

The Barringtons At Wedgewood

Villa Condominium Association

LANDSCAPING RESPONSIBILITIES

Due to the ever increasing cost of maintaining the lawns and landscaping of the Common Area of the Barringtons which in some instances seem to overlap into the homeowner care area the following is a clarification of the Association and Individual Owners responsibility respectively.

The Association is responsible to maintain all Common Areas including shrubs, trees and lawns planted by the Association.

Common Area is defined in the Declaration filed November 24, 1997, Article VI, Section 1, Page 6 as all areas of the community with the exception of those areas specifically denoted as Limited Common Area.

Limited Common Area is defined in Article VI, Section 2, Page 6

Individual patio area – soil/plantings areas around the same

Exterior walkways

Driveway/Parking Spaces serving only the home – soil/plantings areas around the same

Exterior residence front entry area - soil/plantings

Areas reserved for the exclusive use of the residence.

Owners are responsible to maintain all shrubs and trees in their designated areas as stated above. These trees and shrubs were planted by owners (or previous owners) which choice of plants and lay-outs were approved by the Association prior to installation. The only care the Association provides in late spring and early fall in regard to the plantings is the pruning of

shrubs (not including exotic and special bushes) for the current year's growth and spraying for invasive insects and disease control. It is the owner's responsibility to continue to maintain their landscape/shrubs during the months after the Association provided the pruning. Any overgrown shrubs/bushes more than 4 ft. tall need to be trimmed back at the owner's expense and they should not cover/grow into window areas, front entrances or back deck/patios. Trees should be trimmed to below the roof line of the home, never intrude another property, hang over driveways or obstruct the access between residences. These are the owner's responsibility. Furthermore the Association will mulch within five feet of the home, around the respective mailboxes, around trees planted by owners and the area between homes.

Owners who wish to remove/replace bushes and trees with a different kind or change their landscape design need to go through the approval process. The "approval form" can be found on the Barrington's website, will need to be filled out and forwarded to VGL, the Management Company. Once received the request is presented to the Board for approval/acceptance.

New owners or interested buyers are encouraged to familiarize themselves with the before mentioned and not rely on verbal assurances that the Association takes care of all the landscaping needs.

For help with maintaining trees or overgrown shrubs the following vendors are familiar with the Barringtons:

Trees Are My Business

Joseph Tree Service

Russell Tree Experts

The Davey Tree Expert Company

9-22-20