

Chestnut on the Green Phase 2

Landscape Committee and Landscape Guidelines

Landscape Committee

A Landscape Committee may be appointed by the Board of Directors. In the absence of a Landscape Committee, the Board shall handle landscape affairs. Landscape affairs will be coordinated with the Managing Agent. These Landscape Rules were initially adopted by the Board on June 14, 2005; Revision 1 on December 13, 2005; Revision 2 on December 2, 2013.

Landscape Guidelines

1. Purpose:

Landscape maintenance of unit property, as well as common grounds is provided by the Association. However, it is recognized that some unit owners wish to do individual gardening and to provide replacement or supplemental plantings. These guidelines provide direction for Chestnut on the Green Phase 2 homeowners in landscaping and planting.

2. Goal of Landscaping:

Plantings by residents on their own property may be done, provided the plantings enhance the overall esthetics of the community. However, it is recognized that what may be "beautiful" to one person may not be very attractive to another. We are a close community, so it's important to be sensitive to your neighbor. Other issues can arise, such as upkeep of garden areas. Therefore, the following guidelines are provided. If a complaint or dispute should arise, the Board shall review the issues and rule on the matter.

3. Role of the Association

The Association provides complete landscaping maintenance of the grass and foundation plantings. In addition to grass cutting and fertilization, our maintenance contractor performs spring and fall cleanups, annual shrub and tree trimming, and routine weeding and pickup of trash in beddings. The Association is also responsible to replace shrubs and trees that are dead or diseased. Therefore, homeowners need not maintain anything on the exterior, other than to be sure the property areas are free of trash and pet litter.

Homeowners have the option to add plantings to beautify their home foundation, patio or deck. However, there are some restrictions, which are outlined below.

4. Homeowner Participation in Planting

- Existing shrubs or trees presently in place may be replaced with another shrub or tree of a different variety (similar size) at the owner's expense. However, the replacement shrub or tree must be approved in advance by the Landscape Committee. Be sure that plantings selected complement your area and that the variety is of a size that will not become "overgrown." Don't buy trees or shrubs until the plantings are approved. Should you replace a shrub or tree, and the replacement dies within two years, you must again replace the shrub or tree. After that, it is the Association's responsibility.
- Submit the attached form to the managing agent to obtain written approval of new plantings (trees and shrubs only, not annuals or perennial flowers).
- Plantings, such as flowers, must be confined to existing foundation beds, or in pots. Bed plantings should not be placed so close to the grass so they interfere with string trimming (at least 12 inches from grass-line). Keep in mind the size of the plant when it matures.
- Potted flowers may be displayed on unit decks, patios or entrances.
- Avoid invasive plants, vines and climbers. Plants must not be placed in a manner that they will climb on building foundations, brick or painted deck railings.
- Watch for buried utility cables when planting in beds. If in doubt, don't dig. You may also call the Joint Utility Locating Information for Excavators (JULIE), 1-800-892-0123, who will locate and identify buried cables on your property.

5. Plant Maintenance

- Shrubs and trees, planted by the resident, will in general be maintained, weeded, mulched and pruned by the Association. Mulch is normally applied every other year.
- Should the owner wish to maintain and prune his/her own shrubs and trees, arrangements must be made with the maintenance contractor, coordinating such request through the Landscape Committee and/or Managing Agent.
- Shrubs around patios and windows must normally be maintained at a height of 4.5 feet or less, for security purposes.
- Cultivation, including mulching, of owner's perennials/annual flowers (including roses) is the responsibility of the homeowner. Pots with dead plants should be re-planted or removed without delay.
- Fall cleanup of homeowner's annuals/perennials shall be completed by the homeowner by Thanksgiving weekend. Ornamental grasses need not be cut down until spring.
- Should an owner fail to maintain flower beds, the Landscape Committee may have the work performed by its contractor, and the cost for such work billed to the owner.
- If a unit with perennial plantings is sold, the new owner assumes the responsibility to maintain the perennial/annual beds. Alternatively, the perennial/annual beds may be restored to the original bed configuration by removal of flowers and planting with shrubs. The cost for this restoration must be paid for by the owner.

6. **Garden and Building Ornaments (excluding Holiday Decorations)**

- Ornamental decorations shall be limited to Malibu lights, and a tasteful “few” ornaments.
- Ground level ornaments must be kept off grass areas maintained by the Association.
- Ornaments may not be suspended from the building exterior or coach lighting. Exceptions: a flag fixture may be attached near the Unit entry; plant hangers may be attached to deck and patio posts.

Chestnut on the Green Phase 2
Landscaping Request Form
(Submit this form to the Managing Agent)

Name: _____

Address: _____

Please state below as concisely as possible the nature of the request to be considered.
Include the following:

- Type of trees/shrubs (e.g., Evergreen trees, variety Emerald Green **Arborvitee**, 4 feet high)
- Number of trees/shrubs to be planted.
- Provide a scale drawing of the plantings on your property. Show neighboring trees/shrubs on the drawing.

Will the trees/shrubs be planted by you or a contractor?

Name/Address of Contractor: _____

Note: If a contractor will be performing the work, his insurance certificate of liability must be submitted as part of this request.

Show details below. Attach separate page if needed.