

Stonehenge HOA Common Area Maintenance and Resident Responsibilities

The Stonehenge subdivision has a significant amount of both developed and undeveloped common area that is an important part of the character of our subdivision. This policy clarifies the intent of the HOA, and responsibilities of homeowners in maintaining the common areas that we all share.

Definitions:

1. "Common Area" is defined as any land within the subdivision that is not deeded to an individual homeowner.
2. "Improved Grounds" are defined as any Common Area within the subdivision that is regularly maintained by the HOA through mowing, landscaping, or similar activity.
3. "Unimproved Grounds" are defined as any Common Area that is not regularly maintained by the HOA, such as wooded and other naturalized areas of the subdivision.

Policy:

1. A significant portion of annual homeowner dues is used by the HOA in the maintenance of Improved Grounds. The HOA does not budget for, nor intend to provide any maintenance for Unimproved Grounds.
2. Homeowners are allowed, and encouraged to support the HOA in any Common Area maintenance they choose to undertake at homeowner cost. Examples include: weeding, mulching, raking, downed tree and limb removal, brush removal, etc.
3. Homeowners are requested to notify the HOA if exotic or invasive plants become a threat to Common Areas. Examples of such species include, but are not limited to: Kudzu, Wisteria, Polk, non-native Wild Grape, and other vines; all Bamboo varieties; Bush and Vine Honeysuckle; non-native Jasmine species; other exotic or invasive ornamentals that appear to be growing wild. Homeowners are strongly discouraged from planting exotic or invasive species upon their property.
4. Any Common Area improvements by homeowners (including both Improved and Unimproved Grounds), such as the removal of non fallen trees, significant pruning, establishment of lawns, installation of fences or other structures, grade changes, control or eradication of invasive plants, or other activities that change the character of the Common Area shall be reviewed and approved by the HOA before the homeowner(s) may proceed.
5. Stonehenge is a wooded community, with thousands of trees. The HOA will not remove fallen limbs or trees from Common Areas that fall on adjacent homeowner lots. Removal shall be by homeowner, at homeowner's expense.
6. Common Area trees that have not fallen but present a reasonable threat to permanent structures erected upon adjacent homeowner property may be removed at homeowner's expense, subject to review and approval terms described above. The HOA will only approve removal of trees that create a reasonable threat to safety or property.
7. The intent of this policy is to preserve the Improved and Unimproved Grounds in a state similar to the effective date below, notwithstanding the natural growth and aging of our woodlands.