

# **Hearthstone Maintenance Policy**

*March 10, 2025*

The By-Laws of Hearthstone Village Homeowners Association, Inc. charge the Board of Directors to "administer, manage and operate the corporation". The Board hereby establishes the following maintenance policies and rescinds all prior maintenance policies.

1. Annual contracts providing proper maintenance are a part of the proposed budget presented at the Hearthstone Annual meeting. After approval at the annual meeting, they will be posted for reference on the Homeowners' Portal. These contracts will include:

- a. Mowing and trimming of all lawns
- b. Regular fertilization and herbicide control as needed to keep lawns in good condition
- c. Shrubbery and tree maintenance in common areas and (as explained later in this policy, 3. a, ) the frontage on highway 446.
- d. Cleaning and leaf removal as authorized by the Board
- e. Pond maintenance (aquatic vegetation control)
- f. Snow removal from driveways and the access road

2. Specific standards of maintenance where applicable:

- a. Lawns will be cut to a height of about three inches. (This will hinder weed seed germination, help grass withstand drought conditions and allow for mowing less frequently without stressing the grass.)
- b. Snow will be removed only after an accumulation of 2 to 3 inches. Snow will be removed from driveways, sidewalks, entrances, the access road and turnaround. As needed, non-caustic ice melting chemicals may be applied.

3. Hearthstone frontage along highway 446

a. Background

In seeking assistance for the removal of trees along Highway 446 in 2019, the Board discovered that the State of Indiana had purchased the frontage along 446, from the centerline of the road to 60 feet west. This was before the original developer purchased the rest of the acreage.

The privacy fencing and most of the village entrance signs are set on State property. The representative for the State was willing to "permit" the existing landscaping and structure if the Association would apply for the permit.

The Board agreed to pursue the permit and assume the responsibility for maintaining this area because it is the best interest of all homeowners to maintain an attractive and consistent appearance along the main thorough fare and at the entrance to the Village.

On December 5, 2019 the State approved permit T0000134614 with the following conditions: "No placement of trees, signs, fences or plantings within INDOT right of way. Permit is for maintenance of mulch and mowing"

b. HOA responsibilities

The Board will not grant any alteration requests seeking to plant or build landscape structures on the INDOT property. (The INDOT permit does not allow these.)

The HOA will maintain the existing privacy fences and Arbor Vitae trees currently within the privacy fence line along Highway 446 from the north boundary south to the turn around on the access road.

The HOA will maintain, remove, and/or plant shrubs that are right next to the fence (on both the east and west sides of the fence).