

West Cove "A" Unit Owner Planting Policy; March 2016

Whereas, the Board of Directors of the West Cove "A" Condominium Association, is empowered to govern the affairs of the West Cove "A" Condominium Association pursuant to Article III of the By-Laws,

Whereas, the Board of Directors both appreciates and welcomes owner participation in beautifying the common area around their units, there is a need to adopt specific rules regarding an owner's personal request to install plantings in the common areas,

Whereas, it is the intent that these rules shall be applicable to all Owners, and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors,

Therefore, be it resolved that the following rules regarding "owner plantings" are hereby adopted by the Board of Directors:

1. Select plantings with an eye to easy future maintenance;
2. Select native species that will be compatible with existing habitat;
3. Ensure plantings do not interfere with underground utilities [see item 12] and/or with the maintenance of land (cutting grass, weeds, pruning shrubs, trees etc.);
4. When mature, plantings cannot come in contact with buildings which may cause a potential maintenance problem from moisture, filled gutters, and interference with painting etc.;
5. Passageways between and around buildings must be maintained; ensure abutters are in agreement with the species and locations when planting in close proximity to the neighbors; Existing passageways must be left clear for all maintenance and service personnel including propane deliveries;
6. Ensure there are no hindrances to adjoining properties that would impede their firewood storage and watercraft storage if applicable; deck side access for abutters and maintenance personnel must be maintained;
7. Written approval from the Board of Directors is required for all alterations/additions/improvements; however, the intent of this policy is to make beautification projects less cumbersome for the Unit Owner and Association; therefore, **written Board approval will not be** required for the installation of ***herbaceous** (non-woody) **perennials or annuals** being installed by the Unit Owner[s]. A list of herbaceous plants is attached. HAVEN'T FOUND A GOOD LIST THAT IS EASY TO FOLLOW YET – I ASKED Laura French to see if she had one.
8. The following projects **require** Board approval prior to installation:
 - a. "Woody perennials" [non-herbaceous species] which include any species that does not "die back" in the winter;
 - b. Trees/Shrubs;
 - c. Plants being installed by a person other than the Unit Owner[s]; Certificates of Insurance are required for all contractors working in West Cove "A" regardless of the scope of work;
9. The Unit Owner is responsible for the cost of all plantings, restoration of the common area following installation and future maintenance;
10. The Association/Board and their agents/contractors are not responsible for damage to any trees/shrubs/plants that impede reasonable access to the contractor[s] to provide maintenance of the common area/limited common area/structures;
11. It is important to remember that all plantings are an alterations/additions/improvements to the Common Area not individual owner property. Once planted, the new items become common area and fall under the Board's jurisdiction;
12. The Unit Owner is responsible for ensuring the area is free of underground utilities. Unit Owners must Contact Dig Safe @ 811 and request the area be marked for utility lines prior to the installation of plants.

Adopted by the West Cove "A" Board of Directors on the 15th day of March, 2016.

**Herbaceous perennials are garden plants that die back to the soil line when winter temperatures arrive. The plants enter a dormant period and strengthen the root system while waiting for the coming of spring. There are herbaceous perennials for full shade, partial shade, and full sunlight. The plants are available in a variety of textures and colors to add interest and fragrance to your garden. For your convenience; we have included the following list; however, your choice of an herbaceous plant is not limited to this list*