Proposed Change to 3.6 of the Residential Landscape Guidelines for Owner Responsible Gardens

OPEN FOR COMMENT
PERIOD UNTIL
December 3, 2026

Comments must be submitted in writing to the LVA Administration Office or Via email at townhall@leisurevillage.org

3.4 Allowed Items

Garden edging, pavers, and low-voltage or solar lights may be installed in a HRM garden bed subject to the requirements of the Architectural Guidelines. Architectural permit approval and Leisure Village Indemnification are required for pavers and garden bed edging.

Potted plants, decorative items, rocks, and mulch may be added to an HRM garden. Care should be taken to avoid creating trip hazards. See Section 8 for additional information.

3.5 Not Allowed Items

No invasive species of plants are permitted. This includes low, spreading ground covers such as ivy that may provide a supporting environment for rodents. No plants or vines are allowed that may attach themselves to walls, fences, lattice screens, or other building elements.

Gardening tools, supplies, containers, and other non-decorative items must not be stored within HRM garden beds.

Artificial flowers are not permitted to be placed directly into a garden bed.

Trees (other than semi-dwarf citrus trees) are not allowed in HRM gardens. Naturally introduced sapling trees should be promptly removed. Homeowners shall not plant any trees in the HRM garden soil. Trees in pots must be placed on a paver to prevent roots from growing into the ground. See Section 4 for additional information.

3.6 Changes to HRM Gardens

Minor changes to HRM garden beds include and may be made without submitting a Landscape Permit:

- Replacing plants like-for-like, or not substantially different.
- Adding and removing annuals.
- Moving pots, containers, and decorative items to different locations.
- Contact the Residential Landscape Committee if you have any questions.

Significant changes that do require Architectural and Residential Landscape permits include but are not limited to:

- Changing the shape, size, design or composition of the garden bed.
- Large scale redesign of the plantings or decorations.
- Additions, removals, or relocation of plants that materially change the garden's appearance, layout, or wildfire vulnerability

3.7 Monitoring the Condition of HRM Gardens

The Building & Grounds Committee is to oversee and ensure that the condition of Leisure Village homes and common areas comply with established Rules and Regulations. It is also responsible for monitoring compliance with the Residential Landscape Guidelines.

If a homeowner fails or neglects to maintain a HRM garden in a manner acceptable to the Association, the homeowner shall be issued a Notice of Violation. Failure to comply with this violation letter may result in a monetary penalty levied against the homeowner or other remedies established by LVA at the homeowner's expense. If a homeowner is cited repeatedly for