

COBBLECREEK

MANOR

GUIDELINES

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**Guideline Under
By-Laws, Article 8.2**

SMALL PLOT BETWEEN UNIT GARAGES

Unit owners may plant annuals or perennials in the small plot between the garages, in cooperation with their unit neighbor. No ornamental objects, pots, containers, invasive plants or vegetables are permitted.

Some suggested annuals include, but are not limited to: Agastache, Ageratum, Angelonia, Begonias, Choleus, Cosmos, Dahlias, Dusty Miller, Gazania, Geraniums, Lantana, Marigolds, Nicotiana, Petunias, and Zinnias.

Some suggested perennials include, but are not limited to: Aster, Black-eyed Susan, Blanket Flower, Blazing Star, Coneflower, Dianthus, Dwarf Daisies, Hosta, Impatiens, Shasta Daisies, and Sedum.

No formal approval is necessary when improving this area. If you have any questions, please contact the Executive Board member responsible for landscaping.

(Adopted May, 2005; Revised December, 2019)

Guideline Under
By-Laws, Article 8.23
POTS ON PAVERS

Pots are permitted on the pavers in front of the unit porch. A plant stand or a container that holds a single pot is permitted. Any stand or container that holds multiple pots is not permitted; planter boxes, barrels, wooden containers, and the like are also not permitted.

A total of three pots are permitted. Please use discretion and aesthetic balance when considering the size of your pots. Pots should be placed so as not to obstruct entry to the unit.

The unit owner is liable for any type of stain or discoloration to the pavers caused by their pots. If this should occur, the pavers will be cleaned or replaced at the unit owner's expense.

The pots are to be placed only on the pavers in front of the porch.

Place only flowers and greenery in the pots.

Do not leave dead plants in your pots, and do not leave empty pots on the pavers.

Pots can be placed out on April 15, and should be removed no later than November 30. If an early snowfall should occur, please remove your pots immediately. If you plan to be absent for the winter, remove your pots before you leave.

Any damage or injury resulting from the placement of pots on pavers is the responsibility of the unit owner.

(Adopted February, 2005; Revised December, 2019)

Guideline Under By-Laws, Article 8.2

PLANTING ANNUALS AND PERENNIALS IN COMMON AREAS

Annuals and perennials are permitted in common area beds adjacent to each unit under the following conditions:

1. Unit owners are to use good judgement in the selection of annuals and perennials. Invasive or creeping plants should not be planted. The Executive Board requires no approval process. Unit owners may contact the Executive Board member in charge of landscaping for ideas.
2. Annuals and perennials need to be thoughtfully planted only in mulched areas so they do not interfere with pruning, mowing and other bed maintenance performed by the CobbleCreek Manor landscaper.
3. Unit owners are responsible for the purchase, maintenance, and fall clean-up of annuals and perennials.
4. Annuals and perennials should be planted after the landscaper mulches in early spring. All annuals must be removed by November 30.
5. The unit owner shall be held responsible for any expenses incurred should the CobbleCreek Manor Association need to maintain or remove annuals and perennials planted by the unit owner.

Suggested annuals include, but are not limited to: Agastache, Ageratum, Angelonia, Begonia (and Tuberous), Calendula, Cleome, Cockscomb, Coleus, Cosmos, 4 O'Clock, Dahlias, Daisies (Gerbera & African,) Fuchsia, Calibrachoa (Trailing Petunia), Geranium, Heliotrope, Impatiens, Lantana, Lobelia, Marigold, Mums, Nasturtium, New Guinea Impatiens, Nicotiana, Pansy, Petunia, Snapdragon, Sunflowers (dwarf variety), Torena (Wishbone Plant), Strawflower, Verbena, and Zinnia.

Suggested perennials include, but are not limited to: Asters, Beard Tongue, Bergamont, Black-eyed Susan, Blanket Flower, Blue Mist Flower, Butterfly Bush, Cardinal Flower, Caryopteris, Chives, Cone Flowers, Coreopsis, Cranesbill (Hardy Geranium Yarrow), Daisies (Shasta & Montauk), Delphinium, Fewerfew, Foxglove, Lamb's Ears, Lavender, Liatris, Lupin, Obedience Plant, Pentstemon, Phlox, Rosemary, Sage, Salvia, Scabiosa, Sea Holly, Sedum, and bulbs such as Daffodils and Tulips.

Plants to avoid include: Thistles, Day Lilies, Grasses, and ground cover like Pachysandra, Ivy and Myrtle.

(Revised December, 2019)

Guideline Under By-Laws, Article 8.2

PLANTING IN PERSONAL PATIO GARDEN

The CobbleCreek Manor Executive Board has established the following guidelines for planting in the area adjacent to the unit's rear patio.

Description

1. The size of the bed shall be four feet deep by no more than the length of the patio.
2. The bed shall be prepared at the unit owner's expense.
3. A stone walkway to the grass is permitted. The stones should-be of neutral color to blend with the landscaping and should not extend beyond the bed.

