

Hamilton Place HOA

Landscape Committee Standards

The following standards are intended to supplement existing HOA Rules and Regulations and the Declaration in the Offering Plan documents. Owners should read and understand these documents prior to proceeding with any request for a Landscape Variance.

1. The Association is responsible for maintaining lawns, trees, plants, and shrubs planted by the builder or by the Association along the fronts of the units, the walkways and in the common areas.
2. The contractor hired to perform landscaping services is responsible for the healthy condition and appearance of all Association landscaping. In general, homeowners are not permitted to trim or prune Association shrubs or trees. Existing beds may not be altered or extended. Homeowners wishing to trim or prune shrubs adjacent to their own unit must request an exception from the Board prior to doing so.
3. Homeowners are not permitted to use a lawn mower to cut any grass within the Association property.
4. A variance is required for all landscaping additions such as flower beds, plants and shrubs. A variance form must be submitted to Woodbridge, reviewed by the Landscape committee, and approved by the Board prior to making any changes to the exterior of your home. The Landscape Committee will review each variance for compliance to established standards and will forward all variances to the Board for final approval.
5. The Association reserves the right to reject any plantings that are not in keeping with the overall design and style that characterizes the area.
6. Homeowners may plant in areas immediately adjacent to their deck, side or back wall. Plants / beds shall not encroach upon neighboring property or common areas. Gardens should not extend more than 36" from dwelling or deck. Plantings and garden beds should not interfere with lawn maintenance in any way.
7. Gardens must be established in a manner consistent with builder installed plantings to include borders of black plastic edging and topped with black mulch or garden stones.
8. The Association shall not be responsible for maintaining plants and shrubs planted by Homeowners.
9. Plantings requiring trellises or attachment to unit or deck walls are prohibited.
10. Planting of vegetables is not permitted because they attract unwanted animals.
11. Homeowners are allowed a total of 4 containers (pots) for flowers in the front of their units and along the walkways. No containers are allowed in lawn areas that interfere with lawn maintenance. A variance is not required for containerized plants.
12. Homeowners are allowed a total of 3 decorative/ornamental items in front of their units to include garden flags, bird baths, garden sculptures and similar items. A variance is not required for these items.