

LANDSCAPE RULES AND REGULATIONS
FOR OAK HILLS HOMEOWNERS ASSOCIATION
Effective October 1, 2024

The Covenants, Conditions, and Restrictions of the Oak Hills Homeowners Association (OHHA) are established and agreed upon to enhance and protect the value, desirability, and attractiveness of property in the Oak Hills Homeowner's Association. Therefore, the OHHA Board has approved the following Rules and Regulations:

Landscaping including front yards and parkways visible to a passer-by must be maintained to a standard based on the following criteria:

- Yards shall be maintained so that weeds and grasses will be no taller than 8 inches.
 - A. This standard will not be applied to ornamental grasses, drought tolerant plantings such as succulents, and other landscaping plants which are designed to be kept in a natural state.
 - B. This standard will not be applied to landscaping under improvement if in the opinion of the Landscape Committee a reasonable effort is being made to improve the appearance of the property in a timely manner.
- Bushes and Shrubs must not protrude onto or overhang the sidewalk or street.
- Trees must be pruned to allow 8 feet of clearance above the street and sidewalk.
- No vehicles may be parked on landscaping. Vehicles are allowed to be parked on DG, concrete, or gravel.
- Fences must be maintained and not leaning, failing or otherwise in disrepair. Missing and broken boards must be replaced with like material and style.
- No sheds or storage structures shall be erected in the front yard.
- Discarded items, brush piles, and refuse may not be stored in view of any passerby.
- The third violation of the landscaping policy within twelve months may incur a one-time fine of \$100 in addition to the \$100 monthly fine for any ongoing violation.

VIOLATIONS:

- Once it is determined by the Landscaping Committee and/or the OHHA Board that a violation of these standards exists, an email and letter will be sent to the homeowner requesting that the homeowner correct the violation within thirty (30) days.
- If the homeowner takes no action within the thirty-day timeline, a certified letter will be sent giving the homeowner at least ten days' notice of a hearing before the OHHA Board.
- At the hearing, the homeowner will be allowed to communicate to the OHHA Board concerning the alleged violation and to provide corrective action plans and/or documentation for the OHHA Board to review and consider.
- A written notice of the OHHA Board's decision on whether to impose fines will be delivered to the homeowner within 15 days of the hearing.
- A fine of \$100.00 will be assessed each month thereafter if the violation is not corrected.
- An appeal process is available for homeowners who feel any penalty has been unjustly assessed to their property. Homeowners disputing fines may contact by mail or email, the OHHA Administrator to schedule an executive board meeting. Should a meeting with the executive board fail to result in a solution satisfactory to both parties, a mediator may be hired, with the costs to be paid by the losing party.

OHHA Fine Schedule – effective October 1, 2024

Landscape Rules and Regulations	\$100/month
Third violation of landscaping policy within 12 months –	One time fine of \$100

Recommended practices:

The gutter and street adjacent to the property should be kept clean and weed free.
Trash, recycle, and green waste bins should be stored out of sight of passers-by.
Firewood should be stored out of sight of passers-by.