

**Date:** June 2, 2022 **FINAL**  
**To:** Cougar Ridge Homeowners  
**From:** Cougar Ridge Homeowners' Association Board of Directors  
**Subject:** **LOT AND COMMON AREA MAINTENANCE POLICY**

**Purpose:**

To preserve the appearance and value of the homes in our Cougar Ridge neighborhood the Landscape Committee has developed a set of minimum standards regarding yard maintenance for all lots and common areas within the subdivision. The intent of the policy is to provide a uniform guidance and consistent measurement for addressing inadequate maintenance or upkeep of lots within Cougar Ridge and common areas.

**Authorizing document:**

Cougar Ridge Covenants, Conditions and Restrictions (CC&R's),  
Section 6.12, Page 16, Landscaping & Maintenance of Yard Areas

**Lots:**

All lot owners, whether they reside in their house located in Cougar Ridge, or are renting the house to non-owners, are responsible for the following:

- Irrigation as necessary to maintain healthy green lawns and beds.
- Mowing and maintenance of lawns.
- Removal of dead/diseased trees and shrubs.
- Pruning of overgrown trees and shrubs.
- Removal of vegetation that obstructs the visibility of signs and the road.
- Pruning back branches that overhang the street to a height that allows walkability and passage by people, cars and buses.
- Removal of overgrown weeds including rockweed, barked and native areas.
- Removal of invasive plants such as knotweed, Himalayan blackberry, scotch broom, common fennel, and butterfly bush. (For a complete list of non-allowable invasive plants see Thurston County Noxious Weed Board.)
- Removal of all litter, trash, dead vegetation, refuse and waste including along the pipeline easement.

**Common Areas:**

Cougar Ridge is a neighborhood that requires each lot owner to maintain a landscape appearance in accordance with the CC&Rs and this policy. It is also a neighborhood that has many common areas and water retention ponds. These ponds are maintained by the Board's designee and much of the common area maintenance is performed by a small group of dedicated lot owners, along with the Landscape Committee. These areas, along with adjacent critical areas and buffer zones are not to be used for any yard waste, dead vegetation, refuse or waste.

Lot owners are responsible for informing contracted workers that under no circumstance is dumping allowed within the confines of Cougar Ridge. Such workers include but are not limited to landscapers who perform such work as mowing, pruning, weeding, and construction workers who utilize building materials for either razing or building ARC approved projects.

Lot owners are encouraged to participate in the maintenance of common areas at both entrances of the sub-division as well as the islands located in the cul-de-sac areas closest to their home. Such volunteer efforts help keep annual dues low and the environment beautiful.

If you are planning a large landscaping project or removing trees, please contact the Landscape Committee for approval.

For questions or assistance regarding guidelines for lot and common area maintenance, please contact the Landscape Committee at [crhoabodlandscape@gmail.com](mailto:crhoabodlandscape@gmail.com).