

## LANDSCAPING GUIDELINES

### Overview

SSV is located on the side of Brown Mountain with long and short-range views and natural forestation, interlaced with thoughtfully planned landscaping. It is the HOA's goal to maintain this natural mountainous setting in a cost-efficient manner for the enjoyment of our residents and the enhancement of our property values.

The HOA is tasked with controlling the community's landscaping. They oversee our professional landscapers who provide lawn care services for our Common and Limited Common Elements, including mowing, edging, leaf blowing, fertilizing, weed control, drainage maintenance and shrub trimming. Other service providers, such as arborists and drainage engineers, are hired as needed.

The HOA is also responsible for approving all major changes to Owners' landscaping in their mulched beds adjacent to their Living Units.

### Landscape Changes

- Design Plan and Prior Written Approval Required for Major Changes. For major changes to landscaping adjacent to Living Units (i.e., directly in front of a Unit, along the foundation on the side of a Unit, under and along the outside outline of the deck), Owners must submit a landscape design plan and plant list to the Chair of the Grounds Committee for review. The plan will be reviewed for appropriateness of overall design, plant material selection (with native plants recommended), location of plants, number of plants and the impact on current and future landscape maintenance. A site visit, by appointment, is available for consultation with the Grounds Committee. Written approval by the Chair of the Grounds Committee is required prior to any major landscaping changes in landscaping adjacent to Living Units. The Chair of the Grounds Committee will maintain a file of all such approvals. The HOA reserves the right to have any unapproved installations removed at the cost of the Owner.
  - For year-round appeal, consideration should be given to the inclusion of evergreen foundation plants.
  - Due to its large usage of water, gasoline, pesticides, herbicides, and fertilizers, the cultivation of grass lawns has adverse ecological and environmental consequences. It is also costly. Owners are encouraged to consider using alternatives to grass in their landscape design plans. Such alternatives include larger-sized garden areas, moss in shady areas, ground covers, mulch, pavers, and rocks (but not gravel or other small stones).
  - In planning for tree installation, consideration should be given to the size of the tree when it reaches maturity to be sure it is appropriate for the planned space.
  - Invasive plants and noxious plants are prohibited; a list of such plants is attached. Food-oriented plants (e.g., herbs, vegetables, fruits) may only be planted in containers, preferably on the decks.

- Plants must be disposed of off-site; the service road is not a disposal option.
- Landscape design, plants, installation, and removal of existing plants are the Owner's expense.
- Minor changes to Landscaping adjacent to Living Units
  - Replacing dead shrubs, planting low maintenance perennial and annual plants, and installing suitably sized hardscape (rocks and statuary) do not require HOA approval.
- Plant Installation
  - If the installation of approved plants is to be performed by a privately hired landscaper, the Owner is required to deliver to the landscaper a copy of the Contractor Guidelines available on the SSV HOA Website ([www.southsidevillageasheville.com](http://www.southsidevillageasheville.com)).
  - Installation of fences, including "invisible" pet fences, chains, ropes, timbers, edging (brick, steel, plastic, etc.) or any other landscape structure is prohibited.
  - To ensure the safety of the mowers, gravel and other small stones are not permitted in garden beds.
  - All corrugated and PVC drainpipes visible from the street should be buried.
- Garden Ornaments and Recreational Equipment
  - A reasonably appropriate number of (i) sculpted, molded, or cast pieces in a solid substance (such as a yard-art piece, bird bath, fountain, chair, table or bench) and (ii) pots, planters, trellises and small yard ornaments made from wire/metal materials, each a reasonably appropriate height, may be placed as decor only in the mulched or porch areas for landscaping maintenance efficiency.
  - Recreational equipment (such as gym play sets, permanent or portable basketball stands) and doghouses are not permitted.

## Landscape Maintenance

- Regular Garden Maintenance
  - Regular watering, fertilizing, mulching, and edging, as needed, of approved landscaping is the Owner's responsibility. To assist Owners in meeting this requirement, the HOA conducts an annual Mulch Project in accordance with the Mulch Project Guidelines available on the SSV HOA Website ([www.southsidevillageasheville.com](http://www.southsidevillageasheville.com)). In addition, SSV's volunteer Weeding Team is available to assist Owners with the weeding of their gardens.
- Garden Debris
  - Garden debris, organic refuse, twigs, limbs, weeds, plant trimmings and dead plants are to be picked up and placed in plastic bags by the Owner. Longer-sized limbs or twigs are to be

bundled. These bags and bundles are to be placed at the end of the street, on the mountainside, the morning of lawn service, for ease of pick up by the landscaping crew. Pet waste must go in trash receptacles in the garage, NOT in the garden debris bags. Any Owner needing assistance in moving the bags and bundles to the end of the street should contact the Chair of the Grounds Committee.

- Pots, pot containers, potting soil bags and any other non-organic material must be disposed of in the Owner's trash receptacle.

- Tree Care

- The SSV Tree Care Policy is available on the SSV HOA Website ([www.southsidevillageasheville.com](http://www.southsidevillageasheville.com)).