Planting and Placement Options

1. Low to medium sized, non-invasive perennials, annuals, bulbs, grasses, and shrubs may be used.
2. Borders/edging should be placed so as to not interfere with mowing around the bed.
3. Plantings that create a hedge, ground covers, vegetables, and fruits are discouraged.
4. Objects that are discouraged in the bed include:
 - a. man-made objects, such as statues, windmills, glass decorations, bird baths, and bird feeders (with exceptions for decorative garden stones, stepping stones and hummingbird feeders, which are covered by regulations adopted under Article 8.2 of the By-Laws); and,
 - b. anything which might attract rodents or other undesirable creatures.

Maintenance

1. Maintenance and mulching of the area is the responsibility of the unit owner.
2. All annuals should be removed no later than November 30.
3. If using herbicides and/or pesticides, care should be used not to spray the grass or surrounding landscape. The unit owner is responsible for any damage resulting from doing so.

(Revised May, 2005; Revised December, 2019)

Guideline Under
By-Laws, Article 5.2a
USE OF THE CLUBHOUSE

General:

The Clubhouse is a private facility, owned and operated by the CobbleCreek Manor Homeowner's Association. Only unit owners and their guests may use this facility. Guests must be accompanied at all times by a unit owner.

While there is no charge for use of the clubhouse, donations to offset cleaning, supplies and maintenance issues are appreciated.

Smoking and pets are prohibited in the facility.

Please adhere to the following policies and procedures. Safety and enjoyment are the primary concerns of these guidelines.

Security and Safety:

The Clubhouse is to be locked at all times. Each unit owner has a key to the Clubhouse. Only a unit owner may use a key to enter the Clubhouse and the Clubhouse must be locked upon leaving.

All children under the age of 16 must be under the direct supervision of a unit owner at all times.

Exercise Room:

Exercise equipment is for the exclusive use of unit owners and their guests. Please observe the following:

1. Use of exercise equipment is undertaken at the absolute risk of the user and the Association has no responsibility or liability for any injury resulting from use of the facility or equipment or for any adverse medical event resulting from a pre-existing physical condition due to which engaging in exercise or use of the facilities or equipment would be contraindicated.
2. Each unit owner should become familiar with the proper use and operation of the equipment.
3. Appropriate exercise attire and shoes should be worn on the equipment. No street shoes may be worn.
4. The following individuals may not use the exercise equipment:
 - a. Persons under the influence of alcohol, stimulants, or depressants.
 - b. Children under the age of 16.

5. No food or drinks are permitted in the exercise room. Water in a non-spillable sport bottle may be used.
6. Equipment should be cleaned after use.
7. Any unsafe conditions and/or damaged equipment should be reported to the Clubhouse Committee.

Meeting Room:

A calendar is available in the lobby of the Clubhouse to reserve use of the facility. Residents should write their name, unit number and the hours of use on the appropriate date. A minimum of 30 days in advance is recommended for large, special events. Make sure cancellations are noted on the calendar.

Removal (temporary or otherwise) of Clubhouse furniture or furnishings is not permitted unless approved in advance by a member of the Clubhouse Committee.

The telephone is for local calls only.

Alcohol may be served with the understanding that the unit owner sponsoring the event assumes responsibility for any liability arising out of the service of alcohol at the event.

The Homeowners' Association is not responsible for any damaged, lost or stolen property.

Housekeeping:

Immediately after each use, the unit owner is responsible for ensuring that the Clubhouse is returned to the condition it was in prior to the commencement of the event. A checklist of the things which need to be done is located on the kitchen bulletin board.

In case of a failure to perform the pertinent items on the checklist and/or if there is damage to the facility and its contents, the unit owner will be assessed the amount required to restore the facility to the condition it was in prior to the event.

Parking:

Unit owners should consult the Parking Guidelines when an event is held at which parking of vehicles will be necessary. Shellers Bend may be used for overflow parking.

(Adopted February, 2005; Revised December, 2019)

Guideline Under
By-Laws, Article 5.2a
PARKING

The following Parking Guidelines are intended to provide a safe and attractive community for the residents of CobbleCreek Manor (CCM).

1. Parking is prohibited in front of all mailboxes and all fire hydrants.
2. On street parking, including overnight, is discouraged.
3. CCM residents have four (4) parking spaces available for their use -- two (2) spaces in their garage and two (2) spaces in their driveway. Residents and their guests are encouraged to use these spaces first.
4. Additional parking spaces are available at the CCM Clubhouse and next to Unit 128. Use of these spaces is on a first come, first served basis.
5. Residents and their guests are reminded that parking on Shellers Bend, including overnight parking, is permissible. Residents and their guests are encouraged to park large vehicles on Shellers Bend.
6. If residents or their guests must park on an interior street, parking should be on one side of the street only. Do not park directly across the street from another car so that emergency vehicles are able to use the street.
7. Residents of CCM are responsible for their own parking as well as their guests. Please use common sense. Residents are encouraged to resolve any parking issues with their neighbors before bringing it to the CCM Board.
8. In wintery conditions, residents are encouraged to keep streets and driveways clear of cars so that the snow removal plows can clear CCM in an efficient manner. CCM snow removal will take place when two (2) or more inches of snow have fallen.

(Adopted August, 2018)