

Golden Orchards Homeowners Association
Landscaping Rules and Guidelines
(Effective January 1, 2018)

Landscaping in the Common Areas

The Common Areas include all grass areas and trees, the shrubs and beds immediately in front of each unit, the beds concealing utility boxes, the beds of Arborvitae providing privacy to the decks between units, the beds of tall grasses behind the decks of units on Jules Drive, and the beds separating Golden Orchards Estates and Good Hope Farms II.

- Owner may only plant annuals in the front bed and at the base of the tree in the front of the unit. Plantings in the Common Areas will be cut back by the landscape contractor as part of the fall cleanup. Flowers in pots are permitted so long as they do not interfere with lawn and landscaping maintenance.
- Herbs may not be planted in the Common Areas. Herbs are permitted in pots only.
- Vegetable plants are not permitted in the Common Areas.
- Artificial flowers and plants are not permitted in the Common Areas.
- Owner may not add plantings in any other Common Area without prior approval by the Board.
- Owner may not prune or remove any shrubs or trees planted in the Common Areas. The landscape contractors will do annual pruning and trim or remove damaged or diseased shrubs and trees.
- Owner may be required to remove plants/shrubs if they are planted outside of the permitted planting area or interfere with lawn and landscaping maintenance.
- Borders - In order to maintain a uniform appearance within the community, only stone or cement pavers/borders are permitted. **Owner must have Board approval prior to installing a border.**

Landscaping in the Limited Common Area

The Limited Common Areas include the beds on the side of each unit and beds planted behind the decks. These rear beds may not extend more than four (4) feet from the back of the deck. New plantings along or in the area of the foundation walls in back of unit is not permitted.

- Owner is responsible for the full and complete care and maintenance of plantings in the Limited Common Area, including but not limited to the planting, weeding, and cutting back or removing plants at the end of the season **or no later than November 15**. Reminder: Advanced Disposal and Ferguson Township do not accept yard waste. Yard waste can be taken to the recycling center at Hawbaker's on North Atherton Street for disposal. (There may be a fee.)
- Low to medium height flowering shrubs and flowers are recommended plantings in the Limited Common Areas. It is the responsibility of Owner to maintain these plantings and to control the spread of weeds and perennials.
- Borders - In order to maintain a uniform appearance within the community, only stone or cement pavers/borders are permitted. **Owner must have Board approval prior to installing a border.**
- Ground cover type plantings are **not** permitted **unless approved by the Board**.
- Owner may be required to remove plants or shrubs if planted outside of the permitted planting area.

Board Monitoring

The Board will conduct a periodic inspection of the grounds between May and October. **If plantings in the Common Area or the Limited Common Area are overgrown or otherwise detract from the overall aesthetics of the community, or if Owner has planted outside of the permitted planting areas and/or other landscaping rules have not been followed, the Board will issue a notice requiring Owner to rectify the situation.** If not corrected, the Board will hire a professional landscape contractor to do the work. Owner (not the HOA) will be responsible for the payment of the contractor costs.

Mulch

The HOA will arrange and pay for all beds in the Common Areas and Limited Common Areas to be mulched *every other year*. In order to maintain a uniform appearance within the community, mulch applied by Owner in an off-year must match the existing mulch provided by the landscaping firm. The costs associated with mulching in an off-year are the responsibility of Owner. **Prior Board approval is required for mulching in an off-year.** (The next mulching is scheduled for 2019 and then in odd-number calendar years.)

Request for Changes to Landscaping

Prior Board approval is required before Owner may make any changes to landscaping. Please contact the Board if you are not certain where you are permitted to plant.

Sale of Unit

These Landscaping Rules and Guidelines will transfer to Buyer upon sale of your unit.

- **Plants in the Common Areas** - When your unit is to be sold, all Owner plantings in the Common Area that were not approved by the Board must be removed at the expense of seller. Seller is advised to remove the plants before the unit is shown to prospective buyers in order to avoid misrepresentation of our condo rules. (At seller's expense, soil and mulch are to be added to the areas disturbed by the removal of plants.)
- **Plants in the Limited Common Areas** - The complete care and maintenance of the beds of the Limited Common Areas of your unit will transfer to buyer. It is recommended that seller inform the realtor of these landscape rules before advertising the property for sale.

Violations

If a violation is not corrected after notification by the Board, the Board may impose a fine of up to \$25 per day until violation is corrected.

* * *

The Board appreciates your cooperation in following the Landscaping Rules and Guidelines.
Please contact the Board if you have questions about the landscaping policies of our HOA.