

Beau Chene Property Owner's Association Landscape Rules of Procedure

Pursuant to Article 7.01(e) of the Bylaws of the Beau Chene Property Owners Association Inc., and Article XII, Section 12.01 of the 2016 Amended and Restated Declaration of Covenants, Conditions and Restrictions (CCR's), the Beau Chene Property Owners Association Board of Directors ("Board") establishes this "Landscape Rule of Procedure" to allow homeowners clarification on Architectural Review Committee (ARC) approval with regard to Section 6.01 of the CCR's. This Landscape Procedure does not apply to structural items noted in Sections 3.21 through 3.23 of the CCR's.

Purpose: To provide clarity and efficiency in regards to landscaping under Article VI, Section 6.01 of the Beau Chene CCR's. These Landscape Rules of Procedure allow for automatic approval of limited customary and general landscaping activities. In the spirit of promoting well-manicured properties and lessen the ambiguity regarding landscaping, we establish the following Rules:

Landscape activities Preapproved by the ARC:

1. Tree trimming is allowed in the event of storms, danger to persons/structures/tangible property, or overgrown condition.
2. A lot/homeowner of a developed lot may replace shrubs/plants/flowers AND plant new shrubs/plants/flowers, as long as the items planted do not consist of invasive weeds/plants. An example of invasive plants would be bamboo or cactus.
3. Creation of flower-type beds in areas other than the front yard space – provided the space has low or no visibility from street view.
4. Gardens are allowed, but must be in the backyard area and not visible from the street view.
5. Replacement of sod/grass as needed. We encourage use of grass, pine straw, or mulch materials that complement the natural beauty of our neighborhood.

Landscape activities NOT preapproved by the ARC (lot/homeowner must first obtain ARC approval):

1. A newly developed lot "landscape plan" that is defined as landscaping visible from the street.
2. All tree removal must be approved by ARC prior to taking action. This relates to both living and dead trees.
3. Planting of new trees in the area visible from the street, must first obtain approval from ARC.
4. Creation of flower-type beds in the front yard space - highly visible from the street.
5. Any additional landscaping in street view.

Members: If you are unsure whether your landscape activity falls into either category, please reach out to the Beau Chene POA Management Company or the Architectural Review Committee (ARC). The above rules are intended to simplify, but not modify, substitute or replace any of Beau Chene's CCR's.