

Glenbrooke Patio Homes HOA  
Article XI, Section 11.17  
Landscaping

Harmony of the landscape is a priority and adds to the attractiveness of the community.

Because the **foundation bed** at each homeowners's lot is on Association property and because the Board desires a pleasing look to the community, the foundation plantings cannot be moved. If a foundation plant dies, its replacement must be acceptable to the Board.

[**foundation plants**: deciduous tree, global and pyramidal boxwood, spirea, weigela, hydrangea, rose shrubs, or any other plants existing at time of original sale]

**Annuals and perennials** may be planted and replaced in existing foundation beds without Board approval as long as they are in harmony with the scale of existing foundation plants in height/width. The homeowner is responsible for the care of any plant material which he/she adds to the foundation beds. The Association's hired lawn care workers will not maintain these plants. The Board has the right to determine that if plants are not in keeping with the desired harmony of the community, they must be removed.

Homeowners need to **water** the foundation beds to maintain their health and attractiveness.

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Landscape lights - Only **solar lights** placed in the ground of the foundation beds are permitted.

Beds along the **sides and rear** of house require Board approval (through the variance process). It is the homeowner's responsibility to follow the same care provision as annuals/perennials.

Lawn - During the growing season **lawns** should be watered sufficiently to maintain a healthy appearance.

The Association owns the **street deciduous trees** and the **evergreen groupings** in the back beyond the homeowner lots. There can be no planting at the base of these trees and no lights or decorations placed within them.

No plantings are permitted around the green **utility service boxes** placed throughout the community.