

## Villas of Barrington Shrubbery/Landscaping Guidelines

These guidelines establish the Villas of Barrington Condominium Association (the “Association”) and individual Homeowner responsibilities for the maintenance and replacement of shrubbery and other landscaping in the Villas of Barrington.

Association: The Association will provide general maintenance of the landscaped areas, to include mulching, trimming, pruning, weed control, leaf removal and other activities that are approved and budgeted for by the Board of Directors. The Villas Lawn Care Committee oversees the completion of these activities by a Board-approved contractor. The Association will replace trees or shrubs originally planted in the mulched areas in front of the Units by the developer *only* if such trees or shrubs die due to disease, natural disaster, or other life-limiting factors.

Trees located in these areas will be pruned as required to ensure that they do not touch the Unit’s guttering, windows or other exterior surfaces, and do not overhang Unit walkways or driveways. This will assure maintenance personnel an unimpeded access to the Unit’s exterior, reduce or eliminate the potential for blowing leaves to clog the Unit’s guttering, prevent tree branches from damaging roofs and window sills, and improve the overall appearance of the Unit’s exterior.

Homeowners may provide input to the selection of replacement shrubs, plants or trees that have died, using the following criteria: 1) Costs will not exceed that of “standard” replacements, unless the Homeowner pays the additional costs; 2) Locally available and suitable for growth and survival in this area; 3) Compatible with overall

landscaping design of the development; and 4) Do not require additional maintenance beyond that which is being replaced.

Homeowners: Shrubbery in front of the Units belongs to the Homeowner. Homeowners may remove or replace any existing shrubs *or trees* at their own expense provided they submit a written request to the Architectural Committee and receive approval from the Board of Directors. Any Homeowner replaced trees will be subjected to the same Association mandated pruning requirements outlined above. In general, shrubs used in the landscaped areas in front of the Units may include: Convexta Holly (curved cup leaf); Otto Luken Laurel; Burford Holly Dwarf; Nandina (fire) Dwarf; Golden Globe Arborvitae; Chinese Holly; and Golden Mop Cypress. Previously planted Compacta Hollies have been phased out due to their higher mortality and subsequent replacement costs.

Homeowners may develop additional landscaped areas at their own expense with approval of the Architectural Committee and the Board of Directors. Such approved additions will be the Homeowner's responsibility to maintain and care for. Any additions made without approval will not be permitted to remain.

Flowers or other decorative plants may be planted in the mulched areas without approval provided they are compatible with the overall landscaping and do not present a nuisance or hindrance to lawn maintenance contractors. "Monkey grass," if included, must be of the non-spreading variegated variety.

In the interest of efficiency, compliance, and harmony, Homeowners are encouraged to always consult the Lawn Care Committee prior to initiating any plan to alter an area surrounding their Unit. This will prevent misunderstandings, costly mistakes, or unintended consequences for all concerned.

This issue of the Guidelines supersedes the previous issue, dated August 27, 2007, and is effective immediately.

The Board of Directors

July 27, 2015