

Harrington Homeplace HOA

Common Areas

This document describes the detail of “Common Areas” of the Harrington Homeplace Homeowners Association and how each is administered:

WALLS: The brick walls surrounding the subdivision on two sides (from East of Emily on Parker Road, westerly to the corner of Parker Road and Ohio, North to the alley just North of Lawson Court) are designated as screening walls. These are owned and maintained by The City of Plano except for the decorative walls extending into the property at the entrances of Emily Drive, DeGrey Lane, Charles Place, Southwick Drive and Lawson Court. When there is damage to City walls, the City will do the repair work.

OHIO MEDIAN: The median in the center of Ohio, North from Parker Road to Southwick Drive is owned by The City of Plano. The Association has chosen to plant and maintain the trees and turf to enhance the beauty of the area and retain a “natural” boundary to that side of the subdivision. The total extent of this area has been diminished since the subdivision was developed due to changes in the median. Many vehicle access lanes were added for the development to the East of Ohio, like Haversham, Preston Parker Crossing (the shopping center), The Reserve (the apartments) and Plano Day School. These changes have reduced the amount of planting that can be made. The medians along Parker Road are owned and maintained by The City.

PARKWAYS: The City also owns the sidewalks and parkways, which are parallel to the walls surrounding the subdivision on two sides, but The Association chooses to maintain the trees and turf.

GREEN BELT: This is the area North of Southwick Drive, South of the homes on the South side of Lawson Court, East of Ohio (lot 25 of the subdivision). This is sometimes referred to as “The Drainage Area” or “The Green Belt”, which in reality is a drainage, utility and flood water easement that is controlled by the “Drainage” Department of The City of Plano. The Association owns this lot but is limited as to what it can do with it. The City is responsible for everything in the area, including some tree trimming and cleaning out the debris from the concrete drains. The Drainage Department would mow it “once a quarter or whenever they would get around to it” during the growing season. The Association chooses to mow this area every other week during growing season to keep it looking nice. In 2010 the Association added 15 trees to eventually replace a number of mature and aging ones in the area. The irrigation system was also extended to add the ability to water the new trees and the likely addition of new ones in the near future. The North/East and South/East corners of the lot are also irrigated. The Association has some plantings there.

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ENTRANCES: The Emily Drive entrances at Parker Road are situated on two subdivision lots owned by The Association. The entrances on DeGrey Lane, Charles Place, Southwick Drive, Lawson Court and the North/East corner of Parker & Ohio are situated on easements on those corners. These areas are planted and maintained by The Association. These parcels are irrigated and the Emily Drive entrance and the North/East corner of Parker & Ohio parcel also have electricity. The electricity operates the irrigation controllers, accent lighting to the trees and signs, convenience outlets used for seasonal displays and fountains (when operational).

IRRIGATION: All of the common areas described in this document are irrigated with two separate controllers, one for the parcels along Parker Road and the other for parcels along Ohio. The only portion of the common areas not irrigated is the turf in the “Green Belt” between Southwick Drive and Lawson Court as described above.

LANDSCAPE MAINTENANCE: The maintenance of the Common Areas is administered by a third party contract, authorized by the Harrington Homeplace Homeowners Association Board of Directors. The contract identifies what is to be done and when. This is described on a contract attachment titled “Landscape Functions.”

