

Parc Bethany HOA Landscape Committee

Date: _____
Street Address: _____
Homeowner: _____

The **Landscape Committee** is responsible for upholding the standards outlined in the **Parc Bethany Homeowners Association CC&Rs**. These standards are in place to maintain the neighborhood's appearance and protect property values.

During a recent review of your property, one or more issues were observed that do not meet the requirements specified in the CC&Rs. Please review and address the checked items below:

Please correct the following (CC&R reference noted):

1. ☐ Remove dead plants or trees (CC&R 6.3)
 2. ☐ Maintain lawn — mowing is needed (CC&R 6.3)
 3. ☐ Prune or remove vines/trees overhanging fences or common areas (CC&R 6.3)
 4. ☐ Remove weeds (CC&R 6.3)
 5. ☐ Clean and maintain all parking areas, driveways, curbs, and walkways (CC&R 6.3)
 6. ☐ Maintain landscaping in a neat, trimmed, and debris-free condition (CC&R 6.3)
 7. ☐ Prune trees to a height of at least 7 feet above sidewalks (CC&R 6.3; Portland/Washington County Code)
 8. ☐ Maintain the parking strip adjacent to your property (CC&R 6.3)
 9. ☐ Remove leaves, dirt, or debris from sidewalk, street, or driveway — must be done within 5 days (CC&R 6.4.5)
 10. ☐ Relocate garbage/recycling containers out of view (CC&R 6.4.5)
 11. ☐ Remove trash, waste, or debris — must be done within 5 days (CC&R 6.4.5)
 12. ☐ Maintain the exterior of your home (e.g., paint, roof) (CC&R 6.3)
 13. ☐ Repair broken windows or exterior light fixtures (CC&R 6.3)
 14. ☐ Relocate basketball hoops, toys, or similar items from sidewalk/street onto private property — at least 3 feet of sidewalk must remain clear. Driveway hoops must be positioned to avoid balls entering neighboring yards. (CC&R 6.3)
 15. ☐ Repair fencing per Architectural Committee guidelines (CC&R 5.2.5)
 16. ☐ Remove boat, trailer, RV, truck, motorcycle, or similar equipment from view — limited to 72 hours per week. Must be removed within 24 hours of notice. (CC&R 6.4.3; Board decisions Nov. 2008 and June 2014)
 17. ☐ Remove inoperative or stationary vehicles — if unmoved for over 48 hours, must be removed within 5 days or the Association may remove it at the homeowner's expense (CC&R 6.4.4)
 18. ☐ Remove or seek approval for hedges or plantings along property lines (CC&R 5.2.6)
 19. ☐ Cease noxious activity: _____ (CC&R 6.4.1)
 20. ☐ Other: _____
-

This notice serves as a **reminder to maintain your property in a clean and orderly condition**. A follow-up inspection will occur **10 days** from the date of this notice. If the listed items are not resolved—or if a member of the Landscape Committee has not been contacted for an extension—the matter will proceed to the next steps.

The process includes formal **first and second notices** from the Board. If the issue is resolved, no further action will be taken. If not corrected within the allocated time, the HOA may have the work done by an independent contractor at the homeowners expense. In extreme cases a lien may be placed on the Homeowners property.

If you have questions or need to request more time, please contact: **Landscape Committee** landscape@parcbethanyhoa.com

