



**DC Ranch Association
Policy 303
Common Area Landscape Maintenance Guidelines**

Policy 303

Date of Adoption: February 3, 2020

Effective Date: February 4, 2020

Last Revised:

303.1 Purpose: The purpose of this document is intended to define the general responsibilities of the landscape maintenance program as well as provide insight into the required procedures and practices necessary to maintain the community's common area landscape at a level consistent with the DC Ranch Brand.

303.2 Scope: This policy provides direction regarding the community's expectations for maintaining the landscaping in common areas. Landscaping requirements for owners' properties are addressed in the Community Standards for Landscape.

303.3 Responsibility/Authority: The Ranch Association Board of Directors.

303.4 Introduction: The Association's mission statement is as follows: To serve all DC Ranch Stakeholders through the professional management and protection of the community's fiscal and environmental assets. DC Ranch Association delivers high quality and consistent operations, landscape, maintenance and security services with an emphasis on customer care and open communication that result in sustained property values and exceptional quality of life.

303.5 Quality of Common Area Landscaping:

303.5.a The landscape maintenance of all common areas shall conform to the DC Ranch Association Landscape Maintenance Guidelines.

303.5.b Park areas shall be maintained in a manner so that they never appear unkept.

303.5.c All common area trees shall be replaced when they die or when they are removed. The common area tree count shall always be maintained and remain constant from year to year.

303.5.d Certain aspects within selected areas of the landscape are not intended to be thoroughly manicured or "picture perfect" at all times. Instead, they should exemplify the irregular and unique natural beauty of the landscape, including the imperfections that give the natural environment its "character."

303.6 Conformance to Approved Designs:

303.6.a The landscaping of common areas will conform to the spirit of the original design or to the design most recently approved by the Covenant Commission.

303.6.b Design Changes: All landscape design changes shall be approved by the Covenant Commission.

303.7 Maintenance to Quality Standards:

303.7.a The landscaping of all common areas will adhere to the most recently approved landscaping maintenance guidelines attached as Exhibit 1 to this policy.

303.7.b The landscaping maintenance guidelines may be updated from time to time with the approval of the Executive Director and the BOD.

303.8 Annual Inspections:

303.8.a Annual inspections of all park areas and other than common areas designated as NAOS and NOS will be conducted to assess the level of maintenance in accordance with the Landscape Maintenance Guidelines.

303.8.b The Executive Director of the DC Ranch Association will be responsible for scheduling the inspections.

303.8.c The Executive Director and Landscape Manager will review the results of the inspections and develop correction plans, when necessary.

Approved By: _____

Board Secretary

Date _____

2/13/2020

Effective Date: _____

2/4/2020