

The Board of Administration of the Woodmere Townhomes Association establishes the following policy regarding landscaping greenery, including shrubbery and trees, located in the common areas along the fronts and sides of the residential units and garages:

Individual dead and damaged shrubs, such as boxwoods and taxus, will be replaced by the Association at the Association's expense through its preferred landscape contractor after determining by the Board, in consultation with the contractor, that the plant is not viable, or is not expected to recover and grow in a normal fashion within the current growing season.

Such replacement will consist of removing the non-viable plant(s), preparing of the site including any soil amendments, and replanting of the same variety of greenery of the smallest (basic) commercially available size, regardless of the size of adjacent plants.

When sections of contiguous plantings or hedges are determined to be non-viable, entire affected sections may be removed and replaced with multiple plants of basic size and of the same variety.

Owners of the affected residents wishing to modify the Woodmere complex's standard planting policy, such as replanting a larger-than-basic-size plant, shall submit a relevant Architectural Improvement Application to the Board for consideration. Upon Board approval of the application, the owners may arrange for licensed, insured landscaping contractors of their choice to perform the replacement work at the owner's expense.

In instances where the owners of the residences adjacent to standard viable plantings and shrubbery wish to remove/replace these elements, and who have submitted a relevant Architectural Improvement Application and have received board approval of said application, the board may at its discretion contract for removal of the existing elements, providing that the owners agree to install the new approved plantings/elements at their own expense.

Following any board-approved landscaping replacement by owners, ongoing maintenance trimming will be the responsibility of the Association to be performed in the same manner—and on the same schedule—as for the Association's other common-area plantings, unless the owner's Architectural Improvement Application has specified an alternate arrangement to be performed at their own expense.