

Tanglewood Hills Landscaping Guidelines (08/18/2011)

Purpose

This document will provide direction and encouragement to Tanglewood Hill's homeowners who wish to voluntarily contribute to landscaping and maintaining the general and limited common elements.

Design of Landscaping

In accordance with Tanglewood Hills CCR directives the landscape guidelines require that the existing landscaping footprint is maintained in all general and limited common areas and that all new plantings blend into and complement the overall style and intention of the Tanglewood Hills Community. The landscaping is also to be composed of environmentally responsible plant materials as they pertain to the Oregon Willamette Valley.

Issues to consider include:

- Existing vegetation
- Preservation of existing mature trees
- Shade/sun/wind/soil conditions for lot
- Enhancement of the dwelling's architectural features
- Ease and cost of maintenance
- Impact of growth of plantings
- Safety of Residents

Landscaping Rules

1. General and Limited Common Areas other than Patios and Decks
 - a. All landscaping for these areas will be determined and maintained by the HOA Association.
2. Patios and Decks
 - a. Plant containers may be maintained by a resident on the cement areas near the doorways, patios and on decks subject to the following restrictions:
 - i. During the growing season plant containers should be planted, watered and maintained in an attractive manner
 - ii. After plants die or become dormant they must be immediately removed or cut back to soil level and containers should be removed from patios and decks.
 - iii. Planter boxes on deck railings must be located or affixed in a manner to prevent the possibility that they could fall from the deck. In case of damage caused by planter boxes falling from railings, the homeowner assumes all liability for repair and correction of such damages.
 - iv. Pots near doorways cannot obstruct walkways or be larger than 1 ½ ' x 1 ½ '.
3. At no time can a homeowner plant vegetables, create raised beds or plant invasive species (such as ivy, vines, mint or climbing roses).
4. **The HOA Board reserves the right to trim, relocate or remove any plantings that it finds do not present a neat and attractive appearance. The HOA will provide written notification to homeowners requesting a correction for such violations.**

Landscaping Requests (Adopt an Area)

All landscaping requests should keep the following principles in mind:

- Changes should be consistent with the existing landscaping
- The original footprint of the landscape cannot be altered
- Homeowner requesting permission to garden is responsible for maintaining a neat and attractive appearance of the plantings added. Dead or dormant plants will be trimmed or removed as appropriate, spent flower heads will be dead-headed and plants that fail to thrive will be removed. Shrubs or plants that extend over fences must be trimmed and properly maintained.

Before proceeding, landscaping project must receive approval from the HOA Board. Projects should be submitted via a completed Architecture Review Application Form (ARC) (which can be found at http://tanglewoodhoa.org/docs/nwmc/654_ARC_Application.pdf) and must include the following:

- **Homeowner name(s) and street address**
- **Contact phone/e-mail information**
- **Existing landscape features and vegetation**
- **Proposed landscape features and vegetation**
- **Plant list (see attached plant list for options)**

The HOA Board will review the ARC Request and respond to the requesting homeowner no later than one week after the monthly HOA Board meeting subsequent to the board's receipt of the request.

Violations of Landscaping Rules

Compliance with the landscaping rules is mandatory with each homeowner bearing ultimate responsibility for compliance with those rules. If the HOA Board determines that there is reasonable cause to believe that the homeowner or occupant is in violation of such rules, the HOA Board will follow the notification process as stated in the CCRs. After notification and an opportunity to be heard, if the HOA Board still finds the homeowner in violation they can levy a fine of \$25 per day.

Approved: _____ Date: _____

Peter Miller
Chair, Tanglewood Hills Home Owners Association