Personal Gardens Around Your Townhome

All areas outside your townhome and patio are deemed in the ByLaws and CC&Rs as Common Areas (commonly owned space) and belong to, and are governed by the Orchard Villa codes. Courtyards are considered Limited Common Areas (meaning the Common Areas reserved for the use and benefit of a designated Lot or Living Unit to the exclusion of other Owners). Permanent structures cannot be attached to any part of the outside structure of any building.

Homeowners wanting to plant personal landscaping, gardens, shrubs and trees need to submit a Request for Landscape Change Adjacent to Homeowner's Unit to request personal planting around and near their town home. They must fill out this application form and initially submit it to the Landscaping Committee for eventual review by the Board of Directors. Small area changes can be approved by the Landscaping Committee whereas larger areas need to be approved by the HOA Board of Directors during a scheduled homeowner meeting.

Approved plantings must be well maintained. Plantings, such as bushes, shrubs, trees, etc. are to be trimmed away from roofs, stucco, fences, and utility boxes & meters. Overgrown or dead plants, weeds, and abandoned gardens are not permitted. A written warning will be issued within 10 days of recognition to the Homeowner to maintain their problematic plantings. If not corrected within another 14 days, a fine will be issued for non-compliance. If still not corrected by the Homeowner, the HOA will then hire a gardener to either bring the planted area back to a well-maintained garden or have the garden removed and returned to a grassy area. The gardener's invoice will be billed to the Homeowner.

Sprinkler systems:

We need your help on this matter. If you notice a broken sprinkler head (water squirting straight up, water bubbling out of the ground), sprinklers running at odd hours, sprinklers running for too short or too long of a period and abnormally wet or dry lawn areas, inform the OV Property Contact.

Revised and Approved 11/15/2023