

SVOA Landscape Policy

Stoneybrook Village Board of Directors will secure a Contract with a landscape service provider for all Common and Single Family areas of the community as designated below. Single Family and Common areas within Stoneybrook will be maintained to a commercial standard at the most economical cost possible, while meeting requirements of the Contract.

The CCR's state "The Association shall maintain the front yard and corner lot street side yard landscaping of each Single-Family Lot." The landscape maintenance contract details the scope and frequency of landscape services to be provided. Landscape services beyond the scope of the contract are the responsibility of the homeowner.

Sidewalks and parking strips along public streets in Stoneybrook are within the public right-of-way and *not* on private property. The Corvallis Municipal code makes property owners legally liable for sidewalks and trees in public right-of-way park strips in front of, along, or abutting upon their respective lots.

The Board of Directors defines the park strips in the public right-of-way as a logical extension of the single family landscaping of front and corner street side yards. Therefore, as a convenience, the Association will provide the same landscape maintenance services, which are detailed in the contract, on these park strips. The cost for such maintenance will be part of the Single-Family assessment.

The Board of Directors provides homeowners with an outline of the scope of landscape services provided to Single-Family Lots and adjacent park strips. Detailed specifications of the scope and frequency of landscape services will be posted on the SVOA Website and will be updated annually by February 1.

Revised: November, 2011