

Landscaped Maintained Homes FAQ

- 1. Who can own a Landscaped Maintained Home (LMH)?** *There are seven neighborhoods in Sun City that are LMH: Garden Homes (NH 14A, 24A, 25, 30) and Cottage Homes (NH 24B1, 24B2, 33)*
- 2. Do you pay the annual fee for just mowing, edging and blowing?** *No, these are the items that are covered with your annual fee: tree and plant replacement, maintenance of the sod, shrubs and all other landscape items installed by the developer, sprinkler system repair, mowing, aeration, soil enhancement, and fertilization. The program does NOT include pre-existing trees or plants, the house, driveway, or other similar items.*
- 3. What if I want to opt out of the program?** *If you purchase a home in a Garden or Cottage Home Neighborhood. Your property will always be part of the Landscaped Maintained Homes Program. There are no "opt-out" options for the Garden or Cottage Homes in Neighborhoods 14A, 24A, 25, 30, 24B1, 24B2, and 33.*
- 4. What if I enjoy gardening? Can I still plant a garden with any type of flowers I would like?** *Per the current Design Guidelines 4.4.2 Bedding Plants: (available on the Sun City Web Portal), "Bedding plants may be added to flower beds and mulched areas by the home owner at their own expense. The home owner will be responsible for the installation, maintenance and removal of such bedded plants and their disposal at the end of the growing season."*
- 5. Who pays for the water, since the LMH is responsible for operating and maintaining the sprinkler system?** *Irrigation control for Landscaped Maintained Homes is part of the LMH Program and is managed by contracted professional landscapers. The cost of the water is the responsibility of the homeowner.*
- 6. What if a native tree should die on the property? Is that covered?** *The expense of caring for native trees and the natural area around the tree is the responsibility of the homeowner. The maintenance of a tree-well **wall** installed by the developer **is** included in the program. The maintenance of any plant or tree not installed by the developer is the responsibility of the homeowner. (Note: A homeowner may be required to remove any plant or tree which is not native and was not installed by the developer or the CA.)*
- 7. Does part of the money I pay also pay for the Common Area Maintenance?** *7. Maintenance of the common areas inside the LMH neighborhoods (e.g. green belts, pocket parks) is paid for by the Community Association using funds paid through resident's yearly CA dues.*
- 8. Who makes the decisions on how the money we pay is spent?** *The Landscaped Maintained Homes Committee (LMHC) is composed of 5 to 9 volunteers who are owners of Landscaped Maintained Homes and are appointed by the Board of Directors of Sun City Texas. The decisions made by the members are based on the best interests of the entire LMH Program and not the interests of the individual or a particular neighborhood. The LMH Committee Functions the same as all other Governance Committees in Sun City. They advise the CA, Community Association, but have no decision making powers.*
- 9. Does the CA help pay for any of the LMH costs?** *The LMH Program is a self-supporting program paid for by the homeowners in the program. No CA funds are used for its operation, and all expenses incurred by the CA in managing the Program are paid with program funds.*