

SPRINGBROOKE CONDOMINIUM ASSOCIATION

Standards regarding 'Common Areas' and 'Limited Common Areas' in our Community

What you should know as a resident or
prospective resident of the Springbrooke community.

Our three governing documents – which include the *Bylaws of the Association*, the *Declaration of Condominium Ownership*, and the *Owners' Handbook* (also known as *House Rules*) – each refer to “Standards” established when Springbrooke was designed and constructed. Some of these standards were not documented in written form as well as they should have been but were passed on to new residents by word-of-mouth. This practice of oral communication has resulted in some ambiguity of these previously established standards over the years.

This document, created by Springbrooke’s Board of Directors in July of 2022, was put together to clarify these ambiguities – namely the Common Areas and the Limited Common Areas – and who is responsible for maintaining these designated areas. Use this information as a guide to assist you in identifying those spaces around your residence that are fully maintained by the Association, and those areas which are the responsibility the homeowner.

The second page of this document graphically illustrates which spaces are considered **COMMON AREAS** and which spaces are considered **LIMITED COMMON AREAS (LCA)**. Use this graphic to help you determine where your responsibilities lie regarding the areas around your home. And, as always, if you have questions, please use the Springbrooke website link to contact someone who can offer you guidance.

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COMMON AREAS

These areas (in dark green) are owned by the entire community of Springbrooke. **The Association** takes care of all landscaping maintenance in these common ground areas. These areas include all free-standing beds, trees, the ponds, the pool and the Clubhouse. *Handbook 7-A*

Landscaping maintenance includes mowing, mulching, edging, weeding, bush trimming, and bush removal and replacement if necessary.

X OWNERS MAY NOT place or plant anything in any COMMON AREAS, including in any of the free-standing beds. These things include flowers, plants, lawn decorations and birdhouses.

LIMITED COMMON AREAS (Association-maintained)

LIMITED COMMON AREAS (Owner-maintained)

The areas in LIGHT GREEN and GOLD are considered Limited Common Areas, and are found around the perimeter of your home. The **light green areas are maintained by the Association**, the **gold areas are maintained by the owner**. You'll note that some addresses don't contain any beds that the owner is required to maintain, while others include beds on both sides of the home and the back of the home. Most of these beds were added by past owners, and became the responsibility of that owner. When a buyer purchases the home, they assume responsibility for these beds.

In general, the Association maintains any beds located on the front of the house (the front door side of the house) and any beds that face Brookmeadow Drive or Donamere Circle. The Association maintains full care of these beds, including edging, mulching, weeding, bush trimming, and bush removal and replacement if necessary.

OWNERS ARE RESPONSIBLE FOR maintaining any beds that are highlighted in GOLD. This maintenance includes edging, mulching, weeding, and bush trimming. Please refer to the graphic on this page to determine which Limited Common Areas surrounding your home are in fact your responsibility.

X OWNERS MAY NOT plant trees, shrubs or ornamental grasses in ANY beds surrounding the home without prior written approval from the Association. *Handbook 7-C*

X OWNERS MAY NOT enlarge the size of any cement patio. *Handbook 5*

OWNERS MAY plant seasonal flowers in any beds surrounding the home. Reasonable outdoor decorations are also allowed so long as they are complimentary to the overall design of the property. *Handbook 7-C*

OWNERS ARE RESPONSIBLE FOR any plants or grasses within a fenced-in patio, including weeding. *Handbook 7-B*