

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 the Association within the Community.
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.
3. Homeowners are required to submit a Variance Request for all additions or modifications to the landscaping around their homes. The variance form must be submitted to Woodbridge, reviewed by the Landscape Committee, and approved by the Board of Directors prior to making any changes.
4. The Variance Request should include a diagram showing the location, design and dimensions of beds as well as the type and placement of the proposed plantings. The Association reserves the right to reject any beds or plantings that are not in keeping with the overall design and style that characterizes the area.
5. Homeowners may plant in areas immediately adjacent to their deck, side or back wall. Beds may not extend beyond the property lot lines. A survey map is required to confirm the location of lot lines. Plantings and garden beds should not interfere with lawn maintenance in any way.
6. Gardens must be established in a manner consistent with builder installed beds to include borders of black plastic edging and topped with black mulch or garden stones of the same type, size and color.
7. Homeowners shall be solely responsible for maintaining, weeding and pruning all garden beds and plantings installed by the homeowners themselves or their contractor.
8. Homeowners are not permitted to use a lawn mower anywhere within Hamilton Place.
9. Plantings requiring trellises or attachment to unit or deck walls are prohibited.
10. Planting vegetables or herbs in gardens 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 to include garden flags, bird baths, garden sculptures and similar items. A variance is not required for these items.