

OCEANSIDE COMMUNITY ASSOCIATION LANDSCAPE COMMITTEE CHARTER

PURPOSE:

1. To assist and advise the OCA Board of Directors and Community Manager in all aspects of landscaping responsibilities throughout the entire community. This includes all landscaping services such as planting, maintenance, and necessary replacement of trees, grass, plants, bushes and shrubs on all common areas surrounding association buildings and private home, including the slopes, rockscape and xeriscape.
2. To develop a plan for the ongoing enhancement of Oceana's landscape, such that the overall appearance of the community will exhibit a measure commonality, while maintaining some individuality of the units.
3. The Board of Directors will have the final approval of the committee's recommendations, as well as all other aspects of their work.

ORGANIZATION:

The president of the Board of Directors shall appoint a resident homeowner as chairperson of the committee and a board director as liaison to the committee subject to approval of the Board. The committee shall consist of a minimum of four others, either homeowners or tenants, recommended by the chairperson and approved by the board.

RESPONSIBILITIES:

1. Hold regularly scheduled monthly meetings open to all residents to be presided over by the chairperson who will see that meeting minutes are prepared and submitted in a timely manner to the Board of Directors for review.
2. Provide information on the overall appearance of Oceana landscaping including areas of neglect or poor conditions to the Board of Directors and Community Manager.
3. Complete regular, scheduled walk-throughs of the community. Seek assistance from Unit Advisors, the Community Manager and a designated contact from the landscape contractor.
4. Maintain an association with a designated contact to ensure that all work established in the landscape contract is completed and that work is performed

in accordance with existing contract provisions, standards and schedules.
There shall be no contact or interference with other landscape personnel.

5. Maintain contact with Unit Advisors to ensure homes receive uniform attention regardless of size or location. Unit Advisors will be consulted to determine needs and inadequacies within their areas of responsibilities.
6. Where appropriate maintain contact with Committees, and staff regarding issues of mutual concern.
7. Submit a proposal to the Board of Directors establishing a program permitting homeowners to request plantings on the common areas around their home in accordance with established guidelines and under the supervision of the Landscape Committee.
8. Monitor the condition of common area slopes on a continuing basis. Prepare a plant to submit for approval of the Board of Directors for planting and maintaining all slopes in the best possible condition consistent with the Board approved budget limitation.
9. Review in a timely manner landscape work orders that are not covered under contract landscaping.
10. To allow rockscape and xeriscape installation. Rockscape and xeriscape must be reviewed and approved by the Board of Directors.

Mike Faulkner, Chairman
June 18, 2008