

Lexington Estates First Homeowner's Association
Common Land Maintenance Policy
Established January 1, 2012

The Common Land owned by the Lexington Estates First Homeowner's Association is comprised of landscaped areas, open space, and woodland. The Association manages the maintenance of all common land in accordance with the Covenants and By-Laws of the Association.

Landscaped areas will be maintained under contract with a local landscape company. This includes mulching, weeding, and replacement of trees, shrubbery and floral elements, as necessary and requested by the Grounds Committee of the Homeowner's Association.

Open space will be maintained under contract with a local landscape company. This includes mowing and trimming, as necessary and requested by the Grounds Committee of the Homeowner's Association.

Woodland areas will be maintained by a tree maintenance company. This includes pruning and/or removal of trees, as needed and requested by the Grounds Committee of the Homeowner's Association.

Periodically (approximately once every other year), trees on common land that are adjacent to homeowner's property will be visually inspected for health. Trees that are dead or otherwise endanger homeowner's property will be marked and evaluated for maintenance.

If the Association feels a tree should be felled, a maintenance professional will fell it, cut it into smaller pieces and leave it to decompose naturally on the common land. The Association will pay for this maintenance.

If the adjacent homeowner wishes to have the tree chipped or removed, s/he may contract separately with the maintenance professional and pay for that work with personal funds.

Anytime a homeowner feels that a tree poses a danger to the homeowner's property, it is the homeowner's responsibility to bring that danger to the attention of the Association immediately. The Association will then take necessary action to inspect and perform the maintenance as stated above.

If a tree falls from common land onto homeowner's property without the Association being notified prior to the event, it is the homeowner's responsibility to dispose of the tree and pay all related costs. The Association will not pay for disposal if notification was not made prior to the event.

To contact the Lexington Estates Homeowner's Association, see current contact names and numbers, listed on the Association's web page, www.lexhoa.org.