**DRAFT – NOT BINDING – FOR CONSULTATION**

**Greenwood Point Homeowners’ Association**

**Common Area Maintenance Standards**

Last updated: July 25, 2024

**1. Purpose**

These standards ensure that common areas are maintained in a manner that preserves their natural character while providing for the enjoyment and safety of residents.

**2. Landscaping**

a. Natural areas shall be maintained in their native condition, with minimal intervention.

b. Dead or hazardous trees shall be removed promptly in accordance with the City of Issaquah's Tree Removal Policy.

c. Grass in maintained areas shall be mowed regularly, not to exceed 4 inches in height.

**3. Pathways and Trails**

a. Pathways shall be kept clear of debris and overhanging vegetation.

b. Surface material (e.g., gravel, woodchips) shall be replenished as needed.

c. Erosion control measures shall be implemented where necessary.

**4. Playground and Recreational Areas**

a. Equipment shall be inspected quarterly for safety and maintenance needs.

b. Surfacing material shall be maintained at appropriate depths for fall protection.

c. Any damaged equipment shall be repaired or replaced promptly.

**5. Signage and Lighting**

a. Signs shall be kept clean and legible.

b. Lighting fixtures shall be inspected quarterly, and bulbs replaced as needed.

**6. Waste Management**

a. Trash receptacles in common areas shall be emptied weekly.

**7. Seasonal Maintenance**

a. In landscaped areas of common property, leaf removal shall be performed in fall as needed.

b. In landscaped areas, snow and ice removal shall be performed as needed for safety.

**8. Frequency of Maintenance**

The Board shall establish a maintenance schedule to ensure these standards are met, adjusting frequency as needed based on weather conditions and usage.