

THUNDER RIDGE CONDO COMMITTEE
LAWN MAINTENANCE and LANDSCAPING
“GENERAL POLICY”
[REVISED 4/15/2025]

- **LAWNS**

- **New Construction**

- The initial sodding and/or seeding of new lawns shall be the responsibility of the General Builder
 - Water required to root and/or establish the initial sodding and/or seeding of new lawns shall be supplied by the Unit Owner

- **Established Lawns**

- The Condo Committee shall be responsible for lawn maintenance as follows:
 - Mowing and trimming throughout the growing season
 - [1] Early spring fertilizer and/or weed control application
 - [1] Late spring fertilizer and/or weed control application
 - [1] Summer fertilizer and/or weed control application
 - [1] Fall fertilizer and/or weed control application.
 - Lawn maintenance for established lawns, over and above the line items listed above, shall be the responsibility of the Unit Owner; to include all watering.

- **TREES**

- **New Construction**

- The furnishing and planting of [1] tree in the front green space of each new Condo Unit shall be the responsibility of the General Builder
 - If the tree furnished and planted in the front green space of each new Condo Unit fails to survive for 1-year from the date planted, responsibility for removing and replacing the tree shall be a warranty issue between the General Builder and Condo Unit Owner
 - Water required to root and establish the tree furnished and planted in the front green space by the General Builder shall be the responsibility of the Unit Owner

- **Tree[s] Added at Unit Owners Option**

- Trees added over and above those listed in the line items above are required to be approved by the Condo Committee prior to planting
 - Procedure:

- Submit a written request with a brief explanation of what you're proposing, species of tree[s], along with a sketch showing the locations in relation to your residence and/or outlying landmarks
- The Committee will review the request and one or more Committee Members will do an on-site visit to physically view the site and tree location[s]
- Shortly thereafter the Committee will either approve the request, approve the request with specific qualifications, or deny the request.
- If approved, all costs associated with the added tree[s] shall be the responsibility of the Unit Owner making the request.
- If approved, it is the responsibility of the Unit Owner making the request to inform the local utilities of the proposed plantings, follow utility rules and regulations, meet utility clearances, and notify Diggers Hot Line prior to starting.
- If approved, it is the responsibility of the Unit Owner making the request to restore adjoining green space to original condition and remove and dispose of all spoils.
- If approved, the Unit Owner shall be responsible for watering, maintaining, trimming, removing, and/or replacing all added trees

○ **Established Tree [Maintenance]**

- The Condo Committee shall be responsible for [1] tree in the front green space of Condo Units as follows:
 - Trim tree on an as needed bases; remove and dispose of spoils
 - Remove a dead tree; remove and dispose of spoils
 - Furnish and plant a new tree equal in size to the original planting
 - Tree species is negotiable but shall be approved by the Condo Committee prior to planting.
 - Water required to root and sustain the new tree shall be the responsibility of the Unit Owner
 - If the replacement tree dies due to lack of water, the Unit Owner is responsible for all costs associated with removal, disposal, acquiring a new tree, planting, and yard restoration.

○ **Developer Planted Trees**

- The Condo Committee shall take identified responsibility for **existing trees, planted by the developer**, in the side green space and rear green space of Condo Units on a **case-by-case basis** as follows:
 - Trim trees on an as needed bases; remove and disposal of spoils
 - Remove dead trees; grind stumps to grade, and remove and dispose of spoils
 - Add dirt, level to match existing grade, seed, and fertilize
 - Water required to root grass seed and promote growth shall be the responsibility of the Unit Owner

- If the new grass seed dies due to lack of water, the Unit Owner is responsible for all costs associated with yard restoration.

- **SHRUBS**

- **New Construction**

- The planting of shrubs in the front green space of each Owner Unit shall be the responsibility of the General Builder
 - If the shrubs furnished and planted in the front green space of each new Condo Unit fail to survive for 1-year from the date planted, the responsibility for removing and replacing the shrub shall be a warranty issue between the General Builder and Condo Unit Owner
 - Water required to root and establish shrubs furnished and planted by the General Builder shall be the responsibility of the Unit Owner

- **Shrubs Added at Unit Owners Option**

- Shrubs added over and above those listed in the line items above are required to be approved by the Condo Committee prior to planting
 - Procedure:
 - Submit a written request with a brief explanation of what you're proposing, species of shrubs, along with a sketch showing the locations in relation to your residence and/or outlying landmarks
 - The Committee will review the request and one or more Committee Members will do an on-site visit to physically view the site and shrub location[s]
 - Shortly thereafter the Committee will either approve the request, approve the request with specific qualifications, or deny the request.
 - If approved, all costs associated with the added shrubs shall be the responsibility of the Unit Owner making the request.
 - The means and method of watering new plantings shall be the responsibility of the Unit Owner
 - If approved, it is the responsibility of the Unit Owner making the request to inform the local utilities of the proposed plantings, follow utility rules and regulations, meet utility clearances, and notify Diggers Hot Line prior to starting.
 - If approved, it is the responsibility of the Unit Owner making the request to restore adjoining green space to original condition and remove and dispose of all spoils.
 - If approved, the Unit Owner shall be responsible for removing and/or replacing dead shrubs in a timely manner.

- **Established Shrubs [Maintenance]**

- The Condo Committee shall be responsible for shrub maintenance as follows:

- Trim and/or cut back shrubs in the front green space, side green space [if applicable], and rear green space [if applicable] of Owner Units as needed each fall; remove and dispose of spoils
- Remove dead shrub[s] located in the front green space of Owner Units; remove and dispose of spoils
- Replace and plant new shrub[s] in the front green space of Owner Units equal in size and species to the original planting
- Water required to root and sustain the new planting shall be the responsibility of the Unit Owner
- If the replacement shrubs die due to lack of water, the Unit Owner is responsible for all costs associated with shrub replacement

○ **Unit Owner Option to Self-Perform Shrub Maintenance**

- Unit Owners have the option to self-perform shrub maintenance for their unit
 - Unit Owner agrees to **notify the Lawn Maintenance and Landscaping Committee Member** of your intention to self-perform shrub maintenance
 - After receiving notification, the Lawn Maintenance and Landscaping Committee Member shall inform the company contracted for overall shrub maintenance to bypass your Unit
 - The option to self-perform shall remain in effect until the Unit Owner informs the Lawn Maintenance and Landscaping Committee Member otherwise
 - There shall be **no deduct or reimbursement** of association fees if a Unit Owner chooses to self-perform shrub maintenance specific to their unit.