

FOUR SEASONS CONDOMINIUM ASSOCIATION- May 2018

Rules and Regulations for

LANDSCAPING REQUIREMENTS / MANAGEMENT OF DOMESTICATED ANIMALS

DEFINITIONS:

1. "Board" – Meaning the elected Four Seasons Condominium Association Executive Board of Trustees (Board)
2. "Owner" – Meaning a homeowner(s) or tenant(s)
3. "Domesticated Animal" – A dog or cat belonging to a homeowner/ tenant resides at any Four Seasons Condominium permitted by the Association's rules and regulations
4. "Personal Decorations" – To include, but not limited to shells, flags, banners associated with specific holidays or seasons, etc., and lighting devices ie. Solar lights.
5. "Flowers" – Live annuals or perennials are permitted. Artificial flowers are not permitted.
6. "Maintenance" – As needed and throughout the year, all planted areas and Beds cleared of weeds, debris and other extraneous material; fertilize as necessary to promote blooming and healthy growth, treated for insect infestation and minor disease problems, raked to maintain a clean appearance, plants pruned, trimmed, and cut down to ground at appropriate time. Personal decorations shall be in kept in good condition. Personal decorations shall be removed when its useful life is ended, i.e. appearance becomes rusty, faded, etc. Regarding Hardscape: ensure proper alignment and replace missing or broken pieces, etc.

BACKGROUND AND INTENT:

In 2017, the Board began discussing the landscaping within the property of the Four Seasons Condominiums due to increased interest by the Owners to plant flowers and display personal decorations. The Board also discussed the personal management of domesticated animals.

It is the intent of this document to provide rules, regulations, recommendations, and guidelines to maintain reasonable consistency throughout the Four Seasons property to ensure that flower beds, flowers, personal decorations, etc. and the management of dogs and cats are respectful to all Owners, both year round as well as seasonal, to have the best possible environment for all, as well as the mutual benefit of increasing the beauty and value of our property.

In addition, it is the intent not to incur additional landscaping costs onto our Home Owners Association fees. Therefore, if an Owner decides to plant flowers and display personal decorations in the front or a rear, it is the responsibility of that Owner to maintain them. If at such point in time, you no longer want to maintain a flower bed in the rear, then you must remove the hardscape, flowers, personal decorations, etc and return the plot back to a grassy area. If, over time, there are numerous areas of non-compliance with the upkeep and maintenance, then the Board / PMC will have the right to assess the owner(s) and / or increase the HOA fees for the entire condo, etc the costs to clean up those areas to an acceptable condition.

Please Note: Nothing is permitted on the front decks and steps due to safety and emergency accessibility except for a mat at the entrance of the door.

PURPOSE:

The purpose of the review is to address the interests of our Owners as well as the concerns of the Board and PMC management. The Board has recognized that numerous Owners have planted beautiful flowers and added personal decorations that add interest and enhancement to our Condo buildings. The Board also recognizes that there are concerns that need to be addressed. These concerns have been identified as appearance, sometimes referred to as "curb appeal," consistency, safety, location, costs, and the identification of the responsible party for continued maintenance, and appropriateness, i.e., seasonally appropriate holiday decorations. For the aforementioned reasons, the Board has approved the following:

SUBMITTAL AND APPROVAL REQUIREMENTS:

In order to obtain reasonable consistency and ensure our properties are well kept, Board approval is required for installing a new rear Flower Bed. The Board requires a maximum of 30 days to review and approve, however, every intention will be made to turn this around within 2 weeks.

- a. If an Owner is interested in installing a new rear flower bed, please submit via email -> your name, address, and a brief description, sketch, links, etc detailing your intentions to PMC.
- b. No approval is required to plant flowers in the front of the property.

EXISTING FLOWER BEDS: There are a number of existing rear flower beds throughout the property. It is requested that by April 2019, these flower beds conform to these rules and regulations i.e provision of hardscape borders: no plastic or metal fencing; clearing of debris and old items and new mulch provided; etc. New Owners will be made aware of this regulation and upon ownership are therefore responsible for the upkeep of these flower beds in accordance with this document. Of course, it is the new Owner's discretion to remove the flower bed at any time if they choose to.

FRONT PLANTING OF FLOWERS – Front of Property: (Areas of the property facing 35th Street, 36th Street, Bay and Simpson Avenues)

- a. Any Owner / person planting flowers must do so at their own expense.
- b. "Flowers" planted must be live Annuals or Perennials. No artificial flowers are permitted.
- c. Flowers shall not exceed 24" in height.
- d. The flowers shall be planted only in ground and may not be in any type of container visible above the dirt.
- e. Flowers shall only be planted within the boundaries of the existing hardscape.

- f. It is the responsibility of the Owner /person planting the flowers to perform maintenance which includes to continual upkeep of a clean, attractive appearance.
- g. Personal decorations in front of property must be respectful and within the intent and definition stated above.
- h. The Board / PMC reserves the right to notify the Owner of any violation or maintenance needed.
 - i. If for any reason, PMC is required to perform maintenance or contact landscaping services to ensure compliance with the existing association rules and regulation, the owner will be assessed for the total costs.

