

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC003B
POLICY TITLE: Owner Maintained Beds (OMB)
ADOPTED: 7/20/2026
POLICY REVIEWED:
POLICY REVISED:

POLICY STATEMENT: Owner Maintained Beds provide owners an opportunity to enhance their unit and the community.

GENERAL INFORMATION

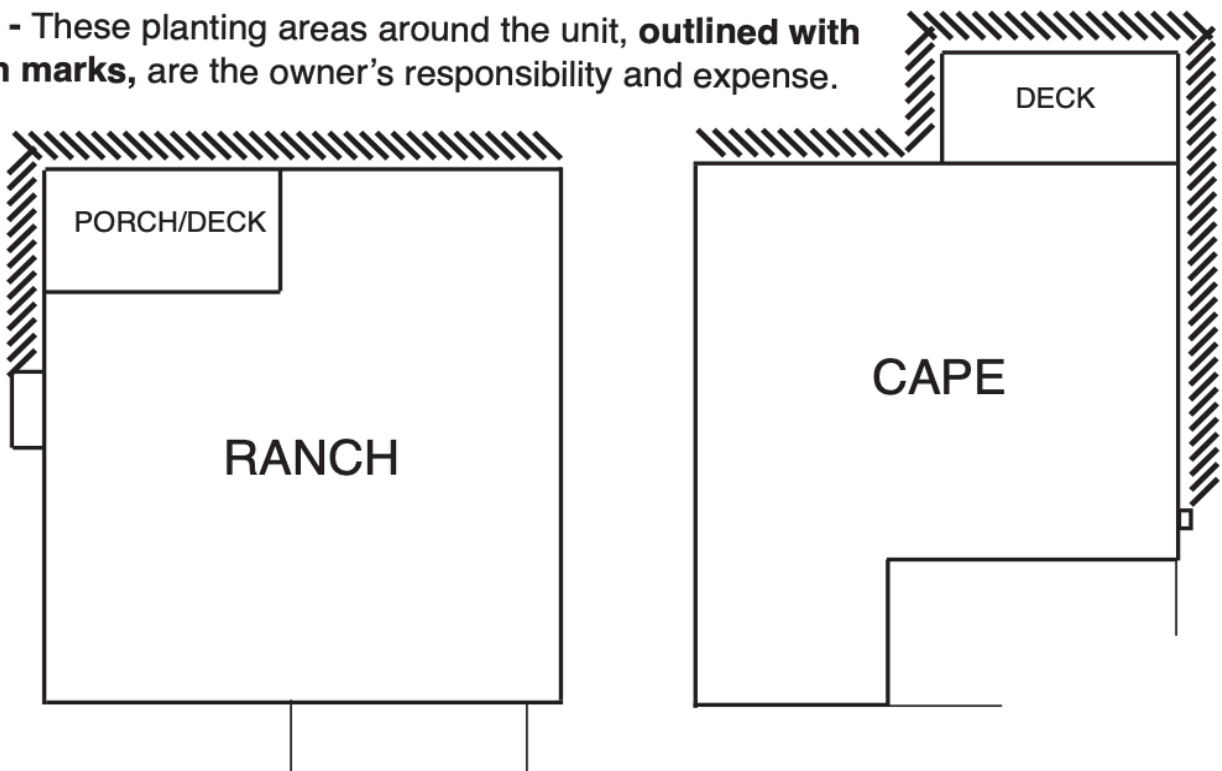
1. **Owner Maintained Beds — (“OMB”) see Illustration 1**

These beds are maintained by the co-owner:

- a. Capes—the area along the side (from the gas meter back), around the deck, and across the rear portion of the unit.
- b. Ranch—the area along the side (from in back of the chimney), around the deck/porch, and across the rear of portion of the unit.

ILLUSTRATION #1

OMB - These planting areas around the unit, **outlined with hatch marks**, are the owner’s responsibility and expense.



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2. Co-owners are allowed to have plantings along the side and rear of the unit within 3 feet of the foundation, deck or porch landing/stairs. **Plantings in these areas must be installed, maintained or removed by the co-owner at the co-owner's expense.**
3. OMB must be maintained by the co-owner– weeding, trimming, and cultivating soil when needed, plant removal at end of the growing season or if plants die or are diseased. The Association is not responsible for damage to co-owner plants by contractors performing routine maintenance services near or around these beds.
4. The following are **NOT permitted**:
 - a. Raised flowerbeds
 - b. Plants that climb on the building
 - c. Vegetable plants (Vegetable: A plant cultivated for its edible part or parts.)
 - d. Ground cover of any type (see Policy MRC003C)

OMB PLANTS

Annuals and perennials may be planted without a Modification Request as long as they are not a ground cover or invasive. All other proposed plantings or removals of existing plants require an approved Modification Request prior to work commencing.

SHRUBS (Ex: Yews, Boxwood, Sedum, Spirea)

1. Co-owners must submit a Modification Request for removal or planting in permitted OMB. **The Modification Request must be approved before removal or planting can begin.**
2. Plantings at maturity should not come in contact with the exterior of the building.
3. Any approved shrubs planted by the co-owner must not interfere with the spray pattern of a sprinkler head.
4. Plantings around decks or porch landings **must not exceed the deck railing height.**
5. For uniformity in appearance and for gutter protection plantings in OMB areas, not specific to #4 above, **must not exceed the height of the gutter.**

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.