

Stony Ridge Condominium Association Policy Statement

Policy Title: Perennial Planting

Policy Adopted: February 2019

Policy Statement: Many co-owners have planted perennial vegetation in the common planting area (see sketch) in front of many of the duplex units within our community over the past several years. As of this date August 1, 2013 all perennial plants that have been installed prior to this date are allowed providing they conform to the following guidelines.

- 1) Any perennial plantings will not interfere or come to dominate the original landscape that was installed by the developer.
- 2) Any perennial plantings will not interfere with the easy maintenance of the original landscape by the community's contractor nor shall it block the view of the street address numbers.
- 3) The co-owner and/or succeeding co-owners are responsible for the maintenance and care of any non-original perennial landscaping in the commons area.
- 4) The maintenance of any planting of either perennials or annual flowers in the commons area is the responsibility of the co-owner or successor co-owner.
- 5) Should the Board of Directors determine that the co-owner has not maintained the additional plantings in a proper manner, and AMI (Association Management Inc.) shall inform the co-owner of the deficiencies in writing. The co-owner shall have thirty (30) days from the date of the written notification to contest the Board's findings or ask for a time extension to comply with the Board's directives, or to comply with the Boards directive.

- 6) Failure to comply with the Board's directives will result in the Board authorizing a contractor to remove and discard the vegetation in question. The responsible co-owner will be charged and invoiced for this action.
- 7) It is the co-owner's responsibility to properly maintain all soft-stemmed (herbaceous) perennials such as but not limited to daylilies, chrysanthemums, and hostas shall be cut down to the soil surface. The debris from this operation shall be removed from the planting bed and legally disposed, no later the October 31st.

For those co-owners who wish to add perennials to the common landscape area in the future, they shall submit a standard modification request form which will include the following:

- 1) A list naming those perennials they wish to plant. The list shall include the number of plants to be planted, their size of the plant at the time of installation, the plant species, and the ultimate size of the plant.
- 2) The co-owner will provide the *AMI* with a sketch that delineates the existing perennial plantings and the location of the proposed additions to the commons area.
- 3) Should the Board approve the co-owner's modification request, the co-owner acknowledges by their signature on the modification form that they will conform and abide by all the regulations outlined above dealing with the planting of perennials in the commons area.