

West View HOA

Yard and Park Strips Rules & Regulations

Highlighting Points:

- Landscaping on front yard must be complete within 1 year
- Landscaping on back yard must be complete within 2 years
- Yards must be maintained by the homeowner
 - Mowing is owner's responsibility
 - Weeds are an especial concern of the board
 - Public trail on lot 14 is NOT the owner's responsibility – it is the HOA's responsibility
- I think there is a strip of grass in between the sidewalk and the street. This is referred to as the "park strip" and it is also the owner's responsibility – especially watering the trees on it.

Email Reminder (sent on April 17):

Yard Maintenance:

As a reminder, Section 4.2 of the CC&Rs outlines the landscaping requirements for the community. Front yard landscaping and park strips must be completed within one year of obtaining a certificate of occupancy or substantial completion of your dwelling, whichever is earlier. Backyard landscaping must be completed within two years under the same conditions. Please make sure your yards are in and maintained, including keeping weeds under control to avoid any violations of the city ordinance regarding weeds.

Tree Care:

Additionally, we want to remind you to regularly water the trees in the park strip. This is crucial to keep our community looking beautiful. If a tree dies, it will need to be replaced with the same species, specifically Japanese Silk Lilac or Honeylocust (on 400 E). Your cooperation is greatly appreciated in maintaining the aesthetics and health of the community.

CCRs

"4.2 Landscape Installation. The landscaping located on a front yard of a Lot must be installed and completed within one year of the time a certificate of occupancy is obtained or within one year of the time a Dwelling is substantially completed, whichever is earlier. The six (6) month requirement may be extended during periods of inclement weather, but for no longer than three (3) additional months. The landscaping located on a back yard of a Lot must be installed and completed within two years of the time a certificate of occupancy is obtained or within two year of the time a Dwelling is substantially completed, whichever is earlier."