

# *Oak Place Court Community Association, Inc.*

## **LANDSCAPE POLICY**

1. New homeowners will be provided with a welcome packet, including landscape policy, at the time that the Management Company receives the closing documents from the title company.
2. All landscaping will be uniform as applicable to the front of the home facing the shared drive.
3. No wreaths or decorations will be allowed on the front door of the units. This does not apply to seasonal holiday wreaths and decorations. Flags mounted outside of the residence must receive Architectural Control Committee Approval prior to installation.
4. No statutes or other similar ornamentations will be allowed in the front entry of the homes facing the shared drive.
5. Additional plantings by homeowners will not be allowed in the front beds facing the shared drive.
6. No flower pots will be allowed in or along the shared drive.
7. All homeowners should wash their garage doors and keep them cleaned. Garage doors must be repaired and/or replaced if they become damaged or dented.
8. The association will keep all plantings in a healthy and attractive manner. The association will replace any shrubs that die or appear unhealthy.
9. The association will re-mulch all beds once a year and install/replace seasonal color at the discretion of the Board.
10. Homeowners with rear yards facing Oak Place Street will need to keep them well maintained and clear of excess debris.
11. The association will maintain all common irrigation systems and keep in good repair. Homeowners should report any leaking/broken sprinkler heads to KPM immediately.
12. Per the City of Houston fire code, "Portable barbecue pits, charcoal grills and other open-flame cooking devices outside of a building shall not be operated within 10 feet of combustible walls or roofs or other combustible materials." Homeowners that use their BBQ pits/grills within 10 feet of their structure do so at their own risk. Damages caused by BBQ pits/grills will be the responsibility of the homeowner. Oak Place Court C.A., Inc. and the Board of Directors will not be held liable for any damages incurred due to the use of BBQ pits/grills within the community.