

# **Warner Creek Homeowners Association Landscaping Policy<sup>1</sup>**

**Adopted By The Warner Creek Homeowner Board of Directors in 2018**

The Warner Creek Architectural Board of Review shall accept for review a complaint concerning vegetation growth, including hedges, at Warner Creek when any one of the following conditions for review are met: (1) written complaints on the same vegetation issue are submitted from two or more homeowner addresses, (2) the vegetation at issue materially encroaches over a next door neighbor's property line to the extent that the complaining neighbor, by township ordinance, has the right to trim the encroaching parts of the vegetation, or (3) the vegetation poses a serious fall risk to other neighboring homes. A complaint that qualifies under one or more of these conditions for review shall not be considered entitled to any particular action by the ABR, beyond the ABR's review of the same. Any decision on whether or not further action on the complaint is to be made rests in the sole discretion and judgment of the Association.

<sup>1</sup> During the inception of Warner Creek Subdivision in the early 1970's all natural landscaping was immature. Now in the 2000's natural landscaping has matured, and a new policy for the Architectural Board of Review to follow was needed.