

## LANDSCAPING POLICY

Property Values are directly affected by the quality and upkeep of building exteriors and landscaping. Each Homeowner has a responsibility to keep the exterior of their unit tidy and appealing, and to report any items requiring maintenance in a timely manner.

In accordance with the Declaration and By-Laws, the following regulations apply:

### Section 1

#### Core Landscaping Features

The Association will provide the following:

- (a) Berm. The section of landscaping bordering the building from the front stairs around to the edge of the deck or patio, extending to a maximum of five (5) feet out from the building.
  - (1) Perimeter: 12"-18" Boulders on the perimeter of Berm landscaping to contain landscaping rocks.
  - (2) Rocks: Common landscaping rocks made of sandstone or river rocks.
  - (3) Bushes: No less than two (2) and no more than three (3).
- (b) Trees. Minimum of one (1) tree per unit.
  - (1) Tree Species must be approved by the Board during application review.
  - (2) For safety to our Homeowners and health of the grass and soil, all planting, removal, trimming and other treatments must be performed by the Association. Requests for service beyond normal business must be submitted for approval.
  - (3) Tree rings are optional at Homeowners request and are permitted so long as the tree roots will not impede on the appearance or installation of a tree ring.
- (c) Yard. Sod or seed will be provided when excessive damage is caused by Association services or natural events, on a case-by-case basis.
- (d) Watering. Windcrest has no Common Areas and does not have any sprinkler systems.

### Section 2

#### Basic Standards for Landscaping

- (a) Appearance.
  - (2) Berm: Berm perimeters made of Boulders or Landscaping blocks (no less than three blocks high, and professional quality installation) and must be intact and not collapsing.
    - i. Berms must not extend more than eight (8) feet out from the building.
    - ii. Berms may be extended to underneath decks, for those without patios, so long as they remain consistent with the boulders/blocks and landscaping rocks already present. Approval Required (see below).

- iii. Tiers are permitted with the use of landscaping blocks, not to exceed three (3) levels.
  - iv. Landscaping rocks must be kept within the berm perimeter or tree ring. Any rocks falling outside the berm should be returned immediately to avoid damage from and to groundskeeping equipment.
  - v. Bushes and other plantings must appear healthy. Any dying bushes should be reported for removal and replacement, any additional plants added by the Homeowner that are dying should be removed.
- (3) Tree Rings: Must be made of Boulders or Landscaping blocks (no less than two blocks high) and must be intact and not collapsing. They must also be consistent with the boulders or landscaping blocks and landscaping rocks already present on that Unit's Berm.
  - (4) Storage: No discarded or broken items can be kept in driveway, yard or under decks.
- (b) Gardening. Food plants should not be planted in the ground, yard, or berm areas. Planters, not affixed to any structure, may be kept on decks, under decks, or patios.
  - (c) Pet Damage. Any damage caused by pets will be the responsibility of the Homeowner. (See Pet Policy)

Section 3

Alterations or Additions to Landscaping

Any changes to the landscaping, beyond the Core Features (see above), must receive approval from the Architectural & Landscaping Committee.

- (a) Application Process. Applications requesting changes must be submitted prior to any changes or work done. They can be found on the Website ([www.WindcrestOfEagan.com](http://www.WindcrestOfEagan.com)) or through the Property Manager. Requests are reviewed and decided within 30 days of receipt.
- (b) Cost of Alterations or Additions. The Homeowner is responsible for the costs of adding, removing, or altering any landscaping features beyond the scope of the Core Features provided by the Association.
  - (1) A Homeowner may make a one-time request for the Association to remove landscaping blocks on Berm and/or Tree perimeters and replace them with the Core Feature at no cost to the Homeowner.
- (c) Features Requiring Approval. Additional Tree Planting, Tree Removal, Berm Landscaping Blocks (including tiers), Berm Extensions (including under decks), Tree rings.
- (d) Features Requiring Association Hired Contractors. Tree planting, removal, treatment, and maintenance.

- (e) Right of Refusal. The Association has a responsibility to be cognizant of the financial burden placed on all Windcrest Homeowners by certain alterations or additions. If the Association deems a request will result in excessive maintenance costs or a detrimental effect on property values, the request will be denied.
- (f) Violations. The Association may require Homeowner to reverse any changes made not approved by the Committee. For continued violations, the Association may assess fines to the Homeowner's Association account. See the Policies cover page for details of the Violation and Fee Disclosure.