

Orchard Lane Terrace H.O.A.

Architectural Committee

July 23, 1999.

Recently Orchard Lane Terrace H.O.A. has debated whether or not homeowners should be allowed to place clinging plants or vines on the patio arbor work.

Since the arbor is considered a homeowner responsibility, and the H.O.A is responsible for the painting of the arbor the Architectural Committee wishes to recognize the concerns of the H.O.A. as well as the desires of the homeowner.

As a result of the debate it is felt that the desires of the homeowner should prevail so long as the following guidelines are met by the homeowner;

Plants and vines:

- *All plants or clinging vines must be kept trimmed so as to not touch the fence, and be trimmed 4" away from all other portions of the building structure that is maintained by the H.O.A.*
- *No trellis work shall be installed to the arbor posts which may be seen from outside of the fenceline.*
- *All plants/ vines are the sole responsibility of the homeowner and shall have a reasonably active and pruned appearance (living, and not overgrown).*

In the event the H.O.A. needs to paint the arbor, it shall be the homeowner's responsibility to remove all foliage and related items for work to be done. If the homeowner fails to remove the foliage, and it is necessary for a vendor to remove the plants, then the homeowner shall be assessed the amount it costs for the removal. Any re-planting shall also be at the homeowners prerogative and expense

The homeowner needs to be aware that maintaining plants on the arbor will cause the wood of the arbor to rot faster than wood that is open to the air. It is the responsibility of the homeowner to maintain the structural integrity of the arbor and repair it as needed.