

Coventry HOA Landscaping Guidelines

It is the common goal of the Coventry Board of Directors and residents to make Coventry a safe and attractive community in which to live. In order to accomplish this, this set of rules regarding landscaping and plants at Coventry has been developed, adopted, and made part of the Coventry Rules and Regulations. Please be aware that these rules and guidelines may be revised, changed, or updated periodically. If you are not sure about what is permitted, please send an email or letter to the Board for clarification before any work is begun or you begin the proposed planting and do not begin work until you have received a response from the Board. We all want to be sure that Coventry Landscaping is both attractive and harmonious.

While the Board wishes to encourage owners to enhance their property and landscaping, by its very nature and design, Coventry is a community where neighbors are in close proximity to each other. Living in a "CID" or Common Interest Development means you do not have total freedom and control of your property as you might out in the country. However, in return you can have a great community, well-maintained landscaping, and much less maintenance. Please be considerate of your neighbors. The Board will take action to limit or remove any owner installed landscaping that poses a safety or other hazard to the community.

Common areas of Coventry are the sole responsibility of the Board. Owners should refrain from doing their own landscaping in these areas without Board approval. Landscaping done by individuals in these areas may be removed and the areas restored to their original condition. Owners should not allow their lot to "creep" into the common areas without Board knowledge and approval.

Owners and residents may request to adopt a portion of the common area adjacent to their lot. Prior approval of the Board is required. All plantings in the common area are the sole responsibility of the owner or resident. If the area is not maintained, the Board may, at its discretion, remove the plantings and the owner or resident may be responsible for charges to return the area to its prior state. Requests to "adopt" a portion of the common area should be made in writing and submitted to Alex Brown at RPM (abrown@rpmpropertypros.com). She will forward the request to the Landscaping Committee who will review the request and send it to the board for a final decision.

Like most Home Owners Associations, Coventry uses a professional landscaping service. This company answers to the Board. All owners should refrain from asking the landscapers directly to do, or not do, specific tasks. All such request must go through the Board. Carol Woods residents may contact the Landscaping and Grounds Department for assistance with plantings and maintenance of their yard space.

The landscaping contractor is also authorized to remove and control weeds including the use of Roundup® and other herbicides as they see fit.

1. Trees

The original landscaping plans for Coventry made extensive use of trees to enhance the common areas as well as provide a nice canopy of shade. It is the goal of the Board to continue

this landscaping design and architecture by maintaining trees at Coventry in a consistent and attractive manner.

Tree branches are not permitted within three feet of the vertical plane of the exterior wall of a home or structure; low branches may be elevated (or limbed) to a height of approximately 15 feet from the ground. Trees with trunks within approximately ten feet of any structure may be removed if in the Board's opinion the tree or its root structures pose a risk of damage to the property. Tree management, whether in common areas or owners' lots remains a CHOA responsibility.

2. Shrubs

The original landscaping plans for Coventry made extensive use of shrubbery to enhance both the perimeter of the homes as well as the common areas. It is the goal of the Board to continue this landscaping design and architecture by maintaining all bushes at Coventry in a consistent, safe, and attractive manner. These shrubs include hollies, boxwood and boxwood type plants as well as abelias and some azaleas and Crape Myrtles.

- All bushes, original to the property, will be trimmed periodically and final control of this pruning rests with the Board or landscapers hired by the Board and acting as directed by the Board. Trimming will be appropriate to species.
- In general, shrubs will be trimmed to allow one to two feet between the back of the plant and the home. This leaves a clear area between the structure and the plant to prevent pest infestation as well as to prevent excessive moisture or mold from forming on the property.
- In general, when in front of windows, shrubs, original to the property, will be trimmed to below the level of the window.
- Shrubs, original to the property will also be maintained to a height that allows for the landscapers to safely prune them.

