



Standard for Yard Care Policy (Policy No. 13)

WHEREAS, Snoqualmie Ridge is a master planned community governed by Covenants, Conditions and Restrictions; Design Guidelines and Development Standards that provide direction for development of all aspects of the property, including individual residences, architectural features, landscape, streetscape, signage, lighting, etc;

WHEREAS, the above-mentioned governing documents address a “community-wide standard” for maintenance and construction that is applied to all aspects of the development;

WHEREAS, Section 7.4 of the Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge states that all Owners must comply with the Governing Documents and that the Board of Directors has authority to ensure compliance through a variety of measures;

NOW THEREFORE BE IT RESOLVED, that the following Policy is hereby adopted by the Board of Directors.

The PURPOSE of the Yard Care standard is to (1) define the standard of care required for yards in Snoqualmie Ridge, (2) bring uniformity to the maintenance of yards and planter strips within Snoqualmie Ridge, and (3) ensure yards and planter strips are maintained in a manner consistent with the Community Wide Standards.

The Community Wide Standard, as defined in Section 2.11 of the Declaration of Covenants, Conditions and Restrictions is the “standard of conduct, maintenance, or activity generally prevailing throughout the Properties, and will be upheld by visual inspection by ROA staff.

- Homeowners are responsible for landscape maintenance on their property as well as the planter strips in front of their homes and adjacent alley areas (See “Planter Strip Improvements” below).
- Mow lawns when needed. During the summer months (April –September) this should occur no less often than every 2 weeks.
- Water to maintain optimum soil moisture for plant vitality while using methods that minimize the amount of water required.
- Monitor and expediently repair irrigation systems.
- Fertilize lawn and plants as necessary. Care should be taken to minimize impact upon the natural area and wetlands.
- Weed and control insects as necessary. All flower beds, tree wells, alley strips, walkways, etc. should be free of weeds.
- Prune ornamental plants. Recycle or dispose of all clippings, weeds, fallen limbs, and litter from planting beds, lawns and walkways.
- Hedges over 42 inches paralleling the front façade of the house are prohibited.
- Use of indigenous plant species is encouraged – especially drought tolerant varieties.
- No fence, wall or hedge or shrub may be placed or permitted on a lot, particularly a corner lot, where it would impair the visibility of traffic.

- For new homes, landscaping must be installed on the entire property within the growing season following close of escrow on a home, as per the Backyard Completion Policy.

Failure to comply with this policy will result in the issuance of a Yard Maintenance Reminder. If the property is not restored by the date specified on the Yard Maintenance Reminder, a Yard Maintenance Request will be issued as per the Covenants Enforcement Policy.

Local Access Road Planter Strip Improvements:

Article 4 of the Declaration of Covenants, Conditions and Restrictions requires an Owner to request and obtain prior written approval from the Association before making any change to the landscaping in the planter strip. The City of Snoqualmie Street Tree Planter Strip Specifications (attached hereto) require establishment and maintenance of a “free zone” around the base of a Street Tree that exists in any planter strip and impose limits on the types of materials that may be placed within a “free zone” (“Free Zone Standards”). (The “Free Zone Standards” serve to protect the health of the Street Tree.) **Note:** *Action taken that returns a presently non-compliant planter strip to compliance with the Free Zone Standards is not considered a “change to the landscaping in the planter strip” that would require prior written approval.*

To give effect to the Free Zone Standards, the Association will apply the Free Zone Standards in the course of its review of any Owner request to make any change to the landscaping in a planter strip. The Association will also apply any other landscaping standards it may have regarding planter strip improvements located outside of the Free Zone.

To give further effect to the Free Zone Standards, the Association will cause Owners who do not now comply with the Free Zone Standards to voluntarily re-establish compliance with the Free Zone Standards through taking each of the following steps:

Step 1: By no later than Tuesday, October 4, 2011, either remove existing materials that violate the Free Zone Standards or make application to the Modifications Committee seeking approval of those landscaping improvements the Owner seeks to preserve or make. (The normal modification application fee will be waived on such applications received by the Association before the close of business on October 4, 2011);

Step 2: After Tuesday, October 4, 2011, the Association will issue a Yard Maintenance Reminder to Owners of Units it determines are maintaining the planter strip adjacent to the Unit in a manner that does not comply with the Free Zone Standards. An Owner receiving this Yard Maintenance Reminder shall either voluntarily restore compliance by a date stated in such Reminder or make application, by such date, to the Modification Committee seeking approval of those landscaping improvements the Owner seeks to preserve or make. (The Owner will be required to pay the normal modification application fee on any application received by the Association any time after October 4, 2011.)

Policy # 13
Adopted by the Board of Directors
November 11, 2004
Amended July 2011