

06.28.2023

SPINNAKER RIDGE COMMUNITY ASSOCIATION  
ARCHITECTURAL COMMITTEE

## **V. LANDSCAPE GUIDELINES**

The Spinnaker Ridge Community Association (SRCA) is responsible for managing “Common Property” (property owned by the Association for the common use and enjoyment of the homeowners) and for setting landscape standards and character for the entire community.

The Architecture Committee (AC) created the Landscape Manager (LM) position with the approval from the Board of Trustees (BOT) to manage the landscape contract, and irrigation systems. In furtherance of that goal, the BOT developed these guidelines to: 1) guide the Landscape Manager as that person performs their duties and 2) guide homeowners as they maintain the landscape of their own property.

(Responsibility for review of all of the following remains with the Architecture Committee (AC) and the Board of Trustees (BOT))

### **Spinnaker Ridge Community Association (SRCA) Landscape Responsibilities:**

- **Lawns:**

SRCA mows and cares for all lawns, including lawns on private property, if accessible.

- **Trees and Shrubs:**

SRCA abides by a letter of agreement on file with the City of Gig Harbor regarding guidelines for trees.

Original trees planted on SRCA property at the time of development need city permitting to be removed.

SRCA trims or removes trees on common property to maintain the health of the tree, for reasons of safety, or structural damage. Removal of damaged, diseased or otherwise unsafe trees must be approved by the BOT.

08.17.2020 - Shrub and Tree Height Restrictions

Resolutions and guidelines pertaining to the height of SRCA community trees and shrubs: current and future trees and shrubs should be governed to a height

no higher than gutter lines of residences located near them. Future AC approvals will rest upon this additional guideline.

Trees may not be removed for the purpose of improving views.

SRCA prunes and trims all privacy hedges along perimeter fence lines provided the hedges were planted by the SRCA.

SRCA Trims shrubs on the common area.

- **Controlling weeds on common grounds** will follow commercial standards.
- **Landscape debris:** SRCA cleans and clears grass clippings, twigs, limbs, etc. This will be done weekly by the contractor as part of lawn mowing in coordination with the LM.
- **SRCA maintains a long-range plan** to create a continuity of design throughout the Association's common grounds. This project addresses design budget, has a multi-year scope, and is subject to approval by the AC and the BOT.
- **SRCA maintains a long term contract** with the landscape maintenance company.
- **The BOT is the single point of contact concerning issues** or disputes with neighbors outside of the Spinnaker Ridge perimeter fence line. Spinnaker Ridge residents should present concerns in writing to the BOT.
- **SRCA Reviews all initiatives related to landscape, irrigation or drainage.** Authority to commit new resources to address these initiatives remains with the BOT.

## **Spinnaker Ridge Community Homeowner Landscape Responsibilities:**

In the spirit of maintaining the overall beauty and integrity of Spinnaker Ridge, the Board of Trustees encourages homeowners to enjoy their private grounds while respecting their neighbors' privacy and property values and to call upon good common sense throughout the process. Please adhere to the guidelines below:

- **Homeowners intending to make significant landscape changes must submit a LANDSCAPE IMPROVEMENT REQUEST FORM to the AC for approval. (See III. Above)**
- **Homeowners wishing to add new trees, plants, shrubs and/or landscape features to the common grounds near their home must submit a LANDSCAPE IMPROVEMENT REQUEST FORM to the AC for consideration.**
- **Planted areas in front of homes adjacent to walkways and driveways are the homeowner's responsibility.** Most of these planted areas are part common grounds and part private property. These areas have been traditionally maintained by homeowners and are not included in the Spinnaker Ridge Landscape Contract. Homeowners may not be satisfied with the standard common area level of maintenance and prefer to maintain these planted areas to their own standards. Including this additional work in the landscape contract would prove inefficient and would increase the landscape contract expense to the SRCA.
- **Cul-de-sac circles are maintained by affected homeowners.**
- **Please do not direct or supervise contract employees.** Direct important issues or questions to the LM.
- **Trees and shrubs should be governed to a height no higher than gutter lines of residences located near them. (08.17.2020)**
- **Healthy trees may not be removed for view enhancement.**
- **Contact the Architecture Committee or the LM regarding any placement of "yard art" or personal belongings that may be on the common area (Lawn furniture, signs, art, pots, etc. cannot interfere with landscaping services).**
- **Yard waste** generated by maintenance of private gardens and planting beds is the responsibility of the homeowner.
- **Homeowners will bear the expense of their request** for tree trimming / pruning for aesthetic purposes on their own property.

**Abide by Article 10.1 of the CCR's:** "Each Lot Owner of a developed Lot shall be obligated to maintain in clean, attractive condition the area of his Lot not maintained by the Association..."