



## **VERGES LANDSCAPING POLICY**

### **Feb 2023**

### **Verges Landscaping Policy**

To enhance the aesthetic appeal of the Old Fort Bay community, the Old Fort Bay POA has created a Verges Landscaping Policy, to guide all Property Owners on Verge Landscaping in the community. Landscaping is an important design element for properties in OFB, not only for the community in general, but also for each resident Property Owner.

The following standards have been established for all new construction or landscaping projects:

### **Homeowner's Boundary Verge**

Verges as described in this policy constitute the land between your boundary wall and the roadway. This land is part of the road reservation/utility easement of the community. There is an approximate 10-foot verge that requires attention and maintenance for every property abutting a roadway.

Given the nature and potential use of the verge area, it is necessary and desirable for the POA to create and implement guidelines, as well as define responsibilities, so that we maintain a substantially consistent look and feel for roadside areas within public view throughout the community.

### **Guidelines**

- Landscape and hardscape designs affecting the verge area must be approved by the Homeowners Architectural Review Committee (HARC).
- Landscaping guidelines can be referenced on the POA website at [LANDSCAPE GUIDELINES FINAL MAY 2021 copy \(oldfortbaypoa.com\)](https://www.oldfortbaypoa.com/landscaping-guidelines-final-may-2021-copy).
- Maintenance of the verge landscaping is the responsibility of the property owner, except for such land that is the property of the Old Fort Bay Property Owners Association by title, which shall be maintained by the OFB POA.
- Verges are to be planted with natural looking lawn or low groundcover less than 1 foot in height.
- There should be at least a 5-foot-wide strip of lawn or groundcover running parallel to the road, where practicable.
- Loose materials such as gravel, pebbles, raw dirt, compost, shaped wood, rocks, boulders, and sand are not allowed as verge ground cover.
- Verges are to be kept free of debris and maintained at all times.

- All planted material must be appropriately watered, kept healthy, free from disease, pests, and infestations at all times.
- All weeds are to be eradicated and removed as identified.
- Plants, trees, bushes or other vegetation must be kept trimmed or cut sufficiently for cars entering and exiting driveways to see oncoming vehicular or pedestrian traffic. To assist with this objective, plantings within 3ft of the driveway exit should not exceed 4ft in height.
- Planted shrubs to be a minimum 35% (by count) of native species.
- Planted trees to be a minimum 50% (by count) of native species.
- Fruit bearing trees, with the exception of coconut trees, are prohibited from being planted along the public roadway.
- Trees should be planted at a minimum spacing of 25' depending on species.
- Palms should be planted at a minimum spacing of 12' depending on species.
- Consideration should be given to merging planting with the neighbor's frontage zone to allow for soft transitions between properties.
- Finished landscaping along the property boundary verge must not interfere with public utilities or pedestrian and vehicular circulation.

### **Curbing**

Curbing is discouraged in Old Fort Bay as it undermines and impedes the planned flow and distribution of runoff water in the community. In most cases curbing will not be approved in Old Fort Bay. However, where curbing exists or has been previously approved, the damage or destruction of such curbing will not be remediated by the POA where such damage was incurred due to general road work, painting, road resurfacing, installation or repair of walkways, utilities, sidewalks, bike paths, or any other below/above grade infrastructure works, or for any other reason within/outside of the POA's control. In the event of damage or destruction of any portion of curbing along the road verge, all related curbing, intact or otherwise, will be removed by the affected property owner within 60 days of notice of said damage/destruction, and the entire area landscaped at the property owners expense to meet the standards as outlined herein for verges.

Please also note that the Verges Policy may be amended from time to time by the OFB POA Board at its sole discretion on the advice of the HARC, OFB management, the Board, or outside experts.