

# *Quail Run Condo Association*

## Landscaping Guidelines

Approved February 3, 2021

### Quail Run Condo Association Responsibilities

The Quail Run Condo Association is responsible for all maintenance of common and limited common elements within the condo properties (for a definition of Common Elements and Limited Common Elements see the Quail Run Condo Association By-Laws and The Declaration of Condominium.) This includes, but is not limited to, all landscaping elements such as grass, trees, shrubs.

According to the Article VI, item A of the Quail Run Condo Association By-Laws, "The replacement or removal of trees, shrubs and other planting is at the option of the Board of Directors. If the Board decides against such replacement or removal it may, upon request by any Owner, authorize replacement or removal by any such Owner at such Owner's sole expense."

### Master Landscaping Plan

The Quail Run Condo Association Landscape Committee will maintain a master plan for landscaping of Common and Limited Common Elements. This plan must be approved by the Quail Run Condo Association Board of Directors. The plan must be updated and re-approved every three (3) years. All decisions on landscaping modification must be compatible with the master landscaping plan.

Unit owners have the right to request exception or modification of the master landscaping plan at any time. Modifications must be approved by both the Landscaping Committee and the Board of Directors.

### Quail Run Condo Association Owner Guidelines and Responsibilities Conditions for Unit Owner Plantings

1. All plantings, except as specified in the section "Guidelines for Unit Owner Planting", require the advance approval of the Quail Run Condo Association Landscape Committee. Planting of annuals within foundation beds and placing of hanging plants do not require approval.
2. All plantings are subject to review by the Quail Run Condo Association Landscape Committee upon complaint of any Unit Owner. The Association has the right to require an owner to remove plantings at any time upon written notification and the Unit Owner shall be responsible for restoring the landscaping to its original condition.
3. The Unit Owner shall be responsible for maintaining his/her own plantings including but not limited to flower beds, at all times. If said plantings are not maintained in a timely

fashion, the Association has the right to have work done at the expense of the Unit Owner.

4. Trees and shrubs, once planted by the Unit Owner, become the property of the Association; therefore, they may not be moved or removed without written consent of the Association Landscape Committee.
5. Decorative stonework (stonework that is not foundational to a Condo unit) outside of a unit's foundation bed must be approved by the Quail Run Condo Association Landscape Committee. The maintenance of all decorative stonework, unless installed by the Quail Run Condo Association, will be the responsibility of the unit owner.
6. The Association will not make any changes, such as, but not limited to, planting or removal of landscape items, without reviewing the changes with the owner of the unit bordering the changes. The unit owner will have the opportunity to appeal the changes with the Landscape Committee and/or the Association Board.

### Guidelines for Unit Owner Plantings

Owners may install plants and ground cover with the exception of trees, bushes, shrubs or other plants that exceed 2 feet in height and may display hanging plants within the foundation beds in front and beside their units.

- Foundation beds in the front and side of any unit shall not protrude more than four feet from the foundation. Borders for foundation beds must be in earth tones. Owners are responsible for all maintenance of foundation bed borders that they install.
- There are to be no flowerbeds or plantings in the lawns or along the walkways.

### Grade

No change in the grade of any portion of the landscaping, including but not limited to lawns, flowerbeds and stonework, may be made without prior consent of the Quail Run Condo Association Landscape Committee.

### Appealing Landscape Committee Decisions

Any unit owner who disagrees with a decision by the Landscape Committee may appeal the decision by requesting the Quail Run Condo Association Board of Directors review the decision. The decision of the Board is final.

### Grandfathered Plantings (plantings that existed prior to the adoption of these guidelines)

- Upon adoption of these guidelines all plantings and landscape items, other than foundation beds, will become the responsibility of the Quail Run Condo Association.

- On adoption of these guidelines all plantings, with the exception of trees, shrubs and bushes, that fall within the bounds of existing foundation beds as defined by visible borders such as stone or commercially available edging, or boundary edges where mulched areas meet established lawns will be the responsibility of the unit owner whose unit borders the foundation bed, this includes foundation bed borders.
- Foundation beds that exist at the time of approval of these guidelines that exceed the 4 foot limit will be considered grandfathered. These beds may be maintained but may not be extended beyond their current sizes.
- Decorative stonework that exists at the time of approval of these guidelines will be the responsibility of the unit owner whose unit the stonework fronts, is directly behind and, in the case of end units, to the side of the unit.