

## MMTH INDIVIDUAL HOMEOWNER LANDSCAPING POLICY

- A. Homeowners must have written approval to landscape around their unit or building in:
  - 1. existing designated beds
  - 2. new bed locations
  
- B. Individual Homeowners who plant materials are responsible for:
  - 1. cost of clearing existing growth, preparing the bed and purchasing and planting the material
  - 2. labor and material costs for fertilizing and maintaining (weeding, mulching, deadheading, etc.) newly established and planted beds
  - 3. watering costs for newly planted beds.
  
- C. The Board of Directors reserves the right to set standards and policy for grounds and landscaping watering from the Association's common water source.
  
- D. Homeowners who plant are responsible for maintaining the beds to standards that apply to Association-maintained beds. Upon written notice, individual homeowners have fifteen (15) days to correct poor landscaping conditions. Fifteen (15) days after the date of the written notice, the Association may take corrective action and invoice individual homeowners for the cost of any work performed.
  
- E. Types of landscaping materials that can be used:
  - 1. Perennials that match those presently used (i.e. hosta astilbe, day lilies, fern, and ground cover.)
  - 2. Shrubs that do not block light or air circulation or cause damage to siding or other building components.
  - 3. Annuals
  
- F. No lawn or bed ornaments (bird baths, sculptures, etc.) are allowed.
  
- G. Upon the sale of the unit:
  - 1. the existing owner will return the grounds to preexisting conditions at their expense unless, prior to transfer, the new owner assumes in writing the responsibility for care and upkeep in agreement with all conditions as covered by this policy.
  - 2. If not accepted by the new owner, the Board of Directors reserves the right to adopt the beds and landscaping as common area improvements maintained by the Association

DULY ADOPTED POLICY  
BOARD OF DIRECTORS  
Fall 2005

MMTH/landscaping/Landscaping policy

