

SKYBROOK RIDGE TOWNHOMES COMMUNITY ASSOCIATION  
RULES & REGULATIONS  
LANDSCAPE CONTROL  
ADOPTED BY THE BOARD OF DIRECTORS SEPTEMBER 13, 2017

In accordance with Skybrook Ridge Declaration of Covenants, Conditions and Restrictions, Article IX – Use Restrictions: Section One – Rules and Regulations, the following procedure has been adopted:

This rule applies to all owners (whether resident or non-resident) and tenants residing in Skybrook Ridge. Generally speaking, the trees, shrubs and plant material in the Skybrook Ridge Townhome Community have been purchased and are cared for, by the Board of Directors or its subcontractors. Owners nor tenants are not expected to maintain this landscaping material except in special circumstances as discussed below. Maintenance requests should be forwarded to the Property Manager, Janis Alsop ([janis@keycmi.com](mailto:janis@keycmi.com)).

No owner or tenant may tamper, cut, trim, remove, replace, fertilize any plant material or enlarge landscaping area. No owner or tenant will request “extra” service, provide direction to landscaping vendor (or employees), or issue a complaint, threat or warning directly to a vendor.

Homeowners may choose, at their expense, to place additional landscaping material in their own yard spaces, provided that they do so in strict conformance with the following guidelines:

- Placement of such landscaping material must conform to:
  - The guidelines in this document
  - The Skybrook Ridge flower planting guidelines (Architectural Control R&R, Section 5 (flowers))
  - The approved Huntersville Tree Listing
- The varieties or species of trees and shrubs are restricted to those already planted in the Community unless authorized, in writing, by the Board of Directors.
- Trees and shrubs must be placed in the owners’ yard area only. Owners may not place trees or shrubs in the common open space.

- Shrubs are to be planted in prepared mulched beds only. No plant material may be added to ANY lot in which grass is currently planted. Planting beds may not be enlarged or new beds created without approval of the Board of Directors.
- The planting, care and maintenance of any tree or shrub installed by owners will, and remain, the sole responsibility of the owner who occupies that home, in perpetuity. Trees or shrubs installed by owners must be maintained so that they remain healthy, attractive, and do not obstruct access to sidewalks, entrances, driveways, windows, mailboxes, or lighting in common areas of the residences. Any shrub that is not properly maintained will be removed by the Board of Directors at the owner's expense.
- Shrubs must be selected and placed so they pose no damage-risk to public property, neighbors' property, or common property of the Community, such as, but not limited to, siding, fences, irrigation systems, windows, roofs, decks, grass, existing landscaping material, faucets, patios, retaining walls, walkways and mailboxes. Owners will be held financially responsible for the removal of any landscaping material planted in violation of this guideline as well as any damage to these items caused.

A violation of any part of this rule will result in a hearing, possible fine and invoice for damages that result in replacement or repair of landscaping material.