

# **Lookout Landing III Homeowners Association**

## **Landscape Easement Requirement and Standards**

### **The Requirement -**

The landscape easements that were installed on various lots by the developer are the responsibility of the Lot Owner. To maintain consistency and uniformity for these five areas, any changes or modifications to the landscaping will need prior written consent from the Lookout Landing III Homeowners Association.

**Per Exhibit G, Section 11 of the Declaration for Lookout Landing Phase III, the continued upkeep and maintenance of the landscaping improvements are the responsibility of the owners of the property. The Homeowners Association is not responsible for maintenance of this area.**

### **The Standard -**

Trees and shrubs will need to be pruned at least semi-annually to maintain their size and shape. The area is required to be kept free of weeds and tree suckers, and any dead trees or shrubs should be replaced with the identical plant species; any alternative species will require prior approval by the Association. If needed, the Association can provide you with the list of existing plants and/or recommended plants for the easements. Bark mulch should be replaced as often as necessary to maintain an aesthetically pleasing appearance.