



Memorial Club Townhouses Association

LANDSCAPE DESIGN GUIDELINES

## **Purpose**

The Intent of the Landscape Design Guidelines is to maintain a visually appealing environment while preserving the Community property values. The standards established for design, style, materials, colors and location of site improvements, landscaping and signage are intended to accomplish this purpose. The process for reviewing proposed requests for improvement ensures that all projects developed are consistent in maintaining the common goal.

Landscape Improvements are under the purview of the Landscape Committee through its Chair, appointed by the President of the Memorial Club Townhouses Association. All landscape design and improvements for front lawns must be approved by the Landscape Committee. All requests must be submitted in writing and will be reviewed in the order in which they are received. Owners will receive a response in writing that the request has been either approved or denied. No owner may install landscaping without prior authorization.

The responsibility of the Landscape Committee shall be expanded to include control of all trees on the Project including but not limited to planting, removal, fertilizing, trimming and other care. The General Manager shall be responsible for implementation of the plan approved by the Landscape Committee and the Board.

## **Memorial Club Townhouses Landscape Maintenance Responsibility**

MCTA contracts with a landscape company to perform year around maintenance to include the following:

- Lawn mowing, edging, and blowing of debris during the growing season and as needed during the dormant season
- Periodic lawn fertilization, weed treatment, and insect control including fire ant control.
- Periodic weed control of bedding areas.
- Periodic pruning and shaping of shrubs
- Mulching
- Maintaining and trimming trees
- Replacing dead plants with like plants or other noninvasive Texas native or adapted landscape plants

## **Owner Landscape Maintenance Responsibility**

No Unit Owner may perform or allow to be performed any landscaping, planting, or gardening in any exterior portion of the front of their Unit without prior written authorization. Planting of trees on the back patio must also obtain written authorization.

**Alterations or construction of bedding areas (in the front of the home) is not permitted including:**

- Artificial plants may be used seasonally and removed within one week of the holiday passing. No artificial plants may be permanently installed in bedding areas
- No natural plants may be installed without written approval in the front or side beds
- No additional mulching or large or small rocks may be added without written approval
- No application of additional fertilizer or weed control products is permitted
- No vines or plants may be overgrown on exterior surfaces of the buildings, fences or walls
- No plants may be planted around trees
- No trees may be added

## **Plant Pots and Planter Boxes**

Owners and Residents may have plant pots or planter boxes that meet with these guidelines on front porches, patios, and carport areas.

- Plant pots or planter boxes may not be placed on sidewalks as this can cause issues for both mail/package delivery and the landscapers
- Pots or planter boxes must have healthy, live plantings
- Pots or planter boxes may not contain live vegetables or fruit, unless for ornamentation, in the front of your house. Potted vegetables should be on the home's patio.
- Pots or planter boxes must be maintained in good condition at all times - any broken pots must be removed from view

### **Hanging Objects**

- Owners and Residents may not place or hang any object in, on, from or above, or attached to any window, interior windowsill, balcony, patio or fence that detracts from the appearance of the property.
- An Owner and/or Resident may be required to remove any article from a window, door, patio, balcony or deck if in the sole and exclusive discretion of the Board the article is unsightly, offensive, or constitutes an annoyance.

### **Exterior Decorations/Yard Art/Signs**

The Association may affect the immediate removal of any sign or object which has not been approved in advance by the Board or otherwise violated the governing documents. This includes any sign guidelines promulgated by the Board, or which the Board deems inconsistent with property standards.

- Yard Art – yard art, flags, birdbaths, ornamental items etc. placed in the front or back of an Owner/Residents Townhome must be approved by the Landscape Committee.
- Signs – No sign of any kind may be erected, placed, or permitted to remain on a Townhome that is not consistent with the existing Sign Rules. Exceptions: school team spirit, security system and For Sale Signs located inside the dwelling.
- Holiday Decorations – Christmas and Chanukah decorations (outside the home) need to be taken down two weeks after the holiday. All other holiday decorations must be removed on or before the Sunday immediately following the holiday.

### **Exterior Structures**

Any additions, changes, or modifications must have received previous written approval before being implemented.

No temporary or permanent structure in the yard area or sidewalk (lawn furniture, bird baths, etc.) is permitted.

### **Exterior Lighting**

No lights of any kind may be installed on or in any exterior walls or surfaces of common area.

Solar Lights – No solar lights are permitted. Solar lights present a problem for the MCTA landscapers

Landscape equipment may damage solar lighting

Cutting and weeding around solar lights is more difficult, therefore more time consuming and costly.

### Tree Policy

Any trees planted on the property shall be considered from the following:

(1) <b>PREFERRED</b>	<b>(2) EXISTING</b>	
Willow	Ash	Pistache
Oaks - evergreen	Bradford Pear	Water Oak
Oaks-other	Lace Bark Elm	Willow Oak
Birch	Live Oak	White Oak
Maple	Maple	Eucalyptus
Aspen	Mulberry	Raintree
Elm	Overcup Oak	
Ash	Pine ( <b>No more</b> )	
	Red Bud	
	Red Oak	
	Sweet Gum	
	Tallow ( <b>no more</b> )	

- A. An arborist must evaluate and make proper recommendation on the removal of any Majestic tree
- B. Trees smaller than the 3” caliper may be removed at the discretion of the Landscape Committee Chairman working in conjunction with the General Manager.
- C. Any new trees planted shall be equal to or greater than 3” caliper and must be planted in a location as recommended by an arborist.
- D. The species of tree to be planted must also be recommended by the arborist to ensure proper viability of the trees health.