

# UNDERSTANDING THE LANDSCAPED MAINTAINED HOMES PROGRAM

Garden Homes (NH 14A, 24A, 25, 30) and Cottage Homes (NH 24B1, 24B2, 33)

June, 2012

1. Each home within an LMH neighborhood shares equally in all program expenses for that neighborhood.

*Explanation: The costs associated with another neighborhood **are not** allocated to your neighborhood. Expenditures which are neighborhood specific include tree and plant replacement, sprinkler system repair, yard and plant maintenance including mowing, aeration, soil enhancement, and fertilization.*

2. All 708 Cottage and Garden homes within the LMH Program will be in the program for perpetuity.

*Explanation: Your property will always be part of the Landscaped Maintained Homes Program. There are no "opt-out" options for the Garden and Cottage Homes in Neighborhoods 14A, 24A, 25, 30, 24B1, 24B2, and 33.*

3. The LMH Program covers the maintenance of the sod, shrubs, planted trees, irrigation system, and all other landscape items installed by the developer. The program does NOT include pre-existing trees or plants, the house, driveway, or other similar items.

*Explanation: 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.)*

4. Per the current Design Guidelines (available on the Sun City Web Portal), residents may not remove or alter the plants or shrubs in their existing flower/shrub beds without written approval from the Modifications Committee.

*Exception: Residents may add annual flowers to their existing flower/shrub beds at their own expense without going through the approval process. They are then responsible for the removal of these plants when they die.*

5. 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.

*Explanation: The homeowner cannot determine how much water is needed to maintain the landscaping and, therefore, is not in control of their irrigation water usage but must pay for the cost.*

6. Overhead expenses which encompass all Landscaped Maintained Homes are assessed equally to each homeowner within the program.

*Explanation: The salary and other expenses of the CA landscape technicians, legal and professional fees, reproduction, insurance, and the allocation for other CA expenses in the management of the program are shared equally by each LMH homeowner.*

7. Maintenance of the common areas inside the LMH neighborhoods (e.g. green belts, pocket parks) is paid for by the Community Association.

8. 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.

9. 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.

**This document supersedes the previous document, “Understanding the Landscaped Maintained Homes Program, March 2010.”**