HUNTERS TRACE CONDOMINIUM OWNERS' ASSOCIATION (HTCOA)
LANDSCAPE POLICY

PURPOSE: The purpose of the landscape policy is to ensure that the grounds of the Hunters Trace development are maintained in such a manner as to either maintain or increase the value of all unit properties.

Any time you are not certain about whether there is a rule, please contact someone on the Board.

ALL Residents must have board approval prior to any projects or landscape changes. Residents must contact the Landscape Director, Harlan Yeager (502) 295-2378. He will present any plans to the Board for approval.

The Board of Directors is responsible for enforcing the following landscape policy rules:

1. The HTCOA is responsible for the direct care of all trees and bushes and for cutting the grass

2. No firepits are allowed at any time as required by our insurance agency.

3. Residents are NOT to feed any wild animals that roam our property. HTCOA has had infestations of mice and other rodents that were fed by owners. Bird feeders must be up and off of ground. At no time shoulder table scraps be discarded outside to feed the animals.

4. No objects can be within 4' of the electric transformer boxes per the electric company.

5. Unit owners may plant (at their expense):
    a. Items in the back of their units, to the end of their condo and not exceeding the depth of 3 feet beyond the patio or glassed/screened porch.

    b. Plants shall not grow higher than 3 3-1/2' from the ground.

    c. Vegetable gardens are allowed in the designated area to the rear of the condo and should contain small plants. These are not allowed in the center units. Not to exceed 3 ½' (examples: corn, sunflowers, etc).

    d. Flowers and ornaments in the front of the residence should not restrict landscaping crew access.

    e. The Board will maintain records of all newly acquired subdivision plants, bushes and trees installed by the HTCOA so as to comply with any warranties.

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6. Decorative Curbing:
    a. Decorative curbing installation permission must be requested and approved by the Board.

    b. The unit owner is responsible for maintaining the decorative curbing

    c. The HTCOA is not responsible for any damage to the decorative curbing by the landscaping/mowing crews.

    d. Any unit that has a new installation of this curbing will be required to sign a hold harmless agreement letter.

7. Residents are not allowed to nail, drill or in any way hang anything on any of the brick walls or columns (Please ask before hanging anything around your unit

8. Residents must keep all objects 4' from electric transformer boxes if in the yard per the electric company.

9. All holiday decorations must follow the rules below:
    a. Decorations are restricted to the planting beds in front of the units and must not interfere with the care of the lawn, bushes, trees, etc.

    b. No decorations or lights can be hung from the gutters or roof as this can cause damage.

    c. Wreaths may be hung on the lights (must not be heavy), but the homeowner is responsible for any damage to the lighting units. Any damaged light fixtures must be replaced with identical fixtures. ***Also, please be mindful that your house number is on the front of your garage and some decorations can block your house number (this could be a problem if there was an emergency).***

    d. Christmas decorations can be hung after Thanksgiving, but need to be removed by January 10th (this allows an extended time for these decorations to be displayed).

    e. All other holiday decorations, including lights, must be removed within fifteen (15) days of the holiday (this excludes Christmas see above).

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10. Unit owners are encouraged to water the lawn and trees in the front and back of their unit. They may also be asked to water any new plantings, grass, sod, etc. as necessary to maintain the new planting.

11. Unit owners desiring to dig around their units MUST call 811.
    a. To ensure no damage will occur to existing underground utilities.

    b. The unit owner is solely responsible for all costs from any damage that results from digging.

12. Snow will be removed when the height of the snow reaches 3 inches. In the event of upcoming inclement weather, extreme cold, icy conditions, etc. the roads and driveways will be pre-treated with Magnesium Chloride. (NOTE: DO NOT put salt on the sidewalks/driveways as it breaks down the concrete).

13. Garage Lights
    a. HTCOA asks for the safety of the residents and neighbors that you turn your garage lights on nightly. (They make dusk to dawn inserts/or dusk to dawn light bulbs that you can put in your lights to have them go off when the sun comes up).

    b. The unit owner is responsible for replacing outside garage lights due to hanging seasonal decorations.

    c. The garage lights shall be replaced with lights identical to the original lights.

The HTCOA Board is always open to suggestions, concerns, comments, etc. please feel free to contact any member of the Board.

Board Member Name	Office Held	Telephone Number
Sandra "Sandi" Pike	President	502-909-4674
Karen Yeager	Treasurer	502-797-2850
Karla Barron	Secretary	812-786-0900
Sandy Bragg	Member-At-Large	502-541-9766
Carol Holloman	Member-At-Large	502-885-0857