

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

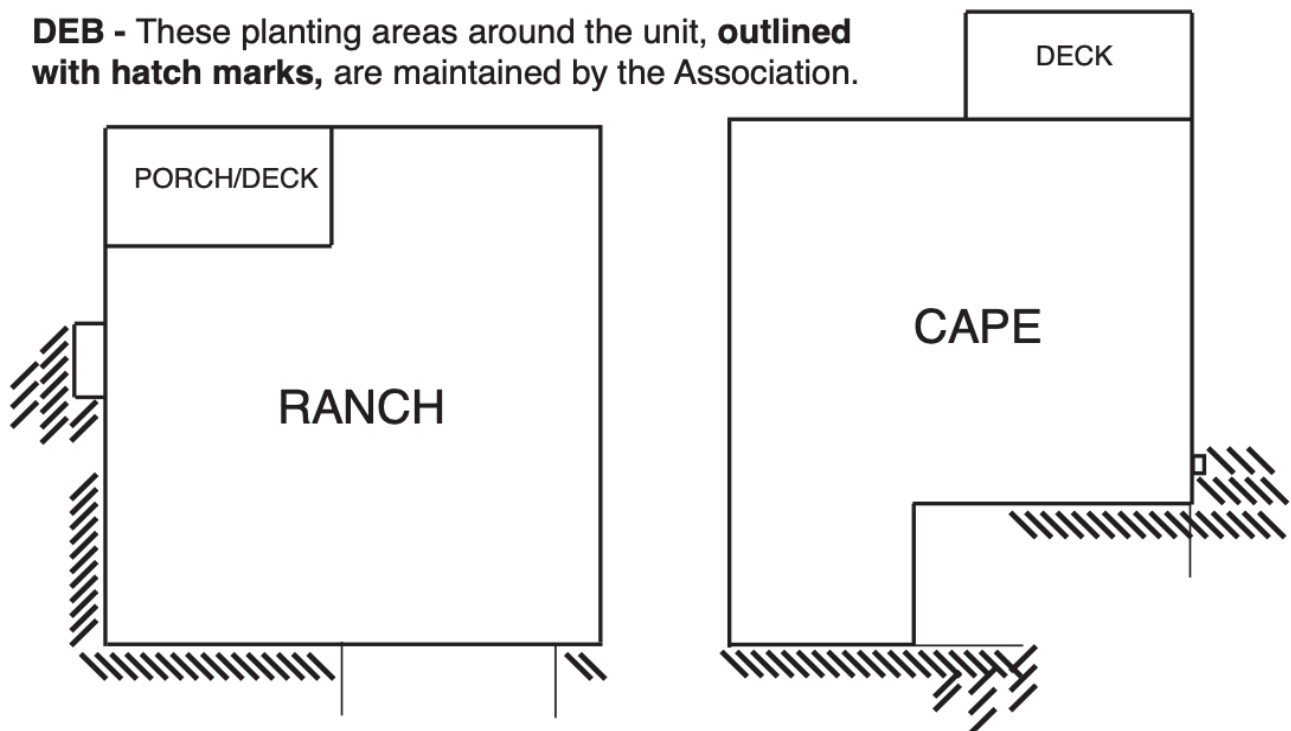
1. Developer Established Beds – (“DEB”) see Illustration 1

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.



MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

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.

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

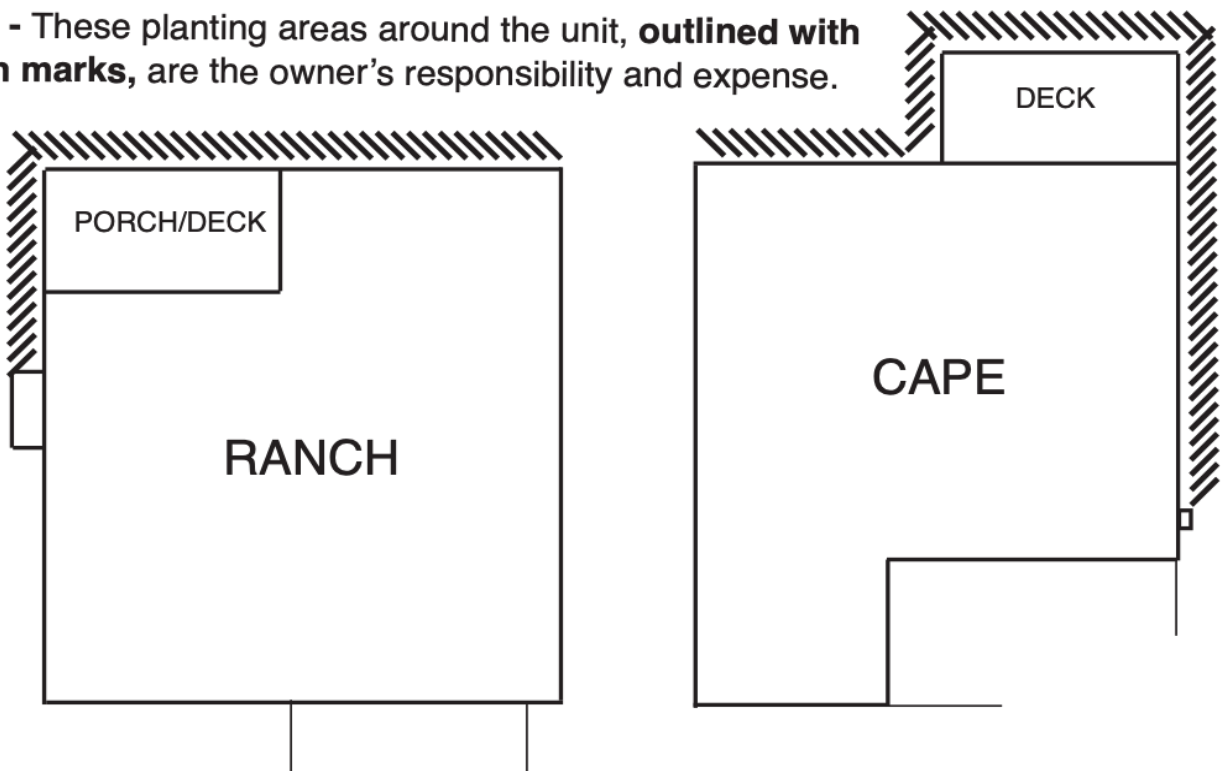
1. **Owner Maintained Beds — (“OMB”) see Illustration 1**

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.

**MAPLE RIDGE CREEK VILLAGE
CONDOMINIUM ASSOCIATION POLICIES**

POLICY NUMBER: MRC003C
POLICY TITLE: GROUND COVER PLANTS
POLICY ADOPTED: 6/20/2011
POLICY REVIEWED: 2/18/2019; 11/1/2022, 6/25/2026
POLICY REVISED: 10/17/2016; 7/20/2025

POLICY STATEMENT:

1. Co-owners may not plant ground cover plants in beds surrounding their units.
2. Existing ground cover in DEB will be removed.
3. Existing ground cover in OMB must be removed at co-owner's expense.