

Bixby Village Landscape Policy

Landscaping and maintenance is provided by the Association. In addition, removal or alteration of landscaping may not be performed by anyone except under the direction of the Board of Directors. (R&Rs 11.1)

All property beyond the walls of a residence is common area. Common area maintenance is supervised by the Landscape Committee with the approval of the Board of Directors.

The Association contracts with a landscaping company to:

- **Trim** hedges and shrubs
- Annually apply **mulch** to eliminate weeds in the flower beds and retain moisture
- **Mow** and **edge** the lawn areas weekly
- **Blow** and **rake** leaves and debris
- **Fertilize** lawns six times a year and beds four times a year

This contract covers **basic** landscape services for the entire village. It does not cover the special needs of private residences. To do so would increase the cost of the service. The landscape crew rotates through each section on a weekly basis. At least once every eight weeks the crew trims the hedges and shrubs unless plants are flowering. Any plant growing over the lawn or sidewalk is subject to pruning at any time.

Plants in the common area are chosen for their durability, aesthetics, and low maintenance needs. The goal is to provide a consistent and cohesive look in the village. Plants are selected by the Landscape Committee based on the recommendations of the specialist employed by the landscape company who considers the amount of light, drainage, and other factors for each bed.

No plant is to be removed from or added to the common area without prior written approval of the Landscape Committee. If plants are removed or added without prior approval of the Committee, the homeowner **will be billed** for the replacement and/or removal of unapproved plants.

If a homeowner desires that the plants in the common area surrounding a residence be changed, a plan must be submitted to the Landscape Committee **prior** to any work being done. The Committee, with the help of the specialist, evaluates the plan to determine if it is appropriate for the area, low maintenance, and consistent with the rest of the common area.

All homeowner requests for modification to the common area should be addressed to PCM. The request will be forwarded to the Landscape Committee for prompt consideration.

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No approval is required to **supplement** association plants with annual bedding plants that are on the Association's **approved list**. The homeowner then is responsible for:

- Any increased need for watering
- Removal of dead flowers
- Plant removal or replacement when the season is completed.