

Quail Crossing Townhome Association Inc.

The HOA maintained areas are any location outside of the walled patio area. The addition of any landscape plants, shrubs, perennials, or trees (other than those installed by the HOA) severely impacts the cost of Landscape Maintenance for the HOA, the entire community and each and every homeowner. Adding plant materials increases costs for irrigation, and maintenance. Therefore, requests for additional plant materials of any type (other than annuals) must be approved by the HOA. Plants, trees or shrubs that may require replacement will be at the discretion of the HOA.

Neither the landscape maintenance provider nor the HOA is responsible for any owner- installed annuals or perennials.

Modifications that are not approved and stated in writing (by the ACC) must be removed at the homeowner's expense.

Additional irrigation to new plantings will not be provided. Homeowners must maintain additional plantings

No additional trees shall be planted anywhere in the HOA property without HOA approval. Any replacement trees will be of an approved species, which takes into consideration mature tree width, height, root growth, disease resistance and leaf drop and requires prior written approval. Pruning of trees may be provided by the HOA. Owners agree to hand water replacement trees or shrubs on their property, as needed, until newly planted plants, shrubs or trees are established.

All past and future written approvals and forms received should be kept on file by the homeowner.

Modifications that are not approved and stated in writing (by the ACC) must be removed at the homeowner's expense.

Items cited that are Violations (expressly not permitted under Covenants, Community- Wide Landscape Standards and Residential Guidelines) must be removed immediately upon written notification.

If there is no corrective action taken by a resident after the receipt of any Violation, Non-Compliance or Advisement letter then further action will be taken by the Board of Directors and/or Clover Creek

management. This may include but is not limited to a second letter of advisement. No response or action to correct the issue, by the homeowner, may result in a fine until there is a response from the homeowner and the cited issue is corrected or reviewed by both parties. Legal actions will follow if there is no resolution of the issue by the homeowner.

There is no prior implied or verbal approval and there is no grandfather clause that would exempt any prior modification. For any implied or verbal approval that does not have accompanying written documentation you must submit the necessary paperwork as previously described.

It is highly recommended to select plantings that do not require additional watering beyond establishment period. The HOA will not provide additional irrigation to new plantings. In choosing selected plantings please be aware of light and water requirements of plantings. As well as placement and full size of planting once it is established.

When choosing to replace or modify plantings. Be aware of drip irrigation lines of the original plantings. Any damage to the irrigation lines when modifying plantings will be the sole responsibility of the homeowner. Any damage to the irrigation system must be reported to the HOA. Repairs to the Irrigation lines will be performed by the landscape maintenance company and billed to the homeowner.

Changing the grade (drainage) of the area to be planted is not permitted.

Replacement cost and removal replacement of dead plantings owners responsibility. Plantings must be maintained.

**QUAIL CROSSING TOWNHOMES. - REQUEST FOR LANDSCAPE/ARCHITECTURAL
MODIFICATION REVIEW FORM**

Name, _____ Date, _____

Address, _____

Email Address _____ Phone, _____

Please provide the Landscape /Architectural Control committee with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information:

Description of Modification Requested:

_____ Plantings / Landscape

- _____ Site plan (including all dimensions)
- _____ Plant selection (horticulture and common name)
- _____ Color flower/shrub/ grass (if applicable)
- _____ Hight and width of plantings
- _____ Light requirements (Full sun, filter or full shade)
- _____ Water requirements (low, mid or high)

_____ Exterior -Decorative Objects, Outdoor Lighting, Security Camera, Radon Pump, Etc.

_____ Description of object.

_____ Location, and picture or sketch of object. (Attach to document)

_____ Type of lighting source.

_____ Landscape plan/ drawings denoting location, plant material. (Attach to document)

_____ Type of Security Camera. - (WIFI or hard wired)

_____ Satellite dish. (Cannot be mounted anywhere on patio walls)

_____ Deck/Porch

_____ Photo or Drawing of design.

_____ Dimensions

_____ Color (must be natural or stained in neutral color.

_____ Site plan denoting location. (Attach to document)

_____ Materials _____

_____ **Pergola** (White powder coated high grade aluminum or Vinyl clad over pressure treated wood.)

_____ Picture or Drawings. (Attach to document)

_____ Dimensions _____

_____ Color (must be white to match exterior trim color of home).

_____ Site plan denoting location. (Attach to document)

_____ Materials _____

_____ Description _____

_____ **Windows / Doors** (Windows white with grills. Must match style of existing exterior windows)

_____ Material of window or doors, _____

_____ Location and number of windows/doors to be replaced, _____

_____ Brand of windows, _____

_____ Professional installer company name _____

Estimated start date: _____ Estimated completion date: _____

Note: I understand and agree that no work on this request shall commence until written approval of the Covenants Committee has been received by me. I represent and warrant that the requested changes strictly conform to the community Design Guidelines and that these changes shall be made in strict conformance with the Design Guidelines. I understand that I am responsible for complying with all city and county regulations.

Neither Quail Crossing Townhomes the Association Board of Directors, the Association Advisory Committee or the Association Covenants Committee nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural/landscape alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The Architectural Review is directed toward review and approval of site planning, appearance, and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Signature of applicant

Date _____