

## DID YOU KNOW...

# Buffer hedges / trees in the Del Webb Community...



The builder installed a number of hedges or trees between many of the home sites throughout the community to create an element of privacy; this feature is known as buffer hedges (or trees). Typically, the trees were placed on one of the two homeowner's property, and rarely are they found on the HOA's common property.

### **What is a homeowner responsible for?**

The homeowner on whose property a buffer hedge is planted, is responsible for the hedge and is required to maintain the hedge in good condition on their property as well as adjacent neighboring property. Maintenance shall be deemed to include trimming, fertilizing, and watering. In the event that a buffer hedge is located on the property line, it is the responsibility of both homeowners to maintain the hedge in good condition.

Homeowners and residents of adjacent properties are encouraged to work cooperatively as good neighbors with the common goal of maintaining the beauty and preserving the character of the community for all.

### **What maintenance is recommended for buffer hedges/trees?**

The buffer hedges/trees should present a uniform, harmonious, and healthy appearance along the entire length of the hedge on any street. As such, all neighbors along a street should work together to trim their portions of their hedges to a uniform height and width.

- Annual pruning is recommended. Annual pruning involves minor thinning and shaping just enough to maintain desired height and width.
- A hedge should be trimmed so that the top is narrower than the bottom; this way, sunlight can reach all the plant's leaves. The bottom branches of "box-shaped" hedges usually thin out—and even die—from lack of sunlight.
- Hedges should be clipped while the new growth is green. Prune flowering hedges after they have bloomed in order to avoid removal of buds.

### **May I inspect and maintain both sides of the trees on the property adjacent to mine?**

Please contact your neighbor and request permission to enter their property to inspect or maintain the buffer hedges/trees. Homeowners do not have the right to enter onto a neighbor's property to trim the neighbor's side of the plant/tree unless permission has been obtained; however, such permission shall not be unreasonably withheld.

### **Can I, or my landscaper, trim / manicure on my own property to maintain the buffer hedge/tree?**

Homeowners whose properties abut buffer hedges **do not** have the right to trim/manicure the hedge in such a way as to reduce privacy, kill, and damage or diminish the hedge. In the event that a hedge is damaged by trimming or other action, it will be the responsibility of the homeowner whose property the hedge is planted on to replace it at their expense.

### **If the buffer hedge / tree dies, who is responsible to replace it?**

It is the responsibility of the homeowner on whose property the hedge is located to replace a damaged or dead hedge. If the buffer hedge / tree is located on the property line, it is the responsibility of both homeowners to work together to replace the hedge. In the event that a buffer hedge is located on the property line, both homeowners must work reasonably together in the spirit of good neighborliness.

### **What if we want to replace the trees?**

Prior Architectural Review Committee (ARC) approval must be obtained before any buffer hedge / tree is removed or replaced. The ARC application must be signed by all homeowners whose properties abut the buffer hedge / tree. The homeowner on whose property a buffer hedge / tree is located is responsible for irrigation and maintenance of installed plant materials at their sole expense.