

**THE MEADOWS AT MARTIN DOWNS  
HOMEOWNERS' ASSOCIATION, INC.  
LANDSCAPE GUIDELINES**

Landscape Committee  
Amended and Restated  
Declaration of Covenants & Restrictions  
~~May 2021~~ August 2023

## PROCEDURES

A Landscape Change Request Form should be submitted with all information available; including site plan and specifications, listing all plant names to be removed/replaced/installed. Separate installations at the same address must be listed on separate landscape change forms.

All work must comply with applicable codes, ordinances and regulations.

Plant List: Shrubs, trees and prohibited materials (attached)

Australian Pines: to be added to the prohibited list.

Artificial Turf: Add artificial turf to the approval list. Only to be used in rear yards and not on any common property with exception of the Meadows playground. Artificial turf must be the "pet friendly" type. Aluminum metal edging must be installed to secure the turf in place. Any damage to the infrastructure is the responsibility of the Owner.

Fruit Trees: Fruit trees are prohibited. Existing fruit trees will be grandfathered. If the existing fruit trees become problematic (if fallen fruit is not being picked up drawing insects and rodents) the Board will have the right to have the Owner remove the tree(s) or to have the tree(s) removed at the Owner's expense. If Member has a fruit tree he or she wants to keep on his or her Lot, the Owner must register the tree with the Association by November 1, 2023. Registration must include the name and species of the tree and include a picture of same.

~~Plants to be installed must be on the approved plant list (see attached). This list may be modified from time to time.~~

When landscaping an area which is commonly maintained ground shared by another homeowner, both signatures must be on the Landscape Change Form.

Landscape edging: retaining wall blocks, either white, gray or beige colored, approximately 4 inches by 11.75 inches by 6.75 inches. To be used as edging for shrub beds. Owners will be required to make necessary irrigation and drainage changes where necessary in the placement of this edging. Each case would be voted on as an individual case because of the difference in the topography of each property. All work would need to be done at the owner's expense and performed by the Association.

~~Edging may be scalloped cement blocks in white, gray or beige or plastic edging (black only).~~

Rock and gravel must be used in the following manner:

River rock and gravel may be used around air conditioner compressor and drain lines as long as it is installed at least two feet away from any sodded area.

All plant material installed by the homeowner will be the total responsibility of the homeowner to maintain.

The Association may remove, without replacing, any plant material planted on common property at any time.

Work must be completed within six (6) months from date of original approval or a new request must be submitted to the Landscape Committee for review.

The Landscape Committee meets monthly to review applications submitted for proposed changes or modifications. Decisions of approval and disapproval rendered by the Landscape Committee will be based on the vote of a majority of the Committee members participating in a Landscape Committee meeting at which a quorum has been established. The Committee will render a decision within 45 days. In the event plans and specifications are disapproved, the party or parties making such submission may appeal in writing with appropriate argument and submit such appeal to the Property Manager. The appeal will be reviewed by the Board of Directors and a decision will be returned within 45 days of receipt or if delayed for any reason, notice to the applicant explaining the delay will be given. Disapproval of plans or specifications by the Landscape Committee or the Board of Directors may be based on the sole discretion of the Landscape Committee or the Board of Directors, respectively.

A Recommended and Approved Plant List will be attached to the Landscape Change Form. This list contains plant material which has been approved for use in The Meadows, as well as those plants which are prohibited for various reasons. The plant list may be updated from time to time. It will be in the discretion of the Committee when reviewing applications to determine whether a particular type of plant material or tree is appropriate for a certain location. It will also be in the discretion of the Committee to determine whether removal of plant material or trees is appropriate, and if replacement is required.

After the Committee meets and reviews submitted applications, the HOA office will be given the Committee's decisions and will communicate the results to the applicants via email and/or USPS mail.

The Committee will maintain a log for final inspections. That log will contain the name, address, log number, change requested, date of approval and date work done. The committee will perform a final inspection for each request and indicate the date the final inspection was performed and any pertinent comments.

The approved applications will remain in the HOA office until notification by the applicant that the work has been done; at that time the Landscape Committee will perform an inspection to

determine that the location and plants used are correct and will sign off the final inspection. The applications then are scanned and electronically stored in each applicant's file.