

OUTLINE (PARTIAL) OF THE LANDINGS REGULATIONS. REFER TO FULL MANUAL FOR DETAILS

IMPORTANT: ALWAYS CONSULT WITH THE LANDINGS BOARD PRIOR TO ANY EXTERIOR WORK.

FOR ANY QUESTIONS CONTACT STEVE AVNER AT CARLYLE MGT.: (216) 464-7465 x241 savner@carlylemanagement.com

HOME AND GARDEN ISSUES *1	RESPONSIBILITY FOR MAINTENANCE, REPAIR, REPLACEMENT:	APPROVAL REQUIRED FROM:
	Association	The Landings
EXTERIOR	Owner	Walden Association
Gutters/downspout	X	X
Roofs/Chimneys/Vents	X	X
Ext painting/staining	X	X
Deck/Patio repair and painting/staining	X	X if change in color X
Windows	X	X
Doors *2	X	X
LANDSCAPING		
Plantings in Limited Common Area (LCA)	X	X
Tree removal/replacement (LCA)	X	X
FENCES		
In LCA	X	X
In Common Area (CA)	X	X
UTILITIES		
Utility lines (exterior)	X	X
Heating and Cooling	X	No approval needed; chk. bldg codes!
LIGHTING		
In LCA	X	X
In CA	X	X
DRAINAGE SYSTEMS		
Above Ground	X	X
Below Ground	X	X
PEST/CRITTER CONTROL		
Interior and Exterior	X	Contact Carlyle, incl. woodpecker holes

PARKING: Primary Parking is garage; secondary parking is driveways; guest parking is paved designated areas; avoid parking on street

- 1 This is not a complete list; please consult manual for comprehensive picture
2. Owners will incur the costs but The Landings board need to approve color and style.
3. Trees that endanger life or property may be removed at Association expense. **Seek approval first.**

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XVII. TREE REPLACEMENT POLICY

- A. When dead trees are deemed to be a danger to residents or structures or may block driveways, the Landscape Committee reviews the circumstances and determines if removal will be paid for by the Association.
- B. All questions by residents regarding both tree removal and tree replacement should be presented in writing to the Landscape Committee PRIOR to any work is done or purchases are made.
 - 1. Urgent review can be requested by a phone call to the Management Company.
 - 2. Routine review should be submitted to the Landscape Committee in writing.
 - 3. No *ex post facto* reimbursements will be given to residents who incur expenses and have not requested a review of the circumstances by the Landscape Committee.
- C. The Landscape Committee is responsible for making decisions regarding tree removal and tree replacement. This includes trees located in either the Common Areas or the Limited Common Areas. Except under unusual circumstances, tree replacement will be considered only for trees removed from the Limited Common Areas.
- D. When the Landscape Committee determines that a replacement is appropriate, the Board will determine whether the replacement costs will be fully or partially funded by the Association. A maximum of \$300.00 will be available for each replacement, including tree removal, stump grinding, purchasing of a new tree, and planting.
- E. When the Landscape Committee determines a tree should be removed and it is in the Common Areas, a replacement tree may or may not be planted at the sole discretion of the Landscape Committee and paid for by the Association.
- F. Trees removed from the Limited Common Areas (AFTER review and approval by the Landscape Committee) may be replaced, with residents agreeing to pay anything above \$300.00 per tree. Residents may elect to provide additional personal resource above this maximum, so long as the Landscape Committee has negotiated the selection of the tree and the contracting arrangement prior to the work being done. Residents who elect to pay more than the maximum of \$300.00 covered by the Association should pay the Association after the work has been completed. Invoicing and collection will be handled by the Management Company.
- G. Selection of trees to be planted and contracting of the work will be negotiated between the Landscape Committee and the resident. When no agreement can be reached between the Landscape Committee and the Resident, the Board will make the final decision.

Approved by the Board of Directors: March 22, 2017

XVIII. FENCE REPLACEMENT POLICY

Over the past few years many of the fences around residences in the Association have begun to deteriorate or have become damaged. Questions have arisen regarding if and how damaged fences should be replaced. In an effort to save money and improve the appearance of the Association, the Board has determined that wherever possible, damaged fences will be removed. In order to clarify and answer these questions, the following policy and procedures have been approved.

- A. When a damaged or deteriorated fence is identified by a resident, the resident should notify the Management Company. This should be done before any private work or expense is incurred by the resident. The Management Company will inspect the fence and determine if it is in the Limited Common Area or the Common Area. The Management Company, in consultation with the resident and adjacent neighbor (if appropriate), will decide upon one of three options to recommend to the Board:
 1. Remove the damaged fence with no replacement
 2. Remove the damaged fence and replace it with acceptable shrubs
 3. Remove all (or the damaged portion) of the fence with new replacement *
- B. If the fence in question is located in the Common Areas, the Board will determine a remedy, which will be paid through Association funds. If the fence is in the Limited Common Areas, the expense (including replacement with shrubs) will be the responsibility of the resident. If a resident chooses to remove the fence, Board approval is required. The Architectural Committee form must be completed and include any landscaping alterations.

* New fencing will consist of treated lumber that will be stained or painted a color matching the unit. Treated lumber must be "weathered" for 3 – 6 months before it can be stained or painted. This could mean a delay in replacement.

Approved by the Board of Directors: May 17, 2017