

Birch Knoll Condominium Association

Landscaping Policy

Adopted by the Board of Directors of the Birch Knoll Condominium Association on May 19, 2004.

The *Birch Knoll Condominium Association* has approved the following Landscaping Policy:

1. No alteration to the landscaping is allowed. Alteration includes any modification to the landscaping (which includes the lawns and driveway) of the *Birch Knoll Condominium Association* and can include, but not exclusively, planting gardens, flowers, trees, or bushes in place of the existing grass; placing flower boxes, planters, or stepping stones on the grass; permanently modifying the driveway in any manner; or any other modification to the landscaping of the Association which does not comply with the intent of this policy.

Alteration to landscaping is allowed within a fenced area in compliance with the Association's *Fence Policy*.

2. Any damage to Birch Knoll Condominium Association landscaping caused by a unit owner or a unit owner's guests or pets must be repaired at the unit owner's expense and with repairs coordinated in advance with the Association's Property Manager. Damage can include, but not exclusively, damage from parking or riding a bicycle or vehicle on the grass; permanent graffiti on structures, pavement, or rocks; damage to trees or bushes; damage to driveways caused by the leaking of vehicle oil or any other solvents; and damage to landscaping caused by pets.

The Board of Directors on the *Birch Knoll Condominium Association* encourages unit owners to use planters or flower baskets to be located on the unit owner's decks, stairs, and/or driveway. All planters or flower baskets are to be removed from stairs and driveway prior to the first snow.

The landscaping of the Association is common area owned by the Association and all landscaping alteration must be approved in advance by the Association, under the direction of the Board of Directors. The Association, under the direction of the Board of Directors, has the right to remove any alteration to the landscaping, or have the unit owner do so, if the landscaping alteration does not comply with the provisions of this policy.

Any exception to this policy requires a written request to be approved by the Board of Directors of the association.

The Board of Directors on the *Birch Knoll Condominium Association* will be contracting with a landscaping/lawn expert in Summer 2004 to assess the grounds of the Birch Knoll Condominiums. Recommendations for improvement and cost estimates will be presented to unit owners in Winter 2004. A long range landscaping strategic plan is included in the appendix to this policy.

APPENDIX

