

**CHERRY GROVE CONDOMINIUM ASSOCIATION
BOARD POLICY STATEMENT
LANDSCAPING POLICY**

LANDSCAPING, TREES, SHRUBS, FLOWERS, EDGING AND ORNAMENTS

By-Laws, Article VI, Restrictions, Section 13

1) Common Elements Guidelines

Co-Owners shall obtain prior written approval before:

- a) Performing any landscaping.
- b) Planting any trees, shrubs or ground cover.
- c) Placing any mulch, stones, rocks or boulders.
- d) Placing any edging material. (Refer to Edging Policy)

2) Planting/Modification Request Policy

Should a Co-Owner wish to plant a tree, shrubs or create a mulch bed or add edging material at the Co-Owner's personal expense, the following Association procedures shall apply:

- a) Request approval in writing from the Management Company, using a Modification Request Form (available on-line or from the Management Company office).

The following information shall accompany the Modification Request Form:

- Specify the exact proposed location and size of the planting or mulch bed. Include a drawing.
- Include the exact name of the tree or shrubs to be planted. For mulch beds, include a detailed plan.
- Call Miss Dig (1-800-482-7171) to mark underground utilities in advance of any excavation.

- b.) Await approval before beginning modification.
- c.) The following conditions shall apply to all approved requests:
 - Co-Owner will be responsible to complete the desired planting or mulch bed using the same mulch as the rest of the bedded areas.
 - Co-Owner will be responsible for replacing any plantings in the additional mulch bed.
 - The Association will be responsible for the maintenance of additional beds after they have been created.
 - The Association may require the Co-Owner to sign an agreement acknowledging the above-stated restrictions and conditions.

3) Flowers

- Co-Owners may plant annuals, perennials and bulbs in the bedded areas surrounding each Co-Owner unit and around the trees planted nearest the Co-Owner's unit.
- Annuals, perennials and bulbs which are planted shall not exceed two feet in height when fully grown. (Example: Sunflowers can grow to heights in excess of 2 feet and would, therefore, not be allowed).
- Co-Owners may **not** plant or pot vegetable or fruit plants in **any** bedded areas or around trees.
- Co-Owners may not plant vines or ground cover in the bedded areas or under trees. However, one small trellis with a vine-like plant can be put in the bedded area. Trellises shall not be attached to the brick, and shall not exceed 4' feet in height.
- **Annual plantings must be removed by November 1.**
- Perennials and bulbs must be maintained and must be cut back immediately after the growing season. (Exception: ornamental grasses can be cut down in either the fall or the spring according to preference.)

4) Hanging Baskets, Flower Pots and other Containers

- **Front**

Co-Owners may place aesthetically pleasing, well-maintained flowerpots on driveways, walkways, entryways, porches or in bedded areas.

Pots should be neutral in color (white, beige, terracotta or dark green).

Hanging baskets must be attached to wood only; and not to siding or brick.

One single “J-hook” or one double “J-hook” is permitted in the bedded area.

No artificial flowers are allowed.

Pots and ornaments shall not be placed around trees at any time.

- **Rear**

Co-Owners may place flower pots on decks, balconies and patios as follows:

Suspended flower boxes are to be hung from the top of deck or balcony railings with removable brackets. Neutral colors only.

Hanging baskets are allowed on decks and may be suspended from the underside of townhouse balconies.

Co-Owners are responsible for maintenance and removal of all flowerpots and flowers.

- **All flowerpots must be removed and stored by November 1.**

Exception: Evergreen potted plants may be left out year-round.

5) Birdbaths, Bird Feeders and Birdhouses

- *Be advised, bird feeders attract undesirable wildlife potentially harmful to personal pets. Co-Owners maintaining bird feeders who do not keep the limited common elements clean will be subject to pay costs for undesirable wildlife control or costs for extermination services. Association fines may also be assessed.*

- Birdbaths, bird feeders and birdhouses are not permitted in the general common elements. One (1) bird feeder or birdhouse may be mounted in the

deck or patio area. Co-Owner is responsible to keep area clean of debris to prohibit weed growth and/or attracting other undesirable animals.

6) Exterior Decorations

- Limit the number of ornamental materials placed in bedded areas. The Association reserves the right to advise the Co-Owner.

Ornaments may be no more than 18” high and must be neutral in color.

- “Bug zappers” are not permitted.
- One wreath may be hung on or near the front door. (Do not attach with nails or screws.)
- One decorative object may be hung on the front of the unit.

All decorative objects must be attached to the wood trim, and not to siding or brick. Decorative objects may not exceed 18” in overall size.

All decorative objects must be in good condition and maintained by the Co-Owner.

- No furniture shall be placed in bedded areas or on the common elements.

Board Policy Approved: April 19, 2005
Policy Mailed to all Co-owners: May 6, 2006
Policy to Commence: Immediately