

## FOR MAINTENANCE AND MODIFICATION OF GROUNDS IN EXCLUSIVE USE COMMON AREAS

The following guidelines are a clarification of policies already stated in the current CC&Rs.

1. Individual owners are permitted to do landscaping only within their own private patios.
2. There may be only one tree (referred to as "the tree") in each patio. The tree must be consistent with the original landscape design.
3. Removal of "the tree". Homeowners desiring the removal of "the tree" planted in their exclusive use common area (patio) must petition the ARB. The petition must contain a statement from a qualified landscape architect or arborist which certifies that the tree is dead, dying, or creates a condition which poses a significant hazard to life or property and which cannot be corrected by measures, such as pruning, which fall short of total removal. Removal is at the homeowner's expense.
4. Any tree removed by the homeowner must be replaced, with a tree of variety and size (minimum tree size - 15 gallons) preapproved by the board, at the homeowner's expense. Board shall consider special circumstances on a case by case basis.
5. No bamboo may be planted in the exclusive use commons area, unless contained in a plastic or clay pot that prevents the roots from reaching the ground.
6. Except for the single tree, no plant in any patio may exceed 9' in height.
7. Shrubs with thorns and which may be considered hazardous must not extend beyond the borders of the fenced-in area.
8. All plantings must be maintained so as not to interfere with the views of adjacent neighbors, excepting those trees incorporated in the original landscape plan for University Terrace.
9. Owners who believe that a neighbor's planting(s) interfere with their quality of life may bring this to the attention of the ARB for resolution.
10. Climbing vines or shrubs planted in any patio must be supported on a trellis and not allowed to climb up building walls or fences. Perennial plantings and plant material must be maintained at least 6 inches from all structures (buildings and fences).
11. Returning the exclusive use common area back into compliance with this policy will be at the homeowner's expense.