REAR FLOWER BEDS: Rear of the Property (Area of the properties facing inward toward the parking

1. Flower beds in the rear of the properties shall conform to the specific shapes and dimensions detailed in these regulations.
 - a. The flower bed shall not exceed 15 square feet.
 - b. The flower bed shall be in contact with the property's exterior wall on at least one side and under no circumstances extend beyond 5 feet from the exterior wall.
 - c. No part of the flower bed shall interfere with any concrete walkways or stairs.
 - d. No part of the flowerbed shall interfere with any gutter-spouts or crawl-space entrance.
2. Hardscapes for Rear Flower Beds:
 - a. Stone or brick hardscape (approx. one course above ground) is required to provide the boundary of the flower bed from the surrounding grass as well as keep the mulch from unnecessary movement onto the grass. No plastic or metal dividers are permitted. No walls (two or three bricks / courses high) will be permitted.
 - i. Approved types of hardscapes:
 1. See attached pictures.
 - b. A bed of black mulch is required with the hardscape. New mulch is required to be provided each year.
3. Planting of flowers:
 - a. Any person planting flowers must do so at their own expense.
 - b. Flowers planted must be live Annuals or perennials.
 - c. Flowers shall not exceed 24 inches in height.
 - d. Under no circumstances shall any bushes, vegetables, or wild flowers be planted.
4. There are a number of existing bushes in rear property. These shall be allowed to remain so long as they are maintained by the Owner. If the Owner wants these bushes removed, please notify PMC / Board.

5. Flower beds are the sole responsibility of the Owner / person planting the flowers and to perform maintenance which includes to continual upkeep of a clean, attractive appearance ensuring the hardscapes are aligned and not damaged.
 - a. If for any reason, PMC is required to perform maintenance or contact landscaping services to ensure compliance with the existing association rules and regulation, the departing homeowner/ tenant will be assessed for the total costs.

REMOVAL OF PLANTED FLOWERS AND PERSONAL DECORATIONS:

1. Flower beds, flowers, and personal decorations are the responsibility of the Owner / person planting the flowers to perform continual maintenance including proper replacement of broken or missing hardscape, removal of flowers, personal decorations, etc no longer in season or outlived its useful life, discolored, rusty, etc
 - a. If for any reason, PMC is required to perform maintenance or contact landscaping services to ensure compliance with the existing association rules and regulation, the owner will be assessed for the total costs.

DETERMINATION OF RIGHTS TO HAVE FLOWER BED:

1. The 1st Floor has first rights to the rear property of the condo. The 2nd Floor has first rights to the front of the condo. However, the 1st & 2nd floor owners may discuss among themselves any variation beyond this.

DOMESTICATED ANIMALS:

1. Domesticated animals shall be leashed at all times while on any property owned by the Four Seasons Condominium Association.
2. The leash shall always remain in the control of the handler.
3. Domesticated animals shall not be leashed or tied to any fixed object or common element of any building's exterior existing on the property owned by the Four Seasons Condominium Association.
4. Persons in control of domesticated animals while on property owned by the Four Seasons Condominium Association shall immediately remove any feces expelled from the animal.
5. Due to sanitary reasons as well as maintaining healthy grass and curb appeal, it is requested that Persons in control of domesticated animals while on the property owned by the Four Seasons Condominium Association shall not allow their animal to urinate on the main lawn but preferably on the curb-side grassy area.

PERSONAL DECORATIONS:

1. Personal Decorations shall be permitted along the front and rear portions of the properties owned by the Four Seasons Condominium Association.
2. Personal decorations shall not exceed a size of 24".

3. Personal decorations shall be seasonally appropriate.
4. Personal decorations shall not require electricity or water.
5. Personal decorations shall not include any political positions, party, statements, or indicate support or disapproval of any candidate for an elected office.
6. Personal decorations shall not include any sexual or obscene language.
7. Personal decorations shall not obstruct or interfere with any windows, steps, or concrete walkways.
8. Personal decorations shall be located within the front or rear hardscape boundaries.
9. Hanging flower hooks are permitted only in the rear of the property within close proximity of the rear deck to allow accessibility for the landscape maintenance operations.
10. Solar lights and garden flags are only permitted within the boundaries of the hardscape. Spot lights are not permitted under any circumstances. Lights are not permitted along the walkways.
 - a. Solar Garden Lights - Approved sample
 - i. <https://www.homedepot.com/p/Hampton-Bay-Solar-Black-Outdoor-Integrated-LED-3000K-6-Lumens-Landscape-Pathway-Light-6-Pack-NXT-1636/301712058>
 - b. Color lights link — Not approved
 - i. <https://www.hammacher.com/Product/91994?sku=91994&promo=Outdoor-Living-Outdoor-Lighting>

Flower Bed Assistance:

Please note: The Four Seasons Landscaper is available to assist with the installation and/or maintenance of the flower bed. Please call PMC at 609-390-0300 or email Jean at pmcJean@comcast.net to give you the name and phone number of the Four Seasons' Landscaper to obtain a quote.