

December 14, 2014

Crossgates Home Owners Association

Rules and Regulations – Architectural Committee – Landscaping

Purpose: To provide the residents of Crossgates with a harmonious and aesthetic appearance within the community by regulating landscaping and trees that are or will be planted within the community of common open space and private lots.

Street trees:

Street trees that have been installed during the development of the community and are a requirement of the Land Development Plans approved by the municipality. In some instances, the species of tree is mandated by the Subdivision ordinances, while others were selected to meet this requirement and for aesthetic appearance.

The removal of street trees is prohibited unless the tree has become diseased or otherwise impaired which would cause a hazard of potential damage to structures or inhabitants.

In instances of diseased or hazardous street trees, the owner may have the tree removed provided that the owner plants another street tree of the same genus or an approved equal, subject to the Architectural Committee approval.

Landscaping:

Landscaping is installed around the foundation of houses to provide the owners with aesthetics that they prefer. An additional benefit is that lawn mowing equipment will be far enough away from the building so that it doesn't strike the building and cause damage.

Maintenance of landscaping is the sole responsibility of the home owner. This includes all plant material, landscape bedding and edging of the beds. Shrubbery should be trimmed and pruned on a regular basis to keep sidewalks accessible for the owner, keep the shrubs from interfering with lawn mowing equipment for those homes located within either Thorngate, Manor or South associations where lawn mowing is provided by the association for the owners. Overgrown shrubs and ornamental trees should be trimmed to avoid damage to the house or outdoor equipment (air conditioner, gas meter etc). Doing so will also help to avoid damage to the shrubs from snow and ice which may cause breakage of the stems or limbs. In addition, ornamental trees should be pruned to keep limbs from striking the side of the house or roof, thereby helping to eliminate damage to the house.

In the associations that provide lawn mowing, landscape beds should be designed to reduce the hand mowing or trimming. Doing so will reduce the amount of time for the lawn mowing contractor to provide this service, thereby helping to keep home owner association costs reduced.

Any changes to the landscaping require Architectural Committee approval. Approval is not required in instances of replacement of shrubs or ornamental landscape bed trees when the replacement is like for like, nor when planting perennials or annuals flowers and grasses within the confines of the existing landscape bed areas.

If an owner wishes to have lawn or yards features, such as rocks or island plants, they must be surrounded with a landscape bed that is sufficient for the lawn mowing contractor to maneuver riding equipment to perform the mowing.

There are drainage swales located around most houses, in some cases the swales are a requirement of the Land Development Plan to ensure proper drainage of storm water. No landscape beds or trees may be planted in these swales. Proper drainage of surface water is important to reduce pooling, dampness in buildings and washouts of landscape beds.