

SHRUB MAINTENANCE

On May 31, 2002 the Landscape and Grounds Committee met to set policies for the maintenance and replacement of shrubs and trees on the Limited Common Elements (the area immediately around the units). Shrubs and trees on the Common Elements are not affected by these proposals. The need to set these policies was based on the following:

1. There is presently no policies or guidelines in place regarding the maintenance/replacement of shrubs and trees.
2. Create uniformity within the various sections of the community. The original developers were all over the map in what, where and how much landscaping they did. This will also simplify the process of determining what the Association is responsible for versus what the unit owner is responsible for, which in turn will help reduce the cost of our Landscape and Grounds contract.
3. Give the unit owners some control as to what is planted in the front of units with the Association having the final say.
4. Create a pleasing curb appeal which will help raise property values.

Committee proposals:

1. The Queens Landing Council of Unit Owners (Association) will be responsible for maintaining the shrubs in the front (street side) of all units.
2. *The Association will be responsible for maintaining the shrubs on the sides of the end units in the original section (Briscuso) of the community from the front of the building to the main entrance of the unit (Adriatic style units). Shrubs on the sides of all other units will be the responsibility of the unit owners to maintain.
3. *Unit owners will be responsible for maintaining all shrubs in the rear of all buildings. *Exceptions to Proposals 2 and 3: the intent of this policy is for the Association to be responsible for the shrubs and trees on the Limited Common Element that were planted by the developers/builders. Shrubs and trees planted by unit owners (present or previous owners) on the Limited Common Element are the responsibility of the unit owner. Please contact the Management Company if you own a unit where you think that the shrubs in the rear or on the side of your unit were planted by the developer. We will investigate and do our best to satisfy your needs.
4. The Association budgets and schedules _____ number of buildings to be relandscaped each year, based on need, cost, and available funds.
5. The Association will make available a group of standard shrubs/plantings (use plants that thrive on the Eastern Shore without becoming overgrown and are easy to maintain) that will allow some individuality. Unit owners requesting shrubs/plantings of a higher cost must pay the difference and must also be approved by the Association.

6. Priority should be given to the older section of the community where there are many overgrown shrubs that need to be replaced.

7. Replacement of individual shrubs in the approved areas (see 1 & 2 above) will be done on an as needed basis.

The above proposals were brought before the Board and were approved at the September 9, 2002 Board Meeting. These proposals are consistent with the current Queens Landing Rules and Regulations.

Under Review 10/11