

Highland Woods Board Policies

Application of Five-Foot Rule Relating to Planting by Unit Owners

Pursuant to section 13 B. of the HWCA Declarations, a unit owner may install shrubs and other plantings within the five-foot perimeter of the unit with the approval of the Board. Each unit owner is responsible for the maintenance of the five-foot perimeter, if the unit owner installs plantings. Maintenance of grass within the five-foot perimeter of a Unit is the Association's responsibility.

The Board will develop a list of approved plantings within the five-foot perimeter consistent with the woodland character of Highland Woods and the sustainability of the plantings. Plantings on the list will not require prior approval of the Board. Unit owners who seek to plant shrubs or plants other than those on the approved list may seek approval from the Board for specific plantings.

Trees within the five-foot perimeter which were part of the original condominium landscaping or a part of the original topography prior to the building of the condominiums will be trimmed or removed at the condominium association's expense when necessary due to disease or when they present a potential hazard to structures or safety of persons. Trees and shrubs lost by disease and casualty will be replaced under the priorities and budget established by the Board.

Owner Funded Remediation of Common Areas

Unit owners are encouraged to undertake projects to improve the common areas that are consistent with the character of Highland Woods. Unit owner requests to remediate or improve common areas beyond the five-foot perimeter of the units will be considered by the Board. To facilitate projects, the Board will adopt a list of recommended trees and other plantings consistent with the character of Highland Woods and which will be sustainable over the long term without requiring any significant maintenance. Any required maintenance for planting shall be the responsibility of the unit owners who undertake the project. All work in the common areas by a contractor shall be paid for by the unit owners requesting authorization to remediate or plant in the common areas. All contractors shall be qualified for the work undertaken and shall provide proof of liability insurance and workers compensation coverage prior to commencing work.

Adopted this 9th day of July 2013.

Highland Woods Board of Directors