

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Garden Areas, Trees, Shrubs – Mutual Sixteen

GARDEN AREA SIZES

Residents are allowed a garden area in the front of their apartments, defined by Mutual policy as 36 inches wide measured from the face of the building. At time of resale, the common garden line will be determined by the majority of the existing lines and, if necessary, will be brought back to the common garden line at seller's cost.

Additionally, residents of apartments A, F, G, and L may be allowed, after consultation with a Director, a garden area at the end of their apartments. Planting in these areas may not block entry to the attic by ladder, or access to the meter panel. The rules under **GARDEN USE** apply to these areas.

Potted plants are not permitted on the entrance walk nor can they inhibit the **36-inch** entry requirement (per Patio Policy 7415.16). Furthermore, potted plants can not be placed on top of or hung from padmount transformers, padmount enclosures (per Padmount Transformer Policy 7492), telephone vaults, cable vaults, or Edison vaults.

The Board of Directors may allow a garden area in the well at the base of a tree on Mutual property. When a resident has permission to plant in a tree well, the resident must follow the rules as to what plants are permitted and care for the plantings so as to keep them attractive.

Potted plants will not be allowed in tree wells. Hanging pots, bird feeders, etc., may not be placed in or around the tree wells. Approval for planting in tree wells may be revoked at any time without reimbursement to the resident for items removed.

GARDEN USE

The garden areas are the responsibility of the residents. Residents are responsible for the care of their garden area, including watering, fertilizing, and plant pest control. Residents may plant greenery of their choice, with the exception of plants that are prohibited.

The grounds and trees outside the garden areas are the responsibility of the Mutual.

Routine trimming, cultivating, and weeding are included in the Mutual's gardening contract. Rose bushes are pruned annually, usually in January. All other requests constitute a resident charge.

If a resident does not want the services of the Mutual's contracted gardener, then the resident should contact a Director and request red flags for placement in the resident's garden area. The contracted gardener will not work on garden areas with red flags.

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Refrain from talking to gardeners as it slows down their work schedule. Contact your Director for gardening requests or sprinkler service.

The resident may not grow plants, vines, or shrubs that may become entwined in the building walls or touch any other parts of the building. All plants must be trimmed back 6 inches from the building and 12 inches from the eaves.

Vines are not permitted to climb on any building structures or light poles. If a trellis is used, it must be freestanding, 6 inches from the building and 12 inches below the eaves.

The resident may not plant any trees without first obtaining the approval of the Board of Directors.

Plants with root growth that is invasive and has the potential for damaging Mutual structures and walkways are prohibited and will be removed at the resident's expense.

Free-standing, inanimate objects are permitted only in the garden area.

Installation of sprinklers within resident garden areas, if desired and feasible, must be approved by the Board of Directors and installed by the Mutual's contractor at the resident's expense. Maintenance of these sprinklers will be at the resident's expense.

The Mutual has the right to trim, prune, or remove any plant growth that, in the opinion of the Board of Directors, presents a safety hazard, will interfere with building repairs, and painting, or is untidy, or attracts vermin. The Mutual Corporation will trim, prune, or remove, as necessary, all such aforementioned plant growth determining at the time whether it is the resident or Mutual responsibility.

TURF AREAS

Turf areas are all the grounds located outside of each apartment, with the exception of approved garden areas. This area is owned and maintained by the Mutual. Residents are not permitted to install, remove, or relocate plants or any other landscaping in turf areas or areas around light poles, without the approval of the Board of Directors. Residents are not permitted to install, remove, relocate or adjust sprinklers in turf areas. Projects requested by residents which would result in changes in turf area must be approved, in writing, by the Board of Directors. The Mutual "common areas" can be used for temporary reasons; i.e., construction activity, moving, etc., with the Board of Directors' approval.

(Oct 15)

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Resident garden decorative edging materials, other than the standard cement scallops, require approval by a Director.

GARDENING LIST**RECOMMENDED PLANTS**

Listed below are plants that do well in our climate. Personal selection is not limited to this list.

Hibiscus, Holly Family, Hydrangea, Indian Hawthorn, Lily of the Nile, Mirror Plant, Star Jasmine, Azalea, Camellia, Dahlia, Fuchsia, Gardenia, Rose.

Many annual and perennial flowers do well in our climate but may require protection from rabbits.

PROHIBITED PLANTS

Asparagus Fern, Ivy, Baby Tears, Bird of Paradise, Citrus of any type, Fruit trees, Members of the Spiderwort Family, Mexican Impatiens, Wild Mint, Ficus, Ferns, Bamboo, Cedar-type bushes, Trees.

Some prohibited plants may be allowed in resident garden areas, if planted in containers that are placed on root barriers, such as cement pavers or stepping stones, so that the roots remain contained within the pot. Check with a Director if you have any questions about prohibited plants.

MUTUAL ADOPTION

SIXTEEN 16 Nov 92

AMENDED

09-18-06, 07-15-13, 10-06-15

(Oct 15)