

Statement of Policy on
LANDSCAPING AND LANDSCAPE MAINTENANCE

1. The intent of all landscaping decisions will be to maintain a generally natural effect that can be maintained at relatively low expense and blend harmoniously with the style of houses in Dunbarton.
2. The Association considers the first buyer of a townhouse responsible for the original landscaping of property privately owned by the buyer. Subsequent buyers may assume that landscaping existent at the time of purchase is approved. Individual owners may supplement plantings around their units, subject to Grounds Committee approval. Responsibility for the original cost and replacement of plantings on private property rests with the owner. Responsibility for maintenance of both private property and commonly-owned property rests with the Association. However, the Association will not provide any special maintenance. As an example, the Association will not maintain rose gardens or flower beds. Such planting may be approved on the condition that it is adequately maintained by the owner.
3. The developer should improve the commonly-owned property in accordance with designs to be established and mutually agreed upon with the Grounds Committee. Agreed improvements should be completed so that only continuing maintenance will be necessary by the Association after transfer of title to it.
4. As stated in the By-Laws of the Dunbarton Homeowners Association, Article XIII, Section 7:

"The Grounds Committee shall be responsible for modification of the Landscape Policy as the needs and character of the community dictate and make recommendations to the Board of Directors accordingly. Their area of interest shall be the maintenance and/or improvement of the appearance of the grounds of the Living Units and common property, They shall cooperate with the developer in the establishment of new landscaping so that transition to maintenance thereof by the Association will be in harmony with the Covenants and Restrictions and within the capability of, and cost to, the Association. They shall make recommendations to the Board of Directors for the manner in which maintenance is carried out, whether by contract or otherwise."

5. The Resident Manager will supervise the maintenance of grounds at Dunbarton, working closely with the Maintenance Contractor including residential units, community land around these units and Association-owned community parklands by specifying and monitoring contractors' work.

(a) As a minimum, maintenance will include:

- Mowing
- Pruning
- Fertilizing
- Reseeding
- Weeding
- Spreading pinestraw, etc.
- Removing dead branches, trees and shrubs
- Planning future Landscaping

(b) The Grounds Committee is not responsible for:

- Collecting and removing garbage and litter
- Sweeping
- Watering - except in community property
- Maintenance of areas within fenced courts

6. Noncompliance with the guidelines contained in this policy statement may result in action by the Board of Directors under the authority of the Covenants and Restrictions.