### Lawn Care

- Lawn care services are contracted by the Board and are seasonally provided weekly, weather permitting. Regular service typically begins in early to mid-spring and ends in late fall. Services include mowing, edging, leaf blowing and cleanup, seasonal fertilizer and weed control, Common Elements drainage maintenance, shrub trimming, and removal of dead, dying, diseased or dangerous trees and shrubs, as needed.
- All obstacles, including hoses, that may inhibit the ability of the landscaper from performing their regular services must be removed in advance of the weekly service.
- Placing lawn furniture on the Common and Limited Common Elements must be approved, in writing, by the Grounds Committee to ensure that the object does not interfere with nor impede the landscaping crew's access.
- Owners who prefer to provide all or part of their own lawn care should notify the Chair of the Grounds Committee to avoid duplication of effort. No Owner should apply fertilizer or other chemicals to their front lawn without the prior written approval of the Chair of the Grounds Committee. Under no circumstances should any Owner apply fertilizer or other chemicals to any Common Elements.
- Communication with, and directions given to, the landscaping contractor and its employees are to be made only by the Chair of the Grounds Committee. To allow landscape employees to do their work without interruption, residents should not request additional tasks or discuss issues concerning their Lots with them.

### Plantings on Common Elements

- Any unapproved plantings on any Common Element will be subject to removal and disposal at the cost of the Owner who planted it. Maintenance of any approved plantings upon any Common Element will be the responsibility of the Owner who planted it. When the Owner can no longer maintain it or a new Owner opts not to maintain it, responsibility for the area will return to the HOA, with the intent to return the area to its native state to the extent practicable.

## LIST OF INVASIVE AND NOXIOUS PLANTS

### NORTH CAROLINA INVASIVE PLANTS

Rank 1-Exotic plant species that have invasive characteristics and spread readily into native plant communities, displacing native vegetation.

<u>Scientific name</u>	<u>Common name</u>
Ailanthus altissima (Mill.) Swingle	Tree of Heaven
Albizia julibrissin Durz.	Mimosa
Alliaria petiolata (Bieb.) Cavara & Grande	Garlic-mustard
Alternanthera philoxeroides (Mart.) Griseb.	Alligatorweed
Celastrus orbiculatus Thunb.	Asian bittersweet
Elaeagnus angustifolia L.	Russian olive
Elaeagnus umbellata Thunb.	Autumn olive
Hedera helix L.	English ivy
Hydrilla verticillata (L.f.)	Royle Hydrilla
Lespedeza bicolor	Bicolor lespedeza
Lespedeza cuneata (Dum.-Cours.) G. Don	Sericea lespedeza
Ligustrum sinense Lour.	Chinese privet
Lonicera fragrantissima Lindl. & Paxton	Fragrant honeysuckle
Lonicera japonica Thunb.	Japanese honeysuckle
Microstegium vimineum (Trin.) A. Camus	Japanese stilt-grass
Murdannia keisak (Hassk.) Hand.-Mazz.	Asian spiderwort
Myriophyllum aquaticum (Vell.) Verdc.	Parrotfeather
Paulownia tomentosa (Thunb.) Sieb.&Zucc. ex Steud.	Princess tree
Persicaria perfoliata (Linnaeus) H. Gross (=Polygonum perfoliatum L.)	Mile-a-minute vine
Phragmites australis (Cav.) Trin. ssp. australis	Common reed
Pyrus calleryana Decne.	Bradford pear
Polygonum cuspidatum Seib. & Zucc.	Japanese knotweed
Pueraria montana (Lour.) Merr.	Kudzu
Rosa multiflora Thunb.	Multiflora rose
Salvinia molesta Mitchell	Aquarium watermoss
Vitex rotundifolia L.f.	Beach vitex
Wisteria sinensis (Sims) DC	Chinese wisteria

### Rank 2 – Significant Threat

Exotic plant species that display some invasive characteristics, but do not appear to present as great a threat to native communities in NC as the species listed in Rank 1.

Scientific name	Common name
Ampelopsis brevipedunculata (Maxim.) Trautv.	Porcelain-berry
Arthraxon hispidus (Thunb.) Makino	Hairy jointgrass
Berberis thunbergii DC	Japanese barberry
Broussonetia papyrifera (L.) L'Her. ex Vent.	Paper mulberry
Cardiospermum halicacabum L.	Balloon-vine

Cayratia japonica (Thunb. ex Murray) Gagnep.  
Centaurea biebersteinii DC  
Clematis terniflora DC (=C. dioscoreifolia)  
Conium maculatum L.  
Coronilla varia L.  
Dioscorea polystachya L.  
Eichhornia crassipes (Mart.) Solms  
Euonymus alata (Thunb.) Sieb.  
Euonymus fortunei (Turcz.) Hand. – Mazz  
Ficaria verna ssp. ficariiformis (F.W. Schultz) B. Walln.  
(=Ranunculus ficaria)  
Glechoma hederacea L.

