

LANDSCAPE RULES AND REGULATIONS  
FOR OAK HILLS HOMEOWNERS ASSOCIATION (OHHA)

The CC&R's of the Oak Hills Homeowners Association are established and agreed upon in order 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:

FRONT YARDS AND PARKWAYS:

- Landscaping visible to a passerby must be maintained to a standard to be determined by the OHHA Board or by the Landscape Committee based on the following criteria:
- Yards must 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.
  - C. No vehicles may be parked on landscaping.
- Bushes and trees must not protrude onto or overhang the walkway so as to impede pedestrian traffic.
- Fences must be maintained and not leaning, falling or otherwise in disrepair.
- No sheds or storage structures shall be erected in front yards so as to be visible from the sidewalk.
- Discarded items, brush piles, and refuse may not be stored in view of any passerby.

VIOLATIONS:

- Once it is determined a violation of these standards exists, a certified letter will be sent notifying the homeowner and requesting that the homeowner correct the violation within 30 days.
- If the homeowner takes no action, another certified letter will be sent giving the homeowner at least ten day notice of a hearing before the OHHA Board.
- At the hearing, the homeowner or homeowner's counsel will be allowed to speak to the OHHA Board concerning the alleged violation and to provide documentation for the OHHA Board to consider.
- A written notice of the OHHA Board's decision on whether to impose the fine of \$50.00 will be delivered to the homeowner within 15 days.
- A fine of \$50.00 will be assessed if no action is taken for each month thereafter.
- 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 or President 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 1-11-17

Failure to maintain landscaping in accordance with the OHHA Landscaping Rules and Regulations-----\$50 per month