3. Sidewalks and Walkways

In order to provide safe, un-obstructed walkways, Coventry reserves the right to keep clear one foot on either side of paved walkways and sidewalks, and two feet on either side of any non-paved walkways. Please be aware that when planting or working in this walk-zone that anything done in this area may need to be removed or changed, if in the Board's opinion it poses a safety hazard or creates other potential problems

4. Prohibited Plants

Most annual and perennial flowers are permitted since they do not become a permanent part of the Coventry Landscape. However, the following is a list of plants not permitted in Coventry, due to their:

invasive nature; high maintenance; other problems; or simply because they do not fit the overall landscaping plans for Coventry.

- Honeysuckle
- English Ivy (unless contained)
- Mint (unless potted)
- Wisteria (Japanese)
- Kudzu
- Bamboo
- Poison Ivy, Poison Oak, Poison Sumac
- perennial or annual vines. (Please see section 13 on permitted vines)

6. Trellises

In general, trellises, plant supports, and movable privacy screens, will not be considered as permanent changes to the structure of the property or require architectural review. The Board reserves the right to remove or ask the homeowner to remove any trellis, plant support, privacy screen, or any other object in the front of any home that, in the Board's opinion, poses a safety concern.

7. Yard Objects, Sculptures, borders, fountains etc.

The Coventry Board is aware that to enhance the appearance of a home, sometimes small statuary and yard-art may be placed around a home by an owner. The Board reserves the right to remove, or ask the home owner to remove any and all objects that are a safety concern. This is at the sole discretion of the Board.

- Please be considerate of your neighbors when choosing or placing wind chimes..
- All landscaping borders or edging material that may present a safety concern must be approved by the Board. Borders, edging, etc. may be removed, or the owners asked to remove any such borders installed prior to Board approval. Owners may ask the Board for permission to keep any borders in place at the time these rules are adopted. This is at the sole discretion of the Board.

8. Maintenance of Utilities

Please be aware that throughout Coventry there are utility lines, sewer and water lines, etc. In the event that plants threaten these lines or pipes, it may be necessary to remove trees, bushes, or plants. This is done at the sole discretion of the Board in an effort to maintain the infrastructure at Coventry.

9. Diseased Plants and Trees.

From time to time a plant or tree may become diseased or harbor pests. In this event, the Board reserves the right to remove any and all affected plants or trees at Coventry.

10. Standing Water

Containers (e.g. pots, watering cans, and other gardening equipment) should be kept free of standing water at all times or should be treated with something to kill mosquito larvae (e.g., Bactimos). Rain barrels must be treated. Mosquitoes carry serious diseases that can harm both humans and pets. The Town of Chapel Hill offers mosquito services: <http://www.townofchapelhill.org/index.aspx?page=909>.

Coventry landscapers are authorized to pour out standing water from containers such as pots or watering cans.

11. Bird Houses, Bird Feeders

Be considerate of your neighbors when choosing and placing bird feeders or bird houses so that they are placed away from parking areas. The areas around the feeders and birdhouse should be kept clean in a manner where they do not attract insects.

12. Upkeep of plants.

Plants installed by owners are the sole responsibility of the owner to maintain, including removing diseased or dead plants. Plants must not interfere with the regular landscaping done by the landscaping crew at Coventry. Please be aware that shrubs that were part of the original property may be located in owner lots. The Landscaping company hired by the CHOA continues to manage these shrubs.

When an owner moves, landscaping that was installed by the previous owner becomes the responsibility of the new owner.

13. Vines

The Coventry Board is charged by covenant and bylaws to protect the buildings and all structures at Coventry. All types of climbing vines are, over time, destructive to the property and cause not only damage to the property, but encourage insects and moisture problems. Therefore, no vines of **ANY** type are allowed within 2 feet of the townhome structures. Vines on lampposts will be trimmed and maintained by the CHOA at a height below the level of the lamp.

14. Fines and Notices.

The Board will send a notice of any landscaping violation to the owner of the property and will allow for sufficient time for the issue to be addressed (no more than ninety days).

If the issue cannot be addressed by the owner, the Board may act to correct the issue and/or fine the owner for the time the issue remains un-addressed. The Board may also charge the owner for the cost to correct the issue.