

## **BUILDER BEDS in the VOLC—What you have always wanted to know!!**

When homes were built here in the VOLC (2007-2015), planting beds with shrubs were put in the front of each home and some were put in the back of the homes. Depending on the year the house was built, these beds were not designed the same way. Here are some of the common elements and what is different. You will be provided a listing of what are the “Builder Beds” for your home. These Builder Beds are maintained for each homeowner as part of the monthly maintenance fee. More details at the bottom of this page.

### **Builder Beds—where to find them?**

1. Each home has a builder bed in the front of the home under the windows.
2. Some homes have this bed extended around the corner of the home; some do not.
3. Some homes have a second builder bed on the other side of the walkway to the home.
4. Some homes have a shrub or two on the far side of the garage.
5. Some homes have a few shrubs in one bed on the side of the garage.
6. A few homes have a shrub or two on one side of the home farther down from the front builder bed.
7. Some homes have larger builder beds in the back between the adjoining properties.
8. Some homes have two builder beds in the back in an “L” shape on the corners of the property.
9. A very few homes have exceptions to the above and these homes are aware of these exceptions (e.g. large bush in the back of the home along the side of the garage).
10. All trees on the property are edged, mulched, trimmed, and weeded as part of Builder Beds.

### **What is maintained for the homeowner in these builder beds as part of the monthly VOLC fee?**

1. Early spring—beds are edged and fresh mulch put into them.
2. Later after early growth—a trim of bushes.
3. Monthly weeding of the beds.
4. Later into the fall—another trim of bushes.

### **What is the homeowner’s responsibility/right re Builder Beds?**

1. If a planting dies in the builder bed, the homeowner replaces it or a planting like it.
2. Homeowners may plant flowers in the builder beds at any time.
3. Homeowners can use orange/red flags to indicate that service is not to be done in them (e.g., trimming, edging, etc.). Appropriate notice is provided for the homeowners to indicate their refusal of any service.
4. Homeowners may take down or replace trees in original builder beds.

### **Final comments:**

1. Homeowners with beds that are more than Builder Beds are personally responsible for maintaining them—keeping them free of weeds, trimming shrubs as needed, replacing/adding mulch annually.
2. Homeowners who want to add another bed beyond the builder bed can apply to the Architectural Review Committee (ARC) for approval.
3. Homeowners may connect personal beds to the original Builder Beds and then the Builder Beds are no longer maintained by the VOLC.