

Executive Board  
Arbor Rose Community Association  
c/o Horst Property Management  
330 Granite Run Drive  
PO Box 3330  
Lancaster PA 17604-3330

Memorandum

January 26, 2017

To: Arbor Rose Estates Homeowners

From: Executive Board ARCA


Policy Statement 2017-02

Subject: Landscape Approval Requirements (Final)

Reference: Declaration of Restrictions and Easements Sections 7.3.1, 7.3.2, 7.3.3, 7.14, 8.1 and 8.2

1. Approximately 40 percent of the individual lots have some form of an "easement" or "common area". These range from Borough storm water easements, Borough Authority water and sanitary sewer easements; Arbor Rose Community Association (ARCA) surface storm water swales and buried storm water pipes and the bike/walk path.
2. The easements and common areas are part of the recorded land development plan.
3. Therefore the Borough, Borough Authority and ARCA all have roles in approving the planting of landscape to include trees.
4. All association members are required to plant appropriate non-invasive species of landscape.
5. A Landscape Request must be submitted to the Association Executive Board for approval prior to planting.
6. A plot plan depicting the location and planting of the landscaping must be submitted with the Landscape Request. It must specify the type and name of the planting.
7. A landscape buffer is required shielding from visual observation all air conditioning units, pool filters, etc.
8. Street trees are required by the approved land development plan. One per resident except two per corner lot.
9. Gardens and raised garden beds will be restricted to the rear yard. Special exceptions may be granted for unique corner lots.
10. No trees or vegetation will be allowed in a surface storm water swale easement.
11. No trees will be allowed in buried storm water pipe easement. Vegetation may be allowed on a case by case basis under certain conditions.
12. Landscape is defined as the vegetation only and does not include any stamped concrete, stone, rock, brick or block edging. A separate Landscape Request is required for these items.
13. The following landscape is exempt from this policy provided that it does not violate any restriction cited above.
  - a. Within eight (8') feet of a resident foundation or six (6') feet outward of a deck or a patio.
  - b. Within three (3') feet either side of a walkway to the front door or along a driveway
  - c. Within three (3') feet either side of a mail box
  - d. Three (3') feet radius mulch beds around existing trees
  - e. Within three (3') feet around a sidewalk front door lamp post
  - f. Within three (3') feet of a Utility owned transformer, cable box, telephone box or street light. A PA One Call is required.
  - g. Maintenance of existing landscape and mulch beds
14. This list is not exclusive and will be adjusted from time to time.

15. No landscaping is allowed in the space between the sidewalk and the curb except as allowed by item 13. c. above. This areas is considered part of the street Right of Way (ROW) and is regulated by Borough Ordinances.
16. Vegetation in the street line of site triangle cannot exceed four (4') feet in height. This applies to corner lots.
17. Due to the variation of house styles, lot configurations and on-lot easements, the approval of the fence location will be reviewed by the Executive Board on an individual lot basis.
18. Any homeowner desiring any variance from these guidelines must demonstrate a compelling need and hardship.

  
Bruce W. Haigh, PE  
President ARCA

  
Gretchen Rothstein  
Secretary ARCA

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