

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC003D
POLICY TITLE: SHRUB REMOVAL/REPLACEMENT POLICY*
POLICY ADOPTED: 7/21/2008
POLICY REVIEWED: 2/7/2019; 11/1/2022
POLICY REVISED: 3/16/2009; 5/21/2012; 10/17/2016

POLICY STATEMENT:

1. Generally, living shrubs will not be removed at the Association's expense.
2. Shrubs that have been infested by pests or disease will be appropriately treated and pruned by the Association.
3. A shrub shall be defined as needing removal when:
 - a. It is obviously losing or devoid of leaves or needles;
 - b. It is under stress from disease or pests;
 - c. It has sustained significant damage from natural causes or
 - d. It has grown to a height or size which is unsightly or unmanageable or presents a risk to other plants.
4. Shrubs that meet the above criteria will be replaced at Association expense provided there continues to be adequate space for the replacement to grow. Recommendations for the replacement will be appropriate to the location of the planting and availability at local nurseries.
5. If the co-owner wishes to replace the shrub(s) with other than the one(s) recommended by the Association, the co-owner shall:
 - a. Submit an appropriate Modification Request Form and a detailed landscape plan for approval; and
 - b. Accept responsibility for the difference in cost if the co-owner's choice is more than the price of the recommended substitution.
6. If the Board deems shrub replacement unnecessary, a co-owner may replace a shrub provided that the co-owner:
 - a. Submits an appropriate Modification Request Form and a detailed landscape plan for approval: and
 - b. Accepts full responsibility for all cost and planting.

***NOTE: Co-owners must submit a MODIFICATION REQUEST FORM and a DETAILED LANDSCAPE PLAN to the Management Company. APPROVAL must be obtained PRIOR to having this work started.**

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC003A
POLICY TITLE: EXTERIOR PLANTINGS – EXCLUDING TREES*
POLICY ADOPTED: 4/19/ 2000
POLICY REVIEWED: 3/15/ 2021; 11/1/2022
POLICY REVISED: 4/19/ 2021

POLICY STATEMENT:

GENERAL INFORMATION

1. Developer Established Beds – (“DEB”)
 - a. Capes—those areas in front of the garage including adjoining circular corner and in front of the kitchen including the adjoining circular corner.
 - b. Ranch—those areas in front of the front bedroom and the den including the circular area from the porch up to and including the chimney.
2. Mulched areas around trees **are not** considered DEB’s.
3. Maintenance is defined as weeding, trimming, and cultivating soil when needed during the growing season and plant removal at end of the growing season or if plants die or are diseased according to the landscape contract.
4. Raised flowerbeds **are not** permitted.
5. Plants that climb on the building **are not** permitted.
6. Vegetable plants **are not** permitted. (Vegetable: A plant cultivated for its edible part or parts.)
7. Paver edging around approved planting area, including areas around decks, **must** be professionally installed. Installation must follow guidelines of MRCV Association policies, including approved size, type and color of pavers.
 - a. (See policies MRC018B and MRC018C).
8. For uniformity in appearance and for gutter protection, maximum height of co-owner installed plantings **must not exceed the height of the gutters.**
9. Plantings around decks **must not exceed the deck railing height.**
10. The Association is not responsible for damage to co-owner plants by contractors performing routine maintenance services.
11. The Association will mulch the DEB’s according to landscape maintenance contract.

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ANNUAL PLANTS (Living or growing for only one year. Ex: Impatiens, Begonias, Petunias)

1. Co-owners may plant **only annuals** within three (3) feet of the building foundation, deck or porch, including steps, **without** a Modification Request Form.
2. Annuals planted in DEB's must be maintained by the co-owner.
3. Potted annuals located in DEB's must be maintained by co-owner.
4. Annuals planted in areas other than DEB's must be maintained by the co-owner.

PERENNIALS AND SHRUBS (Having a life span of two years or more. Ex: Yews, Boxwood, Sedum, Spirea)

1. Co-owners may submit a Modification Request to plant perennials and shrubs within Developer Established Beds (DEB) areas. Co-owners may also submit a Modification Request for plantings in areas other than DEBs, provided that the placement is within three feet of the building foundation, deck or porch including steps (see policy MRC003E regarding ground cover plants). **In either case the Modification Request must be submitted and approved before planting can begin.**
2. Plantings may not come in contact with the exterior of the building.
3. Landscape plans for a DEB must include a preponderance of evergreens or plants that maintain their form during the dormant season.
4. **Perennials or shrubs planted by co-owners in DEBs become the property of the Association and will be maintained by the Association. Maintenance includes removal and possible replacement based on criteria detailed in MRC003D**
5. Perennials or shrubs planted in DEBs will be fertilized and trimmed by the Association unless the unit is listed on the "Do Not Prune" list.
6. The Association will trim/divide perennials in the DEBs when necessary, for the health of plantings and/or appearance of the landscape.
7. Perennials or shrubs planted by the co-owner must not interfere with the spray pattern of a sprinkler head in its function of watering the grass
8. Perennials or shrubs planted in areas other than DEBs, including those around decks, sides or alcove areas at the back of units **must be maintained by the co-owner or removed at co-owner expense.**
9. ***NOTE: Co-owners must submit a MODIFICATION REQUEST FORM and a DETAILED LANDSCAPE PLAN to the Management Company. APPROVAL must be obtained PRIOR to having this work started.**

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC003E
POLICY TITLE: GROUND COVER PLANTS
POLICY ADOPTED: 6/20/ 2011
POLICY REVIEWED: 2/18/2019; 11/1/2022
POLICY REVISED: 10/17/ 2016

POLICY STATEMENT:

1. Co-owners **may not** plant ground cover plants in beds surrounding their units because ground cover plants tend to grow quickly and spread into lawn areas and/or low shrubs. Ground cover is difficult to weed and control both for unit co-owners and landscape contractors.
2. All ground cover plants currently in existence as of the date of this policy enactment will be allowed to remain in the beds without violation to the policy. This 'grandfather' exemption applies only to the resident who was the co-owner as of the date of this policy adoption. It does not pass on to subsequent co-owners. Maintenance, including weeding of these beds, is the responsibility of the co-owner.
3. Ground cover plants may be used in boulder walls to minimize weeds, enhance overall appearance and protect the integrity of the wall.