

Legends at North Park HOA Master Landscaping Plan

Summer 2025

The purpose of this plan is to protect the overall economic and aesthetic value of the development.

The CC&Rs identify the responsibilities of the Architectural & Landscaping Committee (hereafter referred to as “the committee”). The Board of Directors may function in that role themselves or appoint a committee that would serve under their direction and approval. Currently, the Board of Directors is serving as the committee.

1. All landscaping shall conform to the directions, specifications and limitations regarding landscaping as they appear in the CC&Rs.
2. It is the intention of this plan to avoid problems which could arise, correct existing problems, and be mindful of HOA costs.
3. It is of utmost importance that owners recognize that they cannot make any exterior architectural/landscaping additions or changes without approval from the committee—with a written request. Procedure: The written request should include complete plans and specifications (a description, a diagram with measurements, photos if applicable, and the name of the person or business that would be doing the job). Requests must be considered by the entire committee (not just by one member) and approved by a majority. Decisions by the committee will be guided by the CC&Rs, impact on maintenance, neighbors, etc., and will be documented in writing and returned to the owner within 30 days of the request.
4. Owners are responsible for all landscaping maintenance/expenses on their own lot, except for the mowing & other common contracted services. Other owner responsibilities would include pruning of trees & maintaining designated planting areas around the house & at the base of the trees, and additional spraying of weeds or for insects.
5. Landscaping shall be similar from lot to lot, but does not need to be identical or uniform. The homes in the development are similar, but not identical. Landscaping should reflect this same value. Xeriscaping is not permitted on lots except in designated planting areas & tree bases. Each lot will have grassy areas.

6. Trees on private lots that conform to the landscaping plan or other landscape elements removed need not be replaced. If not replaced, they should be returned to sod. Owners desiring to plant or replace a tree will be referred to the lists of suggested trees for this community that were compiled by professionals.

7. Items planted should take into consideration the future effect on adjoining properties. No trees will be planted between houses. Trees & bushes or other plants should be trimmed so they don't hang out into the grass in order to not interfere with the mowing.

8. The committee can identify landscaping elements on private lots that must be removed. Reasons could include safety, maintenance, expense, overcrowding, aesthetic (view), nuisance to other owners, etc. These elements would be removed at the owner's expense, per the CC&Rs.

9. The committee is responsible to monitor all landscaping elements, changes and maintenance in the **common areas**. They will work together with the maintenance committee. No planting of any kind on common areas shall be done without the approval of the committee.

10. Any situations identified by the committee requiring mediation will be referred to North HOA to communicate with the owner.

Notes to consider:

Due to some landscaping misunderstandings during the early development of the PUD, some trees & shrubs were planted that were not in conformity with the Landscape Master Plan. These violations have been given **temporary exemption** by the Board, but only for the current owner, and only if they don't become a problem. When ownership of a lot is going to change, the **temporary exemption expires** and the property will be brought into compliance with the CCRs either by the seller or the buyer. It is imperative that the buyer be notified before the sale. If these violations become a problem, they will be dealt with by the current owner.

This document may be adjusted by the committee as needs arise and any adjustments will be shared with the community.