

Design Guidelines - Landscaping Architecture Standards

Adopted May 2020, Revised August 2024

Introduction

This Reference Document, which accompanies the Design Guidelines, will follow the Architectural Review process as detailed in Attachment A of the "Amended and Restated Declaration of Covenants and Restrictions for Harbour Point" (Article II-Section 8, and Article VIII). Property Owners are required to thoroughly review and understand both the Harbour Point Declaration of Covenants, Conditions, & Restrictions and Design Guideline documents.

Responsibilities

The Harbour Point Homeowners Association Board of Directors (HP-HOA BOD) is responsible for maintaining "all lots and dwellings consistent with the standards set forth in any guidelines established by the board" (Article X, Section 2). This includes upkeep of common areas and portions of the limited common areas. Please refer to the CCR Article II for definitions and Article X – Maintenance for detailed responsibilities of both the association and property owners.

Glossary

Plants – Includes and not limited to plants, bushes, shrubs, trees, and grasses

Purpose

The Harbour Point Homeowners Association adopted a set of Architecture guidelines and standards to preserve the aesthetic harmony and balance of residential structures, landscaping, and common areas within Harbour Point to:

1. Ease maintenance to avoid overgrowth and encourage plant health
2. Support practices which are cost effective and aesthetically pleasing
3. Achieve a degree of uniformity throughout the entire neighborhood

These guidelines and standards aim to enhance property values and maintain the natural beauty of the development, in alignment with the overall scheme and plan of the community. Planned communities that boast a consistently neat and pleasing appearance attract more potential homeowners. It goes without saying that properties in beautifully maintained, uniform communities usually experience higher home values. Therefore, consistent maintenance is crucial, and open communication with all homeowners of Harbour Point is vital.

Standards

Plants Near	Description
First floor windows	Foundation plants are not to grow above the bottom of the window.
First floor porches	Plants will be allowed to grow no higher than the rail of the lowest porch.
A/C units	Plants will be allowed to grow no higher than the top of the unit and will be trimmed to shroud the A/C unit from line of sight.
Ornamental plants	Owners are responsible to manage weeds/grasses to minimize landscape contractors weed control overspray that may impact ornamentals.
Fences	Plants along fence lines should not exceed top of fence by more than 3 feet and should not grow outside of fence pickets.
Homes	Plants will be trimmed back from homes to decrease risk of any external home damage.
Landscaping palette	Any plant not on the landscaping palette is the responsibility of the owner and must meet all landscape architecture standards. Landscaping company will maintain the plants listed in the palette.
Non-compliance	<ul style="list-style-type: none">• All properties, including those on the "Do Not Cut" list, will be expected to be in compliance with these standards set forth herein.• Properties deemed in non-compliance will be given one notice and a timeline to comply, before plants are brought into compliance by landscaping company.<ul style="list-style-type: none">○ Any additional costs incurred by the HOA from the landscaping company will be passed along to the owner.