

Table of Contents

INTRODUCTION.....1

COMMON ELEMENTS2

LIMITED COMMON ELEMENTS3

TREE RECOMMENDATIONS4

SHRUB, VINE, AND GROUND COVER RECOMMENDATIONS4

EXCLUSIONS.....4

REFERENCES5

INTRODUCTION

Homeowners are encouraged to personalize their yards and patios, and in some cases, that personalization may extend to those areas designated as Common Elements.

The Landscaping Standards exist to ensure that any customization does not detract from the architecture or the overall ascetics of the property, does not cause any damage to the Common or Limited Common Elements, and takes into consideration the unique elements of our property, such as water run-off and tree-shade.

1. Common Elements are particularly described in the Condominium Declaration but may be roughly defined as those areas outside the wall of the units.
2. The Limited Common Elements are particularly described in the Condominium Declaration but may be roughly defined as those areas limited to or reserved for the exclusive use of an owner, such as balconies and patios.
3. Xeriscaping is the preferred landscaping approach for our community, as it is part of the longer term landscaping vision.
 - a. Xeriscaping is designed specifically for areas that are susceptible to drought, or for properties where water conservation is practiced.
4. Organic fertilizers and landscape care solutions are preferred, and all such solutions are to be applied with maximum care to reduce run-off.
5. All homeowners/tenants must complete and submit a Landscaping Change form to the property management company (from now on referred to as the “Manager”), under the following circumstances:
 - a. Modification of any landscaping located in an area designated as a Common Element.

- b. Planting a tree in an area designated as a Limited Common Element:
- c. Removing any tree taller than eight feet tall with a circumference of three feet or more from an area designated as a Limited Common Element.
 - i. This is required to ensure that the necessary precautions are in place to avoid damage to underground pipes and surrounding units.

COMMON ELEMENTS

1. Any landscaping design must take into account the architectural design of the property, access to the sprinkler system, the size of the plant at full maturity, and the climate.
2. Homeowners become responsible for weed control and maintenance of any landscaping solution that they or their representatives install in any area designated as a Common Element.
 - a. In the event the homeowner no longer desires the installation, it is their responsibility to remove it and restore the landscaping, after submitting and receiving approval of their Landscaping Change form.
 - b. In the event the homeowner fails to maintain the installation, the HOA may remove and restore the landscaping as needed.
 - c. The homeowner will be financially responsible for any damage caused by their landscaping solution.
 - d. Failure to remove any plant(s) that violates these terms will result in a fine and the cost of removal charged to the homeowner.
3. Where pre-existing flowerbed edging does not exist, homeowners may elect to install edging as part of beautifying their entryways.
 - a. Low profile edging, such as metal, plastic or treated wood landscaping edging may be used. Said edging must blend into the current landscape design/coloring: gray, black, brown, or tan colored edging are acceptable colors.
 - b. Natural edging solutions may also be used; however, are restricted to the variations of "monkey grass" currently on property. (To date, dwarf Mondo and Liriope are in use.)
 - c. Edging must be well maintained. Natural edging must be managed to avoid overgrowth. Non-organic edging must be free of rust, jagged edges, discoloration, or misshapen pieces.
 - d. Any homeowner installed edging will be maintained by the homeowner. The HOA is not responsible for any damage done to the

edging through acts of nature, regular landscaping activity, or in the course of maintaining the property.

- e. The homeowner may be requested to remove any edging at any time. In the event, the HOA must remove the edging the homeowner may be charged for said removal. (HOA removal may occur in the course of maintaining the property.)

LIMITED COMMON ELEMENTS

1. Any landscaping design will limit itself to plants that are suitable for the climate and are an appropriate, full-maturity size for the area where they will be located.
2. Plant locations and growth must not affect the Common Elements, such as the building foundation, fences, building walls, retaining walls, or architectural elements.
3. Plant growth must not encroach on neighboring yards or patios.
4. Ground cover must be maintained and not encroach on neighboring yards or patios.
5. Volunteer trees are not permitted and are required to be removed to prevent damage to the Common Elements. Volunteer trees are any tree that is not intentionally planted in its location.
6. Homeowners are expected to trim their trees of overgrowth and dead branches as needed. (Trees in areas designated as Limited Common Elements are not accessible by HOA landscaping vendors.)
7. Dead or dying plant(s) must be removed and properly disposed.
 - a. In the event of any damage caused by a homeowner's landscaping solution, the homeowner will be financially responsible for any damage.
 - b. Failure to remove any plant that violates these terms will result in a fine and the cost of removal charged to the homeowner.
8. Homeowners are encouraged to deposit plant renderings in biodegradable waste bags.
9. Water usage is a shared resource therefor should be used efficiently and effectively bearing in mind that the entire property bears the cost.

TREE RECOMMENDATIONS

1. As a general rule, it's best to plant trees that have taproots. This group of trees includes oaks, walnut trees, hickory, and conifers.
2. Large and medium growth trees must be installed at least fifteen feet away from the foundation.
3. Small ornamental trees, such as dogwood, redbud, Japanese map, crepe myrtle and star magnolia are also recommended.

SHRUB, VINE, AND GROUND COVER RECOMMENDATIONS

1. Vining plants for ground covers, such as lirioppe, ivy, creeping juniper, periwinkle and sweet woodruff.
 - a. Keep these at least 12 inches from the foundation.
 - b. Must not climb the fence or walls of any Common or Limited Common Element.
2. Palmetto St. Augustine grass is preferred as it is ideal for areas that receive at least four hours of sunlight and our clay-based soil. Palisades Zoysia is an acceptable alternative as it one of the most drought tolerant of the Zoysias, requiring a minimum of three hours of direct sunlight.
3. Low-growing shrubs like yew and juniper. Allow at least 3 feet between plants to prevent overcrowding.
4. Tree-form evergreen shrubs such as wax myrtle, ligustrum or cherry laurel are ideal for small areas. Keep these at least 5 feet from the house.

EXCLUSIONS

1. The following trees or shrubs are prohibited from being planted on the property:

a. Willow Trees	b. Boxwood Shrubs
c. Magnolia Trees	d. Holly Bushes and Shrubs.
e. Poplar Trees	f. Red Tip Photinia Shrubs
g. Birch Trees	h. Bradford Pear Trees
i. Cottonwood Trees	j. Invasive plants, such as English Ivy (or its variants), Virginia Creeper, Japanese Honeysuckle, or Kudzo

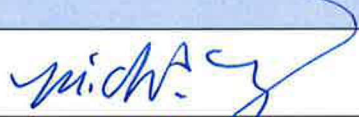
REFERENCES

Document titles discussed within the contents of this document are listed below. These documents are located on Lifescape Villas at Dublin website unless otherwise stated.

Document Title

REVISION HISTORY

Date	Revision	HOA Board Approval Date	Description of Change
11/13/18	1.0	11/13/18	Initial version

Signed by Title	Signed by Printed Name	Signature
President HOA Board	Michael P. Magnia	

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