

## JV LANDSCAPE & COMMON GROUND

1. All roads, lawns, mulched areas, trees, and plantings surrounding the houses and garages are part of the common area of Jefferson Village (JV) through the Jefferson Village HOA.
2. The Jefferson Village Landscape Committee oversees landscaping in the Village. All decisions are based on what is best for the entire village.

There are five zones within the Village covering all of our homes (refer to the zone document). Also, the current Landscape Committee names and their responsible zones can be found on the Committee Page listing within this booklet.

Zone 1 (789-821)

Zone 2 (822-847)

Zone 3 (848-875)

Zone 4 (876-895)

Zone 5 (908-946)

3. Jefferson Village contracts with DiStefano Landscape Services to provide landscaping services (including but not limited to) grass cutting, weed control, ground-level shrub, plant and tree maintenance, spring and fall clean-up and mulching. The Village also contracts with Rockwell Consultants, an arborist and forester company, for the maintenance of its tree population.
4. The land in the Jefferson Village common areas located outside of the mulched beds adjacent to each unit may not be planted, fertilized, or otherwise treated by homeowners without prior written approval of Jefferson Village Council and Landscape Committee. Plants on common ground, whether in cultivated or natural areas, may not be removed, pruned, or damaged by homeowners. No changes can be made to the size of the mulched areas or the grassy areas. No bushes, shrubs or trees can be planted by residents without prior written permission from the

Jefferson Village Council. Anyone found to be in violation will be required by Council to restore the damaged area at their expense and may be subject to a fine.

5. In addition to the Jefferson Village common ground, there are additional areas that are part of the Hershey's Mill Master Association (HMMA) common ground and subject to its control. These areas include (but not limited to) the retention basin located between 848 and 868 Jefferson Way and its environs.
6. Homeowners may plant flowers and bulbs in existing mulched areas only, and within 24 inches of their house, patio or deck if not already established, without prior approval of the Council, provided such plantings are low-growing varieties that do not exceed 30 inches in height at maturity and do not interfere with Village landscaping. The homeowner is responsible for maintenance of such added plants and for removing all dead plant material seasonally. If homeowner plantings are not properly maintained, the area will be restored to its condition before planting, at the homeowner's expense. The homeowner may add mulch into the already existing areas around their home. However, the same type of mulch material used throughout Jefferson Village must be used by residents.
7. Homeowners may not set up any kind of signs that state 'Do Not Spray / Treat' or the like. There are specific fertilizers and weed killers applied to the village turf at specified times that are a necessary part of keeping the village land environment healthy.
8. The installation of retaining walls, pavers, landscape timbers, bird feeders or anything on common areas, requires the approval of the JV Council via a Landscape Request Form.
9. Existing plantings and trees may be removed solely at the discretion of the Landscape Committee or JV Council. The Landscape Committee conducts regular inspections to identify dead, diseased or damaged plants and trees requiring remedial pruning or removal along with recommendations for

possible replacement. All such removals are made on the advice of our landscape professionals and decisions are solely based on the health of our landscape and the protection of our homes. Privacy is not ensured for JV Residents around the home areas, the land environment comes first with any necessary improvements.

10. Residents may request additional plantings or replacement of removed plantings, by submitting a Landscape Request Form to the Managing Agent or sending it to the Landscape Committee Chairperson. Such requests will be considered by the Landscape Committee, which will make a recommendation to Council. Council approval is required and will schedule replacements as budget allows.
11. Residents or homeowners also have the option, at their own expense, to request additional landscaping, including plantings or replacement of removed plantings in the area surrounding their home, by directly contacting a landscaping contractor suitable for the project. The proposed work must be submitted to Council for approval using the process described above. By contacting a landscape company, it is assumed that the homeowner has the intent to pay. Under no circumstances may a homeowner or resident contact a landscape company directly on behalf of the Village.
12. Exterior Faucets may be used by any resident to water plants, shrubs, flower beds, and lawns. Faucets must be completely closed, and all hoses and sprinklers stored away when not in use. The homeowner whose unit contains the shutoff valve for the external faucet is responsible to turn off the water service for the winter.
13. Growing vegetables and herbs on the common ground area is prohibited. For information concerning garden plots, see the listing of activities and services in this booklet.

14. Council is reducing the tree population within the Village. However, request for tree plantings will be considered if it is consistent with the arborist's recommendation for replacement.
  
15. The DO NOT PRUNE Program is for interested residents who do not want DiStefano's to prune anything around their home. This is a new program in 2024 that will be reviewed at the end of the year by JV Council and the Landscape Committee for its effectiveness. In the opinion of the Landscape Committee and JV Council, if any unit presents an unkempt appearance and the resident has advised Council that they will maintain the area around their home themselves, the Homeowner will be notified with a warning to complete the pruning. The process is as follows:
  - a. The Property Agent from PENCO Management will send a mass email to JV Residents about two weeks before DiStefano's scheduled pruning date (work to be done weather-permitting).
  - b. Once the email is received the Residents have the opportunity to NOT have any pruning completed around their home by sending an email to [jeffersonvillagelandscape@gmail.com](mailto:jeffersonvillagelandscape@gmail.com) including your name, address and reason for your decision.
  - c. The Landscape Committee will advise DiStefano's and work closely with them to ensure the success of the program.