

Autumn Heights Condominium Owners Association, Inc.

6015 Lehman Drive, Suite 205
Colorado Springs, Colorado 80918
Office (719) 594-0506 Fax (719) 594-0473

Kerry@zandrmgmt.com/www.autumnheightshoa.com

AUTUMN HEIGHTS LANDSCAPE ENHANCEMENT POLICY

For those homeowners wishing to enhance the property around their home by planting shrubs and/or plants, the following steps are to be followed:

1. The homeowner submits to the Landscape Committee:
 - a. the name of the plant/shrub they are requesting to plant along with the location of this replacement or new plant/shrub.
2. The Landscape Committee will notify the owner, in writing, if the request is approved.
3. The homeowner may purchase and plant the plant/shrub. However the homeowner will be responsible for the care of the replaced or new plant/shrub for the life of the plant/shrub. If it dies, the homeowner must remove the dead plant/shrub and replace it with another Landscape Committee approved plant/shrub. If the homeowner sells the property, the plant/shrub becomes the property and responsibility of the HOA.
4. If any damage is done to the sprinkler system, common area, or limited common area during planting or during the life span of the plant/shrub, the damage will be repaired by a professional and licensed company at the expense of the homeowner.
5. The homeowner may contract with the current HOA Landscape company for the purchase and planting of the approved plant/shrub. However, this will not absolve the homeowner's liability of damages if any occur.
6. This policy replaces all previous rules, procedures, and policies regarding homeowner's request for modification or change to the existing landscape.
7. Renters must obtain written approval of the homeowner prior to making a request of the Landscape Committee'

Please note: Plants/shrubs in pots may be placed by residents without approval as long as the pots do not damage existing landscape or concrete and do not cause extra work for the contracted grounds maintenance company.