

## GUIDELINES FOR LANDSCAPING

As stated in the Upland Green covenants, our property is to be maintained so that it is in "neat, clean condition" at all times. This includes lawns being mowed and maintained, ensuring an attractive appearance in the flowerbeds and center parking strips, and all shrubbery/plants being trimmed as needed. Yards cannot be used to store containers, equipment, building materials, yard waste, or any other debris.

### WHAT NEEDS TO BE APPROVED:

Any landscaping activity that removes, adds, or changes the overall sculpture of the property so that it impacts neighboring homeowners must first be submitted to the Board for approval. Landscaping may impact neighbors if it results in:

- A change in the way water drains off and on to your property
- A significant increase or decrease in the amount of sunlight that passes through
- A drastic change in appearance

For clarification, here are examples of changes that would require approval, and items that would not require approval. These are guidelines only.

#### Requires approval:

- Removing a portion of your front yard and replacing it with another substance; i.e. planting bark
- Adding a patio that would result in water draining off of it and into a neighbors' yard
- Planting a hedge along the property line
- Planting plants on or near the property line and near a neighbors' underground drain line
- Planting oversize trees, which block sunlight from adjoining property and create permanent shade on roofs.

#### Probably doesn't require approval:

- Plantings that do not affect a neighbors' drainage, sunlight, or view.
- Covering a planting bed with planting bark.

## THE STORAGE OF TRASH CANS

Garbage cans, along with any other waste receptacle (i.e. recycle materials), must be stored out of view. This means within the garage, or concealed within a side or back yard. Please be timely in returning the cans to their designated location after the garbage has been picked up.

### **PARKING AND UNATTENDED VEHICLES**

Because of the width of the streets within Upland Green, we urge homeowners to use their garages and driveways to store their vehicles. This significantly improves the visibility, safety and appearance of our streets.

The Board of Directors periodically receives complaints about seldom driven and apparently abandoned cars, trucks or boats being parked on our streets for extended periods of time. Upland Green has a large, fenced and locked overflow parking area at the end of NE 136 Place. This is the place to keep vehicles and other craft that needs to be stored.

Abandoned vehicles will be towed away at owner's expense. There is a City of Kirkland law that prohibits parking on city streets for more than 24 hours. After 24 hours any homeowner has the authority to call City of Kirkland Police and request that the vehicle be towed away at the owner's expense.

### **BASKETBALL HOOPS**

The presence of basketball hoops in the front yard, or on the street, is no longer allowed. Basketball hoops are allowed in a back or side yard.

### **MODIFICATIONS THAT PROTRUDE FROM THE HOME EXTERIOR**

Any additions or modifications that create a protrusion from the exterior walls (home or garage) are not allowed.