Monticello Community Association
Exclusive Use Common Area
Landscape Maintenance Agreement

EXCLUSIVE USE COMMON AREA

Planter areas in front of Monticello units are considered ***exclusive use common areas***. That means that it is part of the Association common area but exclusively for the use of one individual unit. The Monticello Community Association Board of Directors practices the policy that either the Association maintains the ***exclusive use common area*** or allows the homeowner/tenant to maintain it by signing a Landscape Maintenance Agreement.

RED STAKE POLICY

Homeowners choosing to sign the Landscape Maintenance Agreement will be part of our "Red Stake Program." This program provides homeowners/tenants a means of taking pride in their landscaping and in their home. If you choose to be involved in this program you will have the freedom of planting and maintaining your own front yard, including design and plant selection. You will then have a ***red stake*** sticker placed in your window as a visible indicator to the landscape company that the homeowner maintains all the plants at their unit in accordance with Monticello's Landscape Guidelines (see below). With the signing of this Agreement, the homeowner/tenant also agrees to submit any plans for landscape changes to the Board of Directors prior to any changes to the area.

ENROLLMENT

Enrollment in the Red Stake Program will take place four times annually, on January 1, April 1, July 1, and October 1. Enrollment in this program will be closely monitored. If you are not following the specified guidelines, you risk being removed from the program.

LANDSCAPE GUIDELINES

The following guidelines will help ensure a beautifully well-maintained community.

- A detailed description of your plans must be submitted on the attached Landscape Maintenance Application.
- A red stake, provided by Monticello, will be placed near the entry steps of your unit. The red stakes are a visible indicator to the landscape company that the homeowner maintains all the plants at their unit.
- You will have 30 days after approval of your Application to complete your work. If approved work is not completed within 30 days, maintenance of your yard will revert to the landscaping company.
- Once approved, the homeowner/tenant must maintain the yard regularly. The landscape company will not maintain your yard except for ensuring proper irrigation. This includes keeping all landscaping (hard or soft) free from over-growth, weeds, insects, dead items, empty pots, trash, and any other miscellaneous debris.
- Landscaping (hard or soft) must stay clear of walkways, may not be attached or adhered to the exterior of your home, and may not block access to your front door or windows.
- All trees and shrubs may not be any taller than seven (7) feet and any that are taller than three (3) feet must be at least two (2) feet away from the building.
- Any hardscape that you wish to install must be approved separately on an Architectural Improvement Application.
- Monthly inspections by the Board of Directors and the landscape company will identify any yards that are not being properly maintained. Homeowners/tenants not maintaining their yards properly will be given notice and, if not corrected, they will be removed from the program.

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Please read all guidelines prior to submitting application to ensure your request is within the associations requirements.

I wish to have a red stake sticker placed near in the window of my unit. This will tell the landscape company that I accept the responsibility to maintain the landscaping of my unit. I agree to abide by the Landscape Guidelines. I agree to properly maintain my unit's landscaping and I understand that failure to do so will result in a forfeiture of my red stake status. I understand that if the Association takes back a planter area that was previously red stake, the Association reserves the right to charge the Homeowner for land landscape services necessary to bring that planter area back to Monticello standards. I understand that it is my responsibility to notify any future buyer or tenant of this Agreement. Homeowner ( ) Tenant ( )

_____
Name

_____ _____
Address *Telephone*

_____ _____
Signature *Date*

If a Tenant, Homeowner's signature is required for approval.

Approved by Homeowner _____ _____
Homeowner's Signature *Date*

Detailed description of plans, including design, plants, materials, hardscape, etc. (may include brochures, drawings, etc):

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Start Date: _____ Completion Date: _____

Return completed Application to:

Monticello Community Association
c/o Optimum Professional Property Mgmt.
230 Commerce, Suite 250
Irvine, CA 92602

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LANDSCAPE REVIEW COMMITTEE

Conditions of approval or reason for disapproving:

_____
_____

_____ _____
Signature *Date*