

Landscaping Policy

River Rest Condominiums HOA

(revised 8/2022)

- Homeowners are responsible for any landscaping beds beside and/or behind their condos. Homeowners are also responsible for any plantings inside of their enclosed patio areas. *(NOTE: The HOA only maintains the front landscaping beds.)*
- Landscaping beds must be kept free of weeds and neat in appearance.
- No plants, vines, or trees may come in contact with any part of the condo (including the patio fence). Individual homeowners will be billed for repairing any damage that results from plants, vines, or trees being in contact with the condo (including the patio fence).
- Homeowners who do not wish to deal with the maintenance associated with having beds may choose to remove the beds and have sod planted in their place. If a homeowner chooses to do this, the process removing the plant material and installing sod must be completed within a 15 day timeframe.
- Landscaping beds may not extend more than 3 feet from the exterior walls of the condo or patio fence.
- Trees may not be planted in landscaping beds or inside of enclosed patio areas, as their root structures could cause damage to the foundation over time.
- Trees may not be planted in HOA common areas without explicit written permission from the HOA. Individual homeowners will be held responsible for the trimming and/or removal of trees planted at their condos. Planting a tree without HOA permission will result in a fine and/or removal of the tree at the individual homeowner's expense.
- The HOA Board has the sole discretion to determine whether or not a landscaping bed is in need of maintenance. If it determined that a landscaping bed at a condo is in need of maintenance, a warning will be issued, and the individual homeowner will have 15 days to have the landscaping bed properly maintained. If the bed is not properly maintained within 15 days, the HOA will have the bed maintained and bill the individual homeowner for doing so.