

Clarifying HOA & Owner Responsibilities

Lawn Care and Landscaping Maintenance

As we continue to move forward as a community, the Board of Directors for Cypress Falls at the Woodlands believes it is important to restate and, in some cases, to clarify the responsibilities of both our Homeowners' Association (HOA) and individual Owners regarding lawn care and landscaping maintenance. The purpose of this document is to help foster a clear understanding of the services the HOA provides as well as those that you as an Owner must manage.

Some Owners may be under the impression that Cypress Falls is a "maintenance-free community." While the HOA provides essential lawn care and landscaping maintenance services, Owners are responsible for some maintenance tasks, along with the maintenance and care of any additions or changes made to their lots after the initial construction. These two pages list the various responsibilities of the HOA and those of individual Owners.

HOA Responsibilities

- Lawn Care and Landscaping Maintenance:

The HOA is responsible for the care and maintenance of all lawns and landscaping installed on Owner lots, as follows

- Mowing.
- Fertilizing.
- Watering.
- Pruning of trees and shrubs per the landscaping vendor's schedule. The landscaper handles pruning up to twelve (12) feet. For trees over twelve (12) feet high: palms are trimmed annually; hardwoods are pruned every four (4) years.
- Chemical spraying for weeds on lawns and in the landscaping beds of homes per the landscaping vendor's schedule. "Landscaping beds" refers to the small areas installed by the Developer and/or approved by the Architectural Review Committee (ARC) and containing plantings, mulch, and/or stone.
- In the event of a damaged landscape item, the Property Manager and/or the landscaping vendor will determine whether the landscaping item in question is dead or needs removal, as well as whether the item is the responsibility of the HOA or the Owner. Additionally, while the replacement item may not match the original in age, height, shape, etc., Owners always have the option to upgrade the HOA-offered replacement at their own expense. Per our Governing Documents, any replacement must be an approved species.
- Applying chemical controls for insects and diseases affecting lawns, trees, shrubs, and plants.
- Applying mulch to Owner lots according to a schedule established by the Board of Directors.
- Moving to the edge of the Preserve area trees that fall from the Preserve area onto an Owner's lot.

Keep in mind that the HOA **will not** maintain enclosed areas not accessible from outside the home.

- Common Area Maintenance:

The HOA is responsible for maintaining the lawns, landscaping, strip of grass between the sidewalk and street, and other features in all Common Areas. The Common Areas include the various ponds and Preserve areas. Please remember that Owners are not permitted to add to or change any features within the Common Areas, as these areas are maintained exclusively by the HOA. The HOA also takes care of weeds in sidewalks and street curbing per the landscaping vendor's schedule.

- Irrigation System Maintenance:

The HOA is responsible for maintaining, repairing, and replacing irrigation system components installed by the developer as part of the original construction, as well as any modifications made by the HOA's irrigation vendor.

IMPORTANT! Owners are not allowed to enter, tamper with, or make any changes to anything inside an irrigation control box or to alter irrigation in any way. Doing so is considered an HOA rule violation and **will** result in Covenant Enforcement action (fines, loss of Common Area access privileges, etc.), as allowed by the *Declaration of Covenants, Conditions, and Restrictions for Cypress Falls at the Woodlands*.

Owner Responsibilities

Owner landscaping maintenance responsibilities include the following:

- Replacing dead trees, shrubs, or plants installed by an Owner. However, if a tree, shrub, or plant is killed by an action for which the HOA is responsible (for example, run-off from roof washing chemicals or negligence on the part of an HOA-supplied vendor), the HOA is responsible for the replacement.
- Removing, re-planting/re-setting, or replacing trees that fall from an Owner lot onto an Owner lot.
- Any landscaping-bed weeding desired beyond the chemical treatments done by the landscaping vendor per the vendor's schedule.
- Adding curbing around landscaping beds. Please note that adding curbing requires ARC approval, and that the HOA **will not** be responsible for any damage caused by our landscaping vendor to Owner-installed curbing or downspout extensions.

Owners are also reminded that:

- Palm fronds may be placed at the curb for pickup by the landscaping vendor **only** on the day prior to mowing. All **other yard waste** (branches, leaves, clippings, etc.) must be placed in brown paper leaf bags and placed at the curb for pickup by the City of North Port for the regularly-scheduled collection.
- Any changes to the exterior of a home or lot (including the addition of trees, plants, and shrubs) must be approved **in advance and in writing** by the ARC. This ensures that all exterior changes adhere to community guidelines. Owners are strongly urged to consult and work with the ARC to ensure compliance and avoid potential fines and legal complications.

By providing this information, the Board of Directors hopes to promote a clear understanding of the maintenance responsibilities of both the HOA and Owners and, where necessary, reset the expectations of individual Owners. If you have any questions, or need further clarification, please reach out to our Property Manager or consult our Governing Documents.

Thank you for your attention to this matter as we continue to build a thriving community together.

Sincerely,

The Board of Directors for the Cypress Falls at the Woodlands HOA