

Landscape Committee Charter (January 12, 2018).

Committee Membership: The Landscape Committee shall consist of as many persons, but not less than three as the Board of Salishan Hills may appoint. Individual appointments shall be for a three-year term. Individuals may hold appointments for no more than two consecutive terms unless the Board deems an extension of term is in the best interest of the community.

The purpose and responsibility of the Landscape Committee is to work with the Landscape Maintenance/Contractor/s to establish baseline standards for the safety and continued upkeep and maintenance of SHOA private lots and all common areas to ensure a natural setting for the community. The goal should be to incrementally enhance work done to date. In addition the Landscape Committee will prioritize resources committed to Landscape Maintenance contracts. This includes but is not limited to the redistribution of any related Landscape duties in order to ensure highest priority tasks are achieved within annual contract timelines and maintenance schedules. Prioritization will be established each new fiscal year and be reviewed throughout the year.

There are 26 areas in Salishan Hills that are referred to as common or community areas. Nature paths exist within some of these areas. All have been assigned to 5 categories to facilitate clear communication of standards.

Note: map #'s 4, 13, 29 dealing with cul-de-sacs (private driveways) on map no longer exist or are not considered SHOA/Landscape Committee responsibility.

- A. **Landscaped Islands and areas:** There are 11 areas that have been designated landscaped islands or areas as stand-alone areas through out the community.
- B. **Roadside:** Areas along road edges (not including private drive ways or cul-de-sacs) where application of Roadside Standards and Guidelines is sufficient to maintain compliance.
- C. **Canyons/Ravines:** Abrupt terrain with some water runoff, encompassing many species of trees, brush, and other vegetation.
- D. **Trails/Footpaths:** Planned pathways or path of egress for common use.
- E. **Special Situations:** Areas warranting individual consideration due to significant size or unusual characteristics.

Landscape Committee responsibilities include the common areas as follows:

Complete list of Common Areas: (see map).

Landscaped Islands and areas (see map)

- #1 Island at north end of Siletz View Ln.
- #3 Intersection of North Salishan Hills and Siletz View Ln.
- #6/#28 SHOA and Bluffs gate areas
- #9 Island in front of lots 469 and 470
- #10 Island at intersection of Lookout Dr. and S. Salishan Hills Dr.
- #12 Tennis court picnic area and driveway
- #16 Island at intersection of Eagles Nest Ln. and Ocean View Ln.
- #18 Park area at Eagles Nest Ln. and Ocean View Ln. (by lot 510)
- #22 Fairway Drive Island adjacent to lots 539 and 540
- #26 Fairway Drive Island adjacent to lots 564, 570 and 571

Roadsides:

Maintain edges of all roads (not including private drives or cul-de-sacs) following revised **Vegetation Management - Phase I and II documents.**

- #7 Along S. Salishan Hills Dr. right of gate
- #8 Intersection of N. Salishan Hills Dr. and Siletz View Ln. Next to lot 472
- #12 Lower tennis Court area
- #15 Tennis Court parking area
- #17 S. Salishan Hills Dr. hair pin turn Next to lot 521
- #23 and 24 Adjacent to lots 555 and 575 and lots 559, 560 and 561
- #27 Adjacent to lots 554 and 556 on Fairway Dr.

Canyons/Ravines:

- #2 Adjacent to lots 401 and 423 - 424 off Siletz View Ln.
- #3 Canyon along N. Salishan Hills Dr.

- #11 and 19 Adjacent to and along Spruceburl Ln. and S. Salishan Hills Dr
#21 Area between lots 489 and 533 off Fairway Dr.

Trails/Footpaths:

All existing paths must be maintained to provide proper drainage and a clear and safe passage.

Note: #14 includes a pathway that is not listed on current map – path runs between lots 466 and 467.

- #3 N. Salishan Hills Dr. Canyon starting at gate
#14 2 trails adjacent to lots 465, 466 and 467
#15 Tennis Court parking area
#20 Easement adjacent to lots 493 - 494 off Fairway Dr.
#25 Adjacent to lot 564 (includes 15 foot utility easement)

Special Situations:

- #5 Adjacent to lots 485 and 486
#12 Tennis Courts and adjacent areas including footpaths.
#15 Tennis Courts parking area
- Facilities: benches, furniture, BBQ's, viewing stand, stairs and step must be inspected and maintained for safety
 - Design Committee direction required
 - Regular vegetation maintenance required
- #18 Park area at Eagles Nest Ln. and Ocean View Ln. (by lot 510)
#25 Adjacent to lot 564 (includes 15 foot utility easement and footpath)

List of Primary duties:

1. To assist the Landscape Maintenance/Contractor/s with landscape design to conform to SHOA guidelines as established in the Salishan Hills CCR's and revised **Vegetation Management Phase I** – Standards for Roadside Management and

Vegetation Management Phase II – Standards for Common Areas and Nature Paths/Trails documents.

2. Approve removal of any growth on SHOA common property as established by annual priority listing or special need such as emergency or safety issues.

Decisions rendered by the Landscape Committee regarding landscape maintenance or changes in common areas within the Hills are final and do not require concurrence of the Design Committee. (See Oct. 14 documentation).

3. Recommendations for replacement and/or replanting vegetation for approved tree and vegetation removal requests for common-property are as follows:

a. The Landscape Committee will recommend the type of replacement stock and the location/s for planting.

b. Approved replacement stock must be healthy and undamaged. Stock should not be starter or one-gallon size plants. SHOA requires that replacement stock be replenished if it dies or shows signs of decay within one year.

c. The stock must be planted with soil amendments (compost, etc.) to help the transition from pot to earth.

d. The transplanting must be done within 30 days of the tree removal or at the optimum-planting season for the recommended replacement stock.

Maintenance of Private Lots

Set safety standards for Private lots that will follow FireWise and local Fire Department recommendations including but not limited to: ground cover/growth, management of ground debris (duff), recommendation for privacy plantings, relationships of trees to structures, replacement plantings, etc. and existing regulations or requirements of the CCR's.