

Stony Ridge Condominium Association Policy Statement

Policy Number: SR14

Policy Title: Perennial Planting

Policy Adopted: August 2013

Policy Revised: October 2013, February 2019, November 2020

Policy Statement: Some co-owners have planted perennial vegetation in the common planting area 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-owners and/or succeeding co-owners are responsible for the maintenance and care of any non-original perennial landscaping in the common areas.
- 4) The maintenance of any planting of either perennials or annual flowers in the common area is the responsibility of the co-owners or successor co-owners.
- 5) Should the Board of Directors determine that the co-owners have not maintained the additional plantings in a proper manner, the Management Company shall inform the co-owners of the deficiencies in writing. The co-owners 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.
- 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-owners will be charged and invoiced for this action.
- 7) It is the co-owner's responsibility to properly maintain all perennials, such as, 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 disposed of.

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-owners will provide a sketch that delineates the existing perennial plantings and the location of the proposed additions to the common area in the Modification Request.

IMPORTANT NOTE: Co-owners must always submit a completed Modification Request Form to our Management Company and receive approval by the Stony Ridge Board of Directors PRIOR to any work beginning on the project. Modification forms are available online at our website: www.stonyridgecondos.net, at the top of the menu on the left side of the home page or under printable documents or by calling the Management Company.