

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC003A
POLICY TITLE: Developer Established Beds (DEB)
ADOPTED: 7/21/08
POLICY REVIEWED: 2/7/2019; 11/1/2022; 3/15/25
POLICY REVISED: 4/16/2009; 4/19/21; 5/21/2012; 4/25/25; 7/20/2026

POLICY STATEMENT: Developer Established Beds were created in order to provide a consistent and compatible appearance throughout the community.

GENERAL INFORMATION

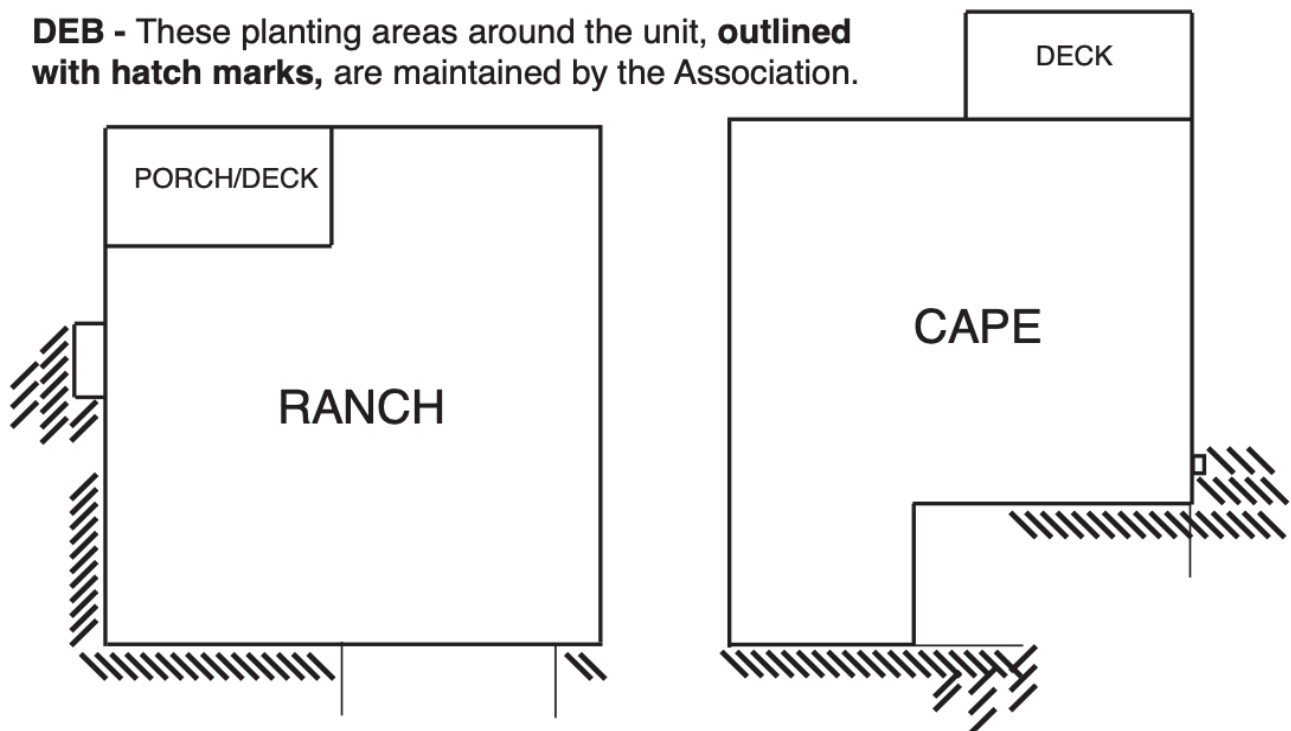
1. Developer Established Beds – (“DEB”) see Illustration 1

These beds are maintained by the Association:

- a. Capes—the area in front of the garage including adjoining circular corner and in front of the kitchen including the adjoining circular corner.
- b. Ranch—the area across the front, along the side to the front porch, and including the circular area around the chimney.

ILLUSTRATION #1

DEB - These planting areas around the unit, **outlined with hatch marks**, are maintained by the Association.



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DEB PLANTS

ANNUALS

1. Annuals may be planted in DEB and must be maintained by the co-owner.
2. Planted pots placed in DEB must be maintained by the co-owner.

SHRUBS

DEB have a preponderance of evergreens and shrubs that maintain a uniform appearance throughout the year.

1. Shrubs infested by pests or disease will be treated, pruned or removed by the Association.
2. A shrub needs removal when:
 - a. It is losing or devoid of leaves or needles;
 - b. It is under stress from disease or pests;
 - c. It has sustained significant damage or
 - d. Its height or size is unsightly, unmanageable, or presents a risk to other plants.
3. Rose bushes planted in the DEB areas must be maintained by co-Owners.
4. Shrubs that meet the above criteria will be replaced at Association expense provided there is adequate space for a replacement to grow.
5. If the co-owner prefers a different shrub(s), other than what the Association recommends, the co-owner shall:
 - a. Submit a Modification Request Form and details for approval; and
 - b. Accept responsibility for the difference in cost if the co-owner's choice is more than the Association's recommendation.
6. If the Board deems shrub replacement unnecessary, a co-owner may replace a shrub(s) provided that the co-owner:
 - a. Submits a Modification Request Form and a detailed landscape plan that includes a preponderance of evergreens or shrubs for approval; and
 - b. Accepts full responsibility for all cost of plants and planting.

MULCH

The association will provide mulch periodically. Co-owners may choose to add a brown-color mulch at their cost without a modification request.

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Trees

1. Cape co-owners may plant one dwarf variety tree (if none exists, and space is available) in the circular area of the DEB in front of the garage adjacent to the garage.
2. The co-owner must maintain the dwarf tree so that the mature height will not exceed 6-8 feet and will not obscure the engraved house numbers.
3. Co-owner must submit a Modification Request Form and include a photo and all pertinent information about the proposed dwarf tree to the management company. Board approval must be received prior to any planting.

Shrubs and trees planted by co-owners in DEB become the property of the Association and will be maintained by the Association.

Shrubs planted in DEB will be trimmed by the Association unless a co-owner has requested the unit be placed on the **“Do Not Prune”** list. If the DEB at this unit is not properly maintained, it will be removed from the list and maintained by the Association.

To be added or removed from the **“Do Not Prune”** list, please contact the management company.

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.