

Lakewood HOA #9 – Shrub/Tree/Planting

Private Patio/PAMA Planting Policy and Guidelines

Objective:

Lakewood HOA #9 strives to maintain an attractive and harmonious appearance of our property which supports, maintains, and enhances the value of our homes. Additionally, Lakewood HOA #9 wants to avoid plantings and other landscaping which might present a hazard or danger to residents, guests, or structures. A Landscape Committee (LC) was created to help guide and monitor landscaping maintenance and improvements.

Definitions:

- **Private Areas** – Those areas designated on the county plat map as the land on which the tax valuation of the property is based.
- **PAMA** – (Private Area Maintained by the Association) is the portion of each lot surrounding the home not covered by the driveway, sidewalk, or patio/deck and not enclosed in a fence. Homeowners may request the HOA not to maintain the PAMA adjacent to their home. In such cases, the homeowners are responsible for planting, weeding, thinning, and pruning all vegetation on their lot. If they do not maintain their vegetation, the HOA will request the landscapers do it for them. All owner upgrades to the PAMA are at owner's expense.

Expectations:

- All plantings of trees/shrubs/vines must be approved by the ACC (Architectural Control Committee) before planting.
- Homeowner plantings in the private/PAMA areas around their home are at the owner's expense.
- Trees/bushes cannot interfere with water, sewer, cable/utility lines, or permanent walls. Repair to any damage caused by the owner's plantings will be at the owner's expense.
- It is the owner's responsibility to water plants in the private patio and any PAMA in which they have taken planting control. Existing sprinklers will not be extended, or tapped into, to accommodate private plantings.
- Selection of plants and ground cover in PAMA is at the discretion of the HOA. However, homeowners are welcome to plant flowerbeds that add beauty to the property. Homeowners will maintain their flowerbeds.
- Planting of ivy is not allowed as it damages siding. Vines which climb by tendrils are allowed if supported by a trellis or another plant. Vines must not make contact with the home. Existing ivy should be removed.
- Placement of ornamental rock must be approved by the ACC and pose no impediment to landscaping maintenance such as mowing, trimming, and edging. Use of trim to keep small rocks from spreading is encouraged.
- Any trees/shrubs not meeting the criteria in these guidelines will need to be removed at the expense of the owner.

Planting Guidelines

- Only dwarf size trees/shrubs may be planted in private/PAMA areas. These should not exceed the height of the privacy fence (app. 5 ft.).
- Plantings of trees/shrubs must be at least 2 ft. from any permanent wall.
- Choose drought-tolerant and heat-tolerant plants.
- Choose plants that are non-toxic to humans and animals and will not damage property.
- Choose trees/shrubs that can be pruned to keep them away from siding where they might cause damage.
- When choosing a tree/shrub, consider soil condition, size at maturity, light exposure, watering needs, and disease resistance.

Thank you, Lakewood HOA #9 – Board of Directors