road in any area will be addressed by the committee.
- Mailboxes should be black, secure and in good standing. It is the homeowner's responsibility to repair and repaint as needed. If circumstances require the replacement of your mailbox it must be approved by the Board. Mailboxes must include numbers. Local places can print a sticker replacement.
- Dead plants/trees/shrubs/etc. must be removed (and replanted, if desired) at next "planting season" either late winter (February – April) or fall (September – November). Dead plants should not be left unattended past 6 months.
- Garbage cans shall be located or screened so as to be concealed from view of neighboring units, streets and property located adjacent to the unit, except that garbage cans may be placed at curbside on days designated for trash pick-up for that particular Unit. All rubbish, trash and garbage shall be regularly removed from the Properties and shall not be allowed to accumulate thereon.
- Pets – please clean up after your pets. Waste should be removed from yards and common space immediately.
- Common areas including screened utility boxes should be monitored by homeowners. Any problems including pests or insect infestations should be reported immediately to the Board and/or Landscape Committee to address and reduce possibility of 100% loss of plantings.