

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.

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. We are especially concerned about edges of lots that have become overgrown to the extent that snakes might pose a problem for neighbors enjoying the common areas.

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. They are 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 all 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 will 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. Branches and leaves should be cleared 3 feet away from the vertical plane of the exterior of the building.

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

- All bushes 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 prevent excessive moisture or mold from forming on the property. Plants on original walls and privacy screens may also be trimmed in this manner at the direction of the Board.
- In general, when in front of windows, shrubs will be trimmed to below the level of the window.
- Shrubs will also be trimmed in a manner that prevents them from obstructing a safe and un-impeded sight line from walkways, other homes, or parking areas. This determination will be made by the Board. This is done at the advice of The Chapel Hill Police Department who has advised us about ways to enhance the safety of the neighborhood for all residents.
- Shrubs will also be maintained to a height that allows for the landscapers to safely prune them without needing to use special equipment or ladders. Using pruning equipment on ladders can be very dangerous and we want not only the residents but the workers who help maintain our community to be safe.

3. Sidewalks and Walkways

In order to provide safe, un-obstructed walkways, Coventry reserves to 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. The landscapers also ask for this zone to be clear of any obstructions so that they can edge and maintain the landscaping. This is especially important for those with mobility issues so that Coventry can be made as accessible for wheelchairs, walkers, etc.

4. Prohibited Plants

Most Annual Flowers are permitted since they do not become a permanent part of the Coventry Landscape. Many attractive perennial flowers and plants are also permitted in Coventry. 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
- Mint (unless potted)

- Wisteria
- Kudzu
- Bamboo
- Poison Ivy, Oak, Sumac
- All perennial or annual vines on **any** part of **any** permanent structure, wall, privacy screen, or deck. (Please see section on trellises for permitted vines)

5. Vegetable Gardens

Vegetable Gardens are not permitted without permission from the Board.

6. Trellises

Per the Coventry covenants, all trellises, plant supports, privacy screens, and other structural additions must be approved by the Board of Directors before they are erected. Trellises can be attractive or, if not done properly, can be an eyesore and not in keeping with the overall scheme of landscaping at Coventry. Therefore, no trellises with a height of over two feet, and no more than two trellises not to exceed three feet in length can be installed in the front of homes at Coventry. The Board reserves the right to remove or ask the homeowner to remove any trellis, plant support, privacy screen, or any other structure or object in the front of any home that, in the Board's opinion, does not enhance the overall appearance of the community.

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. This has also been a constant source of complaints by neighbors to the Board. Therefore, the Board maintains final control of any and all areas outside the homes at Coventry. Please be aware that if an excessive number of objects are placed around a home, especially in the front where they are highly visible, the Board reserves the right to remove, or ask the home owner to remove any and all objects which are the source of complaints by neighbors. This is at the sole discretion of the Board.

- Please be aware that wind chimes can also be a source of complaints. The Board will ask that any wind chimes that cause a disturbance to neighbors be removed.
- All landscaping borders or edging material 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. All 'deer fence' taller than 2 feet requires approval by the Board prior to installation.

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

Bird houses and feeders may not be placed in front of homes. Those placed in front can draw birds to parking areas and cause messes. The areas around the feeders and birdhouse should be kept clean in a manner where they do not attract insects, etc. No more than three birdhouses or feeders may be placed at any one home.

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.

When an owner moves, landscaping should be restored to original condition at the cost of the owner, unless the new owner agrees to be responsible for it. If the Board has to restore the landscaping, an invoice may be sent to the owner for this work, and in this case this amount will be assessed against the owner's HOA account.

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 on any home, structure, wall, or privacy screen at Coventry. Homeowners with such vines will have them removed by the Association. Any homeowner who adds vines will be asked to remove these or the Board will have them removed and place a charge on the owner's HOA account. Vines on lampposts will be trimmed and maintained by the Association 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 thirty 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.