

FOREST HEIGHTS HOMEOWNERS' ASSOCIATION, INC.

ADMINISTRATIVE RESOLUTION NUMBER 4 – Exhibit A

Planting in Common Areas Adjacent to Lots

The Forest Heights Design Guidelines & Construction Regulations state in part that “landscaping should be used to create interest and variety in ornamental settings, and where home sites are adjacent to common open space areas, to blend the home site landscaping with the common area landscaping.” In response to lot owners’ requests to extend landscaping beyond the lot line into adjacent common areas, the following guidelines and procedures have been adopted by the Association. Please read these carefully.

CONCEPT: To provide opportunity for “transition” areas between the undisturbed common open space and the formal, manicured look of installed landscaping around a home. These areas should incorporate minimal soil disturbance, native plants only, low maintenance and maximum habitat for birds and other wildlife. A list of plants suitable for these adjacent common areas is included. Lot owners must submit their plan to the Trails & Common Areas Committee – and receive written approval – before commencing work.

I. DO NOT DO ANY OF THE FOLLOWING:

- No tilling of soil
- No mulch
- No plastic
- No barkdust
- No use of invasive plants, e.g., English ivy
- No work in or near stream beds or adjacent to trails
- No slope/grade changes
- No extension from lot of formal landscaping
- No herbicide spraying

II. YOU MAY DO THE FOLLOWING AFTER RECEIVING COMMITTEE APPROVAL:

- Select plants from the approved list.
- Water and fertilize until plants are established.
- Keep plans unstructured and informal.
- String mow grass if necessary.
- Remove invasive and undesirable plants.
- Use dark garden mulch if any is necessary; no barkdust.
- Submit plans for Committee review and approval.
- Agree to maintain planting areas in good condition.
- Acknowledge that the plantings in common areas become property of FHHOA.
- Be mindful of eventual size of plantings, protect views of neighbors.
- If necessary to hold soil on a slope, use annual rye grass and keep it below 10” high.
- Request any necessary spraying to be done by the HOA.

- Plans drawn to scale showing lot lines and the landscaping existing on a lot, what portion of common area is proposed for plantings – and their location(s) on the site – and location of creeks and trails.
- Inventory of existing plants in the adjacent common area proposed for planting.
- Photos of current condition of portion of common area to be planted and landscaping on lot next to common area.
- Signed agreement to comply with these Guidelines – necessary for approval of plan.

III. CONDITIONS OF APPROVAL:

- Lot corners must be identified on site by use of a metal pipe.
- Acknowledge that the FHHOA will not be responsible for any damage to these planted areas which occur in the course of necessary repair and/or maintenance work.
- Check City Environmental Zones map to ensure that proposed work is consistent with regulations for E-P and E-C zones.

IV. SANCTIONS FOR NOT FOLLOWING GUIDELINES FOR PLANTING IN ADJACENT COMMON AREAS [THE “STICK”]:

The Committee will visit a proposed planting site upon receipt of an application. Assistance can be provided on types of plants, spacing, possible removal of some existing plants, etc. Information is available on what are considered invasive and/or undesirable plants, and how to chemically treat them.

Lot owners will notify the Committee upon completion of non-approved plans, at which time the site will be visited again to see that the plan was carried out as proposed. Thereafter, periodic inspections will take place to ensure ongoing care.

Tilling of soil, application of barkdust, planting of non-approved plants, removal of native plants designated to stay in place, and other violations of the Guidelines will be subject to fines, as prescribed elsewhere in applicable FHHOA regulations if not corrected promptly after written notice.

Non-conforming adjacent common area plantings may, at the owner’s expense, be corrected as necessary to bring about compliance.

V. REWARDS FOR PROPER ADJACENT AREA PLANTINGS [THE “CARROT”]:

An award program has been established to afford recognition to those lot owners who properly develop adjacent plantings, with particular attention paid to best use of native plants, improvement of animal habitat, a seamless transition from formal landscaping to wild areas and good ongoing maintenance. Awards include, but may not be limited to, certificates and recognition in the FHHOA newsletter.

PLANT MATERIAL SUITABLE FOR ADJACENT COMMON AREAS

Developed by Michael Speering, Schultz Landscape Design

PO Box 40340 Portland, OR 97240

Tel: 503/248-2683 Fax: 503/248-4110

The following is a list of plants that have been deemed appropriate for planting on common areas adjacent to private property and at trailheads.

These plants are recommendations only and are suggested for use to curb invasive grasses, weeds and undesirable shrubbery. This list does not contain all the possible choices. Other native plants may be requested when a plan is submitted, and they will be considered on a case-by-case basis.

The Trails & Common Areas Committee reviews submitted plans on a quarterly basis. It is best to develop a plan and get it submitted well in advance of optimum planting time and to ensure that the submittal is complete.

On behalf of the FHHOA Board of Directors, thank you for your interest in enhancing our natural environment and your efforts to that end.

TREES

<u>Evergreens</u>	<u>Common Name</u>	<u>Height</u>
Tsuga Heterophylla	Western Hemlock	40' 180'
Pseudotsuga Menziesii	Douglas Fir	70' 250'
Thuja Plicata	*Western Red Cedar	70' 200'
Thuja Plicata "Hogan"	*Narrow Western Red Cedar	50' 60'
Umbellularia California	Oregon Myrtle	15' 60'
Arbutus Menziesii	Madrone	20' 40'
Abies Grandis	Grand Fir	200' 300'

<u>Deciduous</u>	<u>Common Name</u>	<u>Height</u>
Fraxinum Latifolia	Oregon Ash	40' 80'
Acer Circinatum	*Vine Maple	5' 35'
Acer Campestris	*Hedge Maple	25' 50'
Acer Glabrum	Rocky Mountain Maple	50' 60'
Acer Macrofolium	Big Leaf Maple	30' 90'
Cornus Nuttallii	Pacific Dogwood	15' 60'
Crataegus Douglasii	Black Hawthorn	10' 25'
Salix Sitchensis	Sitka Willow	10' 18'

*Requires afternoon shade.

SHRUBS

<u>Evergreens</u>	<u>Common Name</u>	<u>Height</u>
Rhododendron Macrophyllum	*Pacific Rhododendron	5' 12'
Arctostaphylos Columbiana "Oregon hybrid"	*Hairy Manzanita	2' 6'
Gautheria Shallon	*Salal	3' 6'
Mahonia Aquifolium	*Oregon Grape	3' 8'
Vaccinium Ovatum	*Evergreen Huckleberry	3' 6'

<u>Deciduous</u>	<u>Common Name</u>	<u>Height</u>
Ribes Sanguineum	*Red Flowering Currant	5' 10'
Holodiscus Discolor	Ocean Spray	6' 20'
Rhododendron Occidentale	*Western Azalea	3' 8'
Viburnum Opulus	*European Cranberry	10' 20'
Cornus Stolonifera	Red Twig Dogwood	4' 10'
Amelanchur Alnifolia	Serviceberry	4' 10'

*Requires afternoon shade

PERENNIALS

Aster Modestus	*Great Northern Aster
Lupines Polyphyllus	Large-leaved Lupine
Iris Douglasiana	Douglas Iris
Iris Tenax	Oregon Iris
Digitalis Purpurea	Foxglove
Trillium Ovatum	Wake Robin
Lilium Columbianum	Native Tiger Lily
Aruncus Sylvester	Goat Beard
Aquilegia Formosa	Western Columbine

*Requires afternoon shade

GROUND COVERS

Fragaria Chiloensis	Wild Strawberry
Mahonia Repens	Creeping Oregon Grape
Symphoricarpus Albus	Snowberry