

Landscape

When properly maintained, plants around the units enhance the community. Homeowners are permitted to add landscaping around their unit and the patio fence. This should not extend out more than three feet. (This 3' area is considered limited use common area)

The homeowner is tasked to maintain their landscaping themselves or hire someone to help.

The landscaper for Conner Creek can add your 3' area to their maintenance list at their current rate. The amount of maintenance work can be discussed and be billed to your monthly account.

• Homeowners should be aware that non-compliance for the items within this section may result in fees for the cost of returning the landscaping to grass for ease of mowing or fees to clean up the area added to the homeowner's account.

- New homeowners can choose to continue maintaining existing landscaping, or contact the HOA Board about returning it to common area
- The Association does not provide weed removal; weeds need to be pulled by the homeowner. Weeds that would be treated in the yards must be removed from the 3' limited common area. Weeds should not be allowed to grow beyond 12" high.
- Permanent changes are subject to External Modification Form approval. Any permanent change on the exterior of the unit requires approval due to the potential impact on future HOA budgeting and plans.
- Shrubs in the limited common area must be trimmed, replaced, or removed by the homeowner.
- Shrubs should be trimmed or cut to be no more than 6' so to be below the gutters to prevent dropping of leaves or damage to gutters.
- Plants in pots are permitted
- Bushes inside patio fences should be trimmed so as not to exceed 6' in height
- Trees are NOT allowed inside patio fences.
- Invasive species are not allowed.
- Edible plantings should be in pots on the patio or balcony. The landscape company will be using weed preventers and herbicides not verified for human consumption. These could easily blow onto edible plants on ground level during application.
- To prevent damage to the siding and fences nothing should be growing within 12" of the structures.

- Before planting research your choices to know the expected height and width of the mature plant or shrub. Feel free to reach out to the board for advice or help.
- Per the declarations, homeowners are required to maintain their landscaped 3' limited common use area. The following will be considered a violation due to lack of maintenance.
 - More than 50% of the area is infested with weeds
 - Weeds over 12" tall
 - Anything over 6' tall
 - Invasive species identified by the state of Indiana (two examples: Mulberries and Burning Bushes)
 - Plants against the structures (siding, fences, stone walls)