

# LANDSCAPE POLICY

After many months of discussion and careful deliberation, the Landscape Committee recommended a Policy for landscaping, outside décor, gardens, and yard art at Audubon Trace. The Board of Directors considered the Committee's recommendations, and approved the following Landscape Policy, which shall, unless and until amended, revised, or revoked by the Board, govern gardens, decorations, landscaping, and yard art within the Common Elements and Limited Common Elements of Audubon Trace.

## **ACCENT LIGHTING:**

Accent lighting in the Common Elements must be approved by the Property Manager.

## **ARTIFICIAL PLANTS:**

There shall be no use of artificial plants or flowers in pots, gardens, patios, window boxes, or balconies.

## **DÉCOR ITEMS:**

Décor items, including garden art, birdbaths, and bird feeders, door wreaths, and flags, are permitted.

## **EDGING:**

Permissible edging materials include live and healthy border-type plants, brick, concrete or stone. Wood and plastic edging is not allowed. All gardens are subject to review of the Landscape Committee. A change in the size or location of a garden requires Committee approval. Plants should never be in contact with the exterior of any building, or planted too close to the foundation of a building. Unit Owners are encouraged to maintain their gardens to enhance our unique park-like atmosphere.

## **FLAGS, SIGNS, BANNERS:**

One flag can be displayed at a Unit. The flag must be attached to a pole (in a holder that is affixed to the exterior front or rear wall of the Unit). The flag can be no larger than 24 square feet, but regardless of total size cannot be longer than 6' on any side. There can only be one flag displayed at a Unit at any time, regardless of the season or the occasion.

The only type of sign that can be displayed at the Trace is a "for sale" or "for rent" sign that is displayed on the interior of one window only of a Unit.

A flag or sign that is not attached to a pole (in a holder that is affixed to a Unit) is considered to be a "Banner". Banners, regardless of size, are not permitted at the Trace at any time.

## **GARDENS:**

Owners are encouraged to plant in existing gardens and do not need prior approval to do so from the Committee or the Board. Before creating a new garden or before enlarging an existing garden, the Owner must provide a drawing to the Landscape Committee, and have the plan approved by the Board. **Vegetable Gardens** require prior approval by the Property Manager.

### **PATIOS:**

Patios shall not be used for the storage of trash or household supplies, unless stored in a storage unit or cabinet. Storage units cannot exceed the height of the patio or balcony fencing, and must have the prior approval of the Property Manager. Live vegetation may not be attached in any way to an exterior wall. Potted plants shall not be placed directly on the surface of a balcony or patio, and must be elevated at least 1 inch from the surface to allow the area under the pot to dry. No pot shall be placed within 4 inches of any building wall. Pots and any other item shall not be placed on steps or stairwells. All pots shall have living plants (artificial plants are not permitted). No animal storage, kennels, or animal housing is permitted on balconies, patios, or in any other outside area.

### **POLITICAL SIGNAGE:**

Political signs and campaign signs are not permitted at the Trace.

### **SEASONAL ITEMS:**

Holiday decorations are encouraged. Holiday decorations cannot be displayed before Thanksgiving and must be removed by January 6<sup>th</sup>. Holiday decorations can include exterior lights and yard art. Seasonal decorations at other times during the year are restricted to the display of a wreath on your door and a seasonal flag (the rules on “Flags, Signs, Banners” apply to seasonal flags). No other seasonal decorations are permitted. Inflatable decorations are not permitted at any time.

### **SPECIAL EVENTS:**

If an Owner has a special occasion for which some additional decoration of their Unit is desired (weddings, births, etc.), the Owner should contact the Property Manager and request permission for such special decorations.

### **TREES:**

Tree planting and/or tree removal requires prior approval from the Landscape Committee and the Board. Decorations and bird feeders cannot be placed in, attached to, or hung from trees.

### **WIND CHIMES:**

Wind chimes are allowed at the Trace. If a neighboring Owner submits a written complaint about a nearby Owner's wind chimes, the complaint will be reviewed by the Committee and the Board.

### **REVIEW PROCEDURE:**

The Property Manager is responsible for enforcing all Trace regulations at all time, with or without a written complaint from an Owner. If a Unit Owner has a complaint about another Owner's use of the Common Elements or Limited Common Elements, the Owner must make the complaint in writing and deliver it to the Property Manager.

**These guidelines are issued for your use of our Common Elements and Limited Common Elements. We want to preserve the unique natural beauty, charm, and ambiance of Audubon Trace.**

**The Property Manager has the right to immediately remove anything or request the removal of anything that causes a safety concern, poses a threat to the structural integrity of any building, or that may result in water/moisture/pest control problems.**

**These guidelines are written so as to be consistent with and a compliment to the Articles of Incorporation and By Laws of the Audubon Trace Condominium Association. These guidelines will be strictly enforced by the Property Manager. As outlined in the By Laws, the Board can issue a fine to any Owner who does not follow these guidelines.**