

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.**