



OUR COMMUNITY, OUR CCRs

What Is the HOA Responsible for Maintaining?

A Closer Look at Landscaping, Irrigation, and Walking Paths

Our shared landscaping and walking paths contribute to the appearance and enjoyment of Harvest Point. But who is responsible for maintaining them—and what does that responsibility include?

Our CCRs address the Association's responsibilities for common-area landscaping, irrigation systems, improvements, and certain landscaped buffer areas.



Article IV, Section 1(a) — Association's Responsibility

The CCRs state:

“The Association shall maintain and keep in good repair the Common Area.”

The section further identifies maintaining, repairing, and replacing trees, landscaping, other flora, irrigation systems, and other common-area improvements among the Association's responsibilities, subject to any insurance then in effect.



Article IV, Section 1(b) — Landscaped Buffer Areas

The CCRs state:

“The Association shall maintain any landscape easement area that serves as a buffer to adjacent properties, even if such landscape or buffer area is located wholly or partially on a Lot, and each such affected Lot owner grants to the Association an easement for such maintenance.”

What does this mean? Location alone does not determine responsibility. A qualifying landscaped buffer may be the Association's responsibility even when it is located partly or entirely on a homeowner's lot.



Article VIII, Section 1 — Operation and Maintenance of Common Area

This section includes the following language:

“to keep all improvements, if any, of whatever purpose from time to time located on the Common Area in good order, condition, and repair.”

It further states:

“Said maintenance shall include, but not be limited to, the maintenance obligations set forth in Article IV, Sections 1 and 2.”

What does this mean? The Association's common-area duties extend to keeping improvements in good condition and repair. This section also connects those duties to the maintenance responsibilities described in Article IV.



What About Walking Paths?

Walking paths and surrounding landscaping fall within these maintenance responsibilities where they are part of the Common Area or covered by an Association maintenance easement.

For a particular path, confirming its ownership and applicable easement helps establish who is responsible and what maintenance is covered.



What Does This Mean for Homeowners?

For the areas covered by these provisions, the Association's responsibilities include:

- Maintaining common-area trees, plants, and landscaping
- Maintaining, repairing, and replacing common-area irrigation systems
- Repairing or replacing common-area landscaping as needed
- Maintaining qualifying landscape easement and buffer areas
- Maintaining covered walking paths and associated improvements in good order, condition, and repair

Understanding which areas are covered helps homeowners direct maintenance concerns to the appropriate party.



Why Does This Matter?

Irrigation problems can affect plant health, waste water, and contribute to future repair or replacement costs. Overgrown vegetation or deteriorating path surfaces can also affect how comfortably and safely neighbors use our walking paths.

Knowing what the CCRs say gives homeowners a basis for asking how shared areas are maintained and how identified problems will be addressed.



Questions Worth Asking

- Which landscaped areas, buffers, and walking paths is the Association responsible for maintaining?
- What routine maintenance and inspections are performed?
- How are irrigation problems, declining plants, path damage, and overgrowth identified and addressed?
- When a concern is reported, how can homeowners learn the planned action and expected timeline?



Take a Closer Look at Your CCRs

Curious about what else our CCRs cover? Explore the provisions that shape our community, from maintenance responsibilities to how decisions are made.

Find a copy on the community Facebook page under More → Files:



CCRs-HARVEST-POINT-RECORDED-2-1-2018.pdf

For this topic, review Article IV, Sections 1(a)–(b) and Article VIII, Section 1, along with any applicable amendments or supplemental declarations.

The more we understand our CCRs, the better we understand both our responsibilities as homeowners and the responsibilities of our Association.

A stronger community starts with neighbors working together.