



Defining Landscape Maintenance in Streetscape Areas

Definition of Streetscape Area

In the Marley Park community, the streetscape area is commonly known as the “back of curb.” Back of curb is defined as the area located between the curb and sidewalk and is designated as an Area of Common Responsibility.

Marley Park Community Association, Inc. Responsibility

The Marley Park Community Association, Inc. is responsible for performing maintenance in the back of curb which includes, but is not limited to, tree pruning and trimming of existing plant material.

Owner Responsibility

The Owner is responsible for maintaining the irrigation lines and proper adjustment of the water flowing from the irrigation lines. As a result, the Owner is responsible for the replacement of any plant material that perishes due to the improper functioning or flow of irrigation water to the plants in the back of curb.

Supplement to Community Charter for Marley Park (Landscape Maintenance)

On January 31, 2007, the Community Charter for Marley Park was amended to reflect the assumption of responsibilities and designation of certain property as Areas of Common Responsibility pertaining to Landscape Maintenance. A brief overview of the Supplement to Community Charter for Marley Park (Landscape Maintenance) follows;

The Association assumes the responsibility for maintaining all landscaping, including trees within that portion of any Common Area, public right-of-way, or private street lying between a Unit boundary and any wall, fence or curb located on the Common Area, public right-of-way, or private street within ten (10) feet of the Unit boundary.

The Owner is responsible for maintaining, replacing and repairing irrigation lines attached to his or her dwelling, including without limitation irrigation lines serving the landscaping referenced above. The Association reserves all rights to enforce the obligation of the Owner to undertake such maintenance, replacement, repair or adjustment, of any landscaping that is damaged or destroyed as a result of such failure to maintain, replace, repair or adjustment.

You can find the complete Community Charter for Marley Park and Supplement to Community Charter (Landscape Maintenance) on www.marleypark.com.