

REVISED: MARCH 2025

PURPOSE: To establish guidelines for co-owners who wish to landscape with perennial plants or shrubs in existing or new planting beds at the entrance way, around a patio or deck. Also to establish guidelines for potted flowers, vegetables and fruits. Planting annual flowers in an existing bed does not require Association approval.

POLICY: Co-owners are responsible for the shrubs and flowers in any planting beds adjacent to their patio or deck. Beds around a patio or deck cannot extend more than 17' from the back of the building. Shrubs around patios and decks are not to exceed a height of 6'. Co-owners are responsible for the upkeep of the planting beds between the garage and sidewalk and the front bed between neighboring units. Shrubs along walkways to be pruned so that the sidewalk is not obstructed, and the height does not exceed 4'. All planting beds are to be free of weeds. Beds must be graded such that water drains away from the building and the entrance way beds must drain toward the street.

REQUIREMENTS:

Prior written approval from the Association is required to add a planting area and to add shrubs. No trees are allowed to be planted in the front entranceway beds. See ARR 3.1 re tree planting.

1. Plantings may not touch the siding of the building or prevent access to outside meters; if a planting obstructs maintenance or service work it may be removed and its restoration will be at the co-owner's expense.
2. Vines or climbing plants may not be planted where they can climb onto any surface or gutter of the building.
3. Planting flowers in an existing bed does not require pre-approval. Fruit and vegetable plants are allowed in pots only and are restricted to the patio, deck and balcony.
4. No impermeable membraned may be placed in the bed which prevents water from absorbed into the ground.
5. The surface of the entrance way beds must be below the level of the sidewalk and the use of dividers which would impede the flow of water is not permitted.
6. Plants should be hand-watered to minimize damage to the building's wood siding. No sprinklers are allowed.
7. All annual plantings in beds and pots and all hanging baskets must be removed by November 1.

PROCEDURE:

1. Complete form 3.2a and return it to the Management Company or the Chairperson of the Landscape Committee at least 2 weeks prior to the planting date.
2. The Landscape Committee will review the request for completeness and advise the co-owner of the appropriate action taken. If approved, the request will be forwarded to the Board as a matter of record.