Humulus japonicus  
Lamium purpureum L.  
Lespedeza bicolor Turcz.

Ligustrum japonicum Thunb.  
Ligustrum vulgare L.  
Lonicera maackii (Rupr.) Maxim.  
Lonicera morrowii A. Gray  
Lonicera standishii Jaques  
Lonicera xbella [morrowii x tatarica]  
Ludwigia uruguayensis (Camb.)  
Lygodium japonicum (Thunb. ex Murr.) Sw.  
Lythrum salicaria L.  
Mahonia bealei (Fortune) Carriere  
Miscanthus sinensis Andersson  
Morus alba L.  
Myriophyllum spicatum Komarov  
Nandina domestica Thunb.  
Persicaria longiseta (de Bruijn) Moldenke (=Polygonum  
caespitosum Blume)  
Persicaria maculata (Rafinesque) S.F. Gray (=Polygonum  
persicaria L.)  
Phyllostachys spp.  
Poncirus trifoliata (L.) Raf.  
Pseudosasa japonica (Sieb. & Zucc. ex Steud.) Makino ex  
Nakai  
Rhodotypos scandens (Thunb.) Makino jetbead  
Rubus phoenicolasius Maxim.  
Solanum viarum Dunal  
Sorghum halepense (L.) Pers.  
Spiraea japonica L.f.

Bushkiller  
Spotted knapweed  
Leatherleaf clematis  
Poison hemlock  
Crown vetch  
Air-potato  
Water-hyacinth  
Burning bush  
Winter creeper

Lesser Celandine  
Gill-over-the-ground, ground  
ivy  
Japanese Hops  
Henbit  
Bicolor lespedeza, shrubby  
bushclover  
Japanese privet  
Common privet  
Amur bush honeysuckle  
Morrow's bush honeysuckle  
Standish's Honeysuckle  
Hybrid Bush Honeysuckle  
Hara Creeping waterprimrose  
Japanese climbing fern  
Purple loosestrife  
Leatherleaf Mahonia  
Chinese silver grass  
White mulberry  
Eurasian watermilfoil  
Nandina

Oriental ladies-thumb

Lady's thumb  
Exotic bamboo  
Hardy-Orange

Arrow bamboo

Wineberry  
Tropical soda apple  
Johnson grass  
Japanese spiraea

*Stellaria media* (L.) Vill.  
*Veronica hederifolia* L.  
*Vinca major* L.  
*Vinca minor* L.  
*Wisteria floribunda* (Willd.) DC  
*Xanthium strumarium* L.  
*Youngia japonica* (L.) DC.

Common chickweed  
Ivyleaf speedwell  
Bigleaf periwinkle  
Common periwinkle  
Japanese wisteria  
Common cocklebur  
Oriental false hawksbeard

## **MULCH PROJECT GUIDELINES**

Coming soon!!!!

## TREE CARE GUIDELINES

### **Overview**

The HOA is responsible for the Common Elements, which includes all open land in SSV. All trees located in the Common and Limited Common Elements are proactively maintained by the HOA. The proper maintenance of these trees is critical to the natural appeal of the community, which is a key element of maintaining our property values.

### **Professional Assessments**

During the year the Chair of the Grounds Committee will maintain a list of trees needing assessment, trimming or removal as reported to them by Owners. At least once a year, or as needed in emergencies, the HOA will hire professional certified and licensed arborists to assess the listed trees, as well as other trees located in the community. Based on their recommendations and in consultation with the Chair of the Grounds Committee, the trees to be serviced will be identified. The Owners who reported tree issues will be notified by the Chair of the Grounds Committee of the results of the arborist's assessment and the determination of the services needed.

### **Installation of Trees**

Trees may be installed only with the prior written approval of the Grounds Committee. Trees installed without this approval will be subject to removal at the Owner's expense.

### **Tree Removal**

A tree may be removed if it is dead, diseased, dying, or dangerous, based on the assessment of the arborists. Tree removal must be approved by the Chair of the Grounds Committee in consultation with the arborists. The Owner will be notified by the Chair of the Grounds Committee if a tree is being removed near their townhome. Stumping the trunk will be provided if the stump is in a highly visible area.

### **Tree Trimming**

Trees are trimmed on an as-needed basis as determined by the Chair of the Grounds Committee. Owners should notify the Chair of the Grounds Committee when limbs are too close to the home, growing into the siding or gutters and/or growing over the roof or deck so that trimming can be provided. Owners should not trim trees or shrubs on Common Elements without the prior written approval of the Chair of the Grounds Committee.

Tree "topping" is prohibited in SSV. This practice is detrimental to the health of trees. If it is necessary to control the height of a tree, "crown reduction" is the proper method.



### **Tree Replacement**

When a tree is removed from the Common or Limited Common Elements, any Owner wishing to replace the tree should notify the Chair of the Grounds Committee of the type of tree they intend to plant. After receipt of written approval from the Grounds Committee, the replacement tree may be installed by the Owner or a landscaper at the Owner's expense.