

WILSHYRE VILLAGE LANDSCAPE GUIDELINES

Revised: August 2022
Effective January 1, 2023

SECTION ONE: TREE MAINTENANCE AND REPLACEMENT

1. The Association is responsible for maintaining and selectively replacing trees in the Common Areas of the Village. Common Areas consist of Island Area, Mailbox Area, Walking Path Area, both Entrance Sign Areas, Basin along Broad St. and Basin along the Emergency Exit Path.
2. The Association is responsible for maintaining and selectively replacing Street Trees. These trees are located on Owner Property along Broad St., Wilshyre Way and Yorkshire Way.
3. If the Association pays for replacement of a Street Tree, property owner will be asked to adequately water the new tree.
4. The Association is responsible for maintaining Border Trees. These trees are located at the rear of Owner Properties along the boundary lines, and along the side boundary lines of some end units. Owner is responsible for replacement, if they desire, and maintaining any new tree in this category.
5. The Association is responsible for maintaining Ornamental and Flowering Trees that are on Owner Property in front, back, side and/or between end units. Owner is responsible for replacement, if they desire, and for maintaining any new tree in this category.
6. If a Homeowner wants to plant an additional tree on Common Ground or on Owner Property, Homeowner is responsible for all costs to install and for all costs to maintain the tree.

SECTION TWO: SHRUBBERY PRUNING AND REPLACEMENT

1. The Association is responsible for maintaining and selectively replacing shrubbery in the Common Areas.
2. The Association is responsible for pruning shrubbery for owners (except for additional landscaping as stated in Section Six)
3. If a Homeowner does not want a shrub pruned, they need to mark the shrub. Tape is provided at the mailboxes in advance of any scheduled pruning.
4. Owner is responsible for replacement of existing shrubbery on their property. A list of Association approved shrubs is located on website (www.wilshyrevillage.org). If an owner would like something other than what is on the list, just add selections to modification form and submit to the Architectural Committee. If needed, the Architectural Committee will ask for input from the Landscape Committee.
5. On Website Document Page...Owner can find Amendment #1 to Rules and Regulations Document. This Amendment is dated 2005, and refers to Landscaping Shrub Standards.

SECTION THREE: LAWN CUTTING, WEEDING AND MULCHING

1. The Association is responsible for all lawn mowing and trimming in Common Areas and on Owner Property.
2. The Association will weed and mulch Common Areas, except for Evergreen Trees.
3. The Association will weed and mulch Owner Property in front and on sides of end units, up to back corner.

4. The Association will weed and mulch around trees and shrubs along rear of Owner Property, except for Evergreen Trees.

SECTION FOUR: LANDSCAPING BEDS ATTACHED TO BACK OF UNITS

1. Owner is responsible for installing and maintaining all beds attached to back of units. These beds include behind sun rooms, a/c area, patios and garden areas.

SECTION FIVE: COST OPTIONS FOR MULCHING

1. Mulching for any area not covered by the Association will be the responsibility of the homeowner. Homeowners may do it themselves or get a landscaper of their choice.

SECTION SIX: ADDITIONAL LANDSCAPING AND/OR TREES

1. Owner is responsible for costs to install (except as noted in Section 1 above) any additional landscaping they may want on or near their property. This would include additional trees, extending beds to rear corner on side units, and for additional privacy landscaping.

SECTION SEVEN: CHEMICAL TREATMENTS FOR LAWN AND TREES

1. The Landscape Committee will review chemical treatment care at the beginning of each year in order to present options for owners. Owner concerns will be considered, and input from all residents is welcomed and valuable.

SECTION EIGHT: MODIFICATION FORMS FOR LANDSCAPING

1. Homeowner is required to submit a Modification Form to the Architectural Committee for any changes, replacements, and/or additions they may want for Exterior Landscaping on or near their property.

Forms and Instructions can be found on the web-site. If you have any questions concerning this form, contact the Architectural Committee. Current members are listed on the web-site.

The Landscape Committee

Kandace Pugh, Joe Pfleger, Frank Pugh, Tim Quinn, Tracy Rice and Tom Sugden.