Memorandum

To: Village at Elk Hills Condominium Owners

From: VEH Board of Directors and Gatewest Management

Date: October 6, 2023December 17, 1998

Re: Landscaping

Hello,

Since the Village at Elk Hills has created a “landscape committee” to help maintain the property we wanted to communicate some guidelines for the maintenance of the landscape. It is important to understand why landscaping guidelines exist in the first place. These types of rules may seem arbitrary, but the intention is to preserve property values by ensuring a neat, uniform appearance throughout the property. Everyone’s property value rises when it all looks similarly well-maintained and properly cared for. These guidelines are to help maintain the consistency of the landscaping within the association and prevent any drastic changes.

This is also important since the bylaws indicate in section 6.4.3, “All common landscaping, both “soft-scape” and “hard-scape”, including trees, shrubs, lawns, drainage facilities, brow ditches and other items, if any” are governed and maintained by the Association. The “common area” refers to the areas which are for the use and benefit of all the Units and of all residents and guests or residents of the grounds under and surrounding the buildings. These guidelines will be in effect as of ratification by the Board at the meeting that will be held November 1st, 2023.

Most HOA communities will provide a list of approved plant types; residents are not allowed to plant anything that’s not on this list. This is true whether you’re doing the planting yourself or working with a landscaping contractor. The goal is that property looks consistent, or at the very least that the types of trees, plants, and leaves you see all complement one another. Additionally, these policies help ensure that the neighborhood is not taken over by invasive species (plants that can quickly spread through the neighborhood and crowd out other species). A required “plant palette” will also help keep the potential weed problem under control. Some of the requirements for a plant to be approved are that they are perennials, they are “drought resistant” or help conserve water and are deer/disease tolerant or resistant.

Below is the list of approved plant types as recommended by the Marler Report:

Trees: Junipers, Holly, Currant, Aspens

Shrubs: Chokecherry, Shrubby Cinquefoil (in wetter areas) and Woods Rose.

Grasses: Fescue Bunchgrass, Intermediate Wheatgrass, Idaho Fescue, Kentucky Bluegrass, Quackgrass, Orchard Grass, Crested Wheatgrass, Smooth Brome.

Additional Forbs: Blanketflower, Goldenrod, Showy Fleabane, Three Veined Fleabane, Wilcox’s Penstemon, Wild Bergamot and Rocky Mountain Beeweed.

Requires Board Approval:

Permanent Fixtures (furniture, sculpture, ornaments, fencing)

Tree removal/addition

Requires Landscape Approval:

Pruning/trimming (max. of 3 inches or as advised by the landscape contractor)

Personal Gardens

Plant removal/addition

Shrub removal/addition

Not Allowed:

Products containing Glyphosates

Alteration of irrigation system equipment and/or timing

The Board would appreciate all residents’ cooperation regarding the landscaping needs. These requirements and suggestions are to help enhance and ensure that the property looks uniform and help maintain consistency throughout the property. If you have any questions or further suggestions, please feel free to reach out to the landscape committee.

Thank you!