

Landscaping Guidelines for Residents Assuming Responsibility for Areas Adjacent to Their Units

The YV HOA board is responsible for maintaining community landscaping to a clean, neat, and safe standard. The board appreciates and encourages efforts made by residents who, at their own expense, wish to improve the appearance of landscaped areas adjacent to their units. Yet as such improvements are on community property, certain responsibilities and restrictions that are specified in this document apply.

How do I get permission to landscape around my unit?

Just email the landscaping committee at landscape@yosemitevillage.net, and describe the area you would like to develop. Just along your fence? Within 30 feet of your fence? The landscape committee will assist with any questions you may have that are not covered in this document, and make sure that our landscaping contractor, currently Integrity, knows to ignore the area you plan to develop.

What to plant?

You may plant anything that you believe will enhance the appearance and value of our community property, but keep in mind that as a community we are moving toward xeriscaping in the general landscaping. This means more rocks and more drought-tolerant and easy-care plants. Succulents, sedums, dianthus, grasses, and evergreens are common plants that qualify for this purpose. Keep in mind that such plants can survive in our climate with little attention and generally look good for most of the year, so they are easier and cheaper to maintain.

Use of the Existing Sprinkler System

Before planting, it's best to identify which areas the community-maintained sprinklers are covering, and plant accordingly. Sprinkler systems will not be modified or added to any planting you may add which is outside the existing sprinkler's coverage area. You will be responsible for making sure such plantings receive adequate water.

Statuary and Other Non-organic Enhancements or Decorations

Statues or other decorations, particularly if large and used as a focal point, are subject to taste and thus are discouraged on community grounds. While you are free to put anything you like inside your fence, please keep in mind that we live in an open community with no fences which allows access by anyone at any time. Should you place any statuary, pots, or other non-organic items in an area under your stewardship, you do so at your own risk. The association assumes no responsibility or liability of any kind for items you place in your garden area should they be stolen or damaged.

Consideration of Neighbors

Neighbors are likely to welcome improvements to the landscaping near their units. If you have any doubt about your immediate neighbors' feelings regarding the work you plan to do, please consult with them regarding your plans. Should a neighbor report that they feel your improvements have not added to but rather detracts from the value of the property, the landscape committee or the board will evaluate the claim and you may be asked to remove items deemed out of character with community standards.

Rights of Access

Plantings, pots and other improvements must be placed so that they do not impede the flow of foot traffic into, out of, or through the area. Many if not most residents enjoy walking the perimeter of the community, either alone or with their dogs, and the board is required by the CCR's of our community to keep it that way.

Assumption of All Landscaping Costs

Our landscaping company will be told to ignore any area for which you assume personal responsibility. The cost or labor involved in trimming, planting, watering, fertilizing, or disease or pest abatement and so on, becomes your responsibility alone. Fortunately, most residents who will take the board up on this offer enjoy gardening, so this should not be an issue.

Protection of Fences

To protect and extend the life of our fences, please make sure that you:

- **Maintain a buffer of 4-6 inches** between the fence and any plantings.
- **Do not pile dirt up against the fence.** Retained moisture will rot out the bottom of the fence prematurely if you do.
- **Vines are discouraged**, but if you use vines, please follow these guidelines:
 - **Do not allow vines to attach directly to the fence.** Use a trellis set away from the fence, and regularly detach tendrils that seek to attach to the fence or grow through the slots between planks.
 - **Keep in mind that repainting your fence every 3-5 years will help to prolong its life and maintain its attractiveness.** Plants that would prevent access to such maintenance may not be the best choice in the long run. Note that if you need to paint your fence, the construction committee (via Yakov) will provide the proper color paint, and only this color paint may be used. Currently, you must provide the labor.

Terms of Use

Gardening on community property is a long-term commitment, and you must be prepared for the seasonal work and expense required to keep any gardening project looking fresh and attractive. Should proper care cease and an area deteriorates to a level below community standards that could negatively impact property values for us all, the board will take the appropriate actions to re-establish control and responsibility for maintaining landscaping standards for said area.

Important: While the board welcomes the involvement of residents in improving the appearance of our common property, receiving permission from the board to improve an area near your unit in no way entitles you to the ownership of that area. That space remains community property at all times and the board may re-assert responsibility for the landscaping of that area should you leave Yosemite Village or relocate elsewhere within it.

If you have any further questions regarding your gardening efforts, please address them to: landscape@yosemitevillage.net.