

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Garden Areas, Trees and Shrubs – Mutual Three

PURPOSE

This policy is adopted so that the landscaping of Mutual Three will present an environment that enhances the ambiance of its surroundings and thus adds to the enjoyment of the cooperative living style of Mutual Three. This policy is designed to outline the responsibilities of the residents and the Mutual in accomplishing this aim.

GARDEN AREA SIZES

1. Residents are allowed a garden area in the front of their apartments, defined by Mutual policy as 36" wide measured from the face of the building. However, any building with an existing broken or erose common garden line can be no more than 48" from the building.
2. At time of resale, the common garden line will be determined by the existing lines of the gardens to either side and, if necessary, will be brought back to the common garden line at seller's cost.
3. At the time of resale, the seller must remove any items in the garden that are not allowed in Mutual Three (see Garden Areas, Trees and Shrubs section below).
4. Residents of apartments A, F, G and L, must adhere to these same considerations for the garden areas at the ends of the buildings.

GARDEN USE

1. Residents may plant greenery of their choice as long as it's not any of the plants not permitted in Mutual Three (see Garden Areas, Trees and Shrubs section below).
2. Trees or other plants with root growth that is invasive and has the potential to damage the mutual structures and walkways are prohibited.
3. All plants are to be kept 12" below the eaves, kept 6" from any wall or deco block, and should never exceed the roof line.
4. Vines are not permitted to climb on any structure. If a trellis is used, it must be free-standing and kept 6" from any wall or deco block and 12" below the eaves.
5. All planting must be trimmed back 6" from the building. Removal of any offending growth

(Feb 12)

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Garden Areas, Trees and Shrubs – Mutual Three

will be done by the Mutual at the resident's expense if the resident does not maintain these standards.

6. Fertilization and plant pest control within the garden area are the responsibility of the resident and will be done at their cost. Mutual garden service may be employed at resident's cost. An estimate of the cost will be provided if the resident desires the gardener to perform this work. Shareholders may contact their parcel director to arrange this service.
7. Watering this area is the resident's responsibility.
8. Gardens are cultivated by the Mutual gardening service unless the resident desires to perform this task. The resident should request red flags from a Director to place in the garden area if the resident wants to care for the garden area. Gardeners will not work in any area that has a red flag – even if it is in a pot – the entire area will not be worked. If a red flag is removed and the gardeners clean up the area and then the red flag is put back at a later date and the area needs to be cleaned up again by the gardeners, the resident will be charged.
9. Gardeners are instructed to remove weeds, wild mint, and plants of the spiderwort family, all of which can spread into the lawn or neighboring gardens. Baby tears are optional. Roses are trimmed in December/January by gardeners, except for red-flagged gardens. In all cases, plants must be cut back so as not to extend over the garden line.
10. Residents are not to give directions to the gardeners. The gardeners are not employees of the Mutual or of GRF. They receive their orders from the supervisor of the landscape service which the mutual hires.
11. Potted plants are not permitted on the entrance walk, nor can they inhibit the 36" entry requirement.
12. Potted plants are not permitted on top of the pad mounted transformers, nor can they be hung from or placed on pad mounted enclosures (per Policy 7492) or on telephone vaults.
13. Free-standing, inanimate objects are permitted in the garden area.
14. Carport wall gardens are the responsibility of the Mutual.

(Feb 12)

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Garden Areas, Trees and Shrubs – Mutual Three

15. Sprinklers within resident garden areas, if desired and feasible, must be approved by the Landscape Chair and installed by the Mutual gardeners at the resident's expense.

TURF AREAS

Turf areas are defined as all of the grass / ground areas located outside of the garden areas at each apartment.

1. The maintenance of all turf areas is the exclusive responsibility of the Mutual.
2. The Mutual turf areas may be used by the resident for temporary reasons from sunup to sundown. No tents/tarps/coverings are allowed in the turf areas (which includes the grass area in front of a resident's apartment). Use of the turf may be used for but is not limited to:
 - a. Construction activity;
 - b. Moving;
 - c. Picnics.

If there is any doubt about use in this area, any Director can be contacted.

3. Residents are not permitted to install, remove, or relocate plants or any other landscaping materials in turf areas.
4. Residents are not permitted to install, remove, relocate or adjust sprinklers in turf areas, nor are they permitted to hand water turf areas.

GARDEN AREAS, TREES AND SHRUBS - Additional Information

Projects requested by residents which would result in changes affecting or involving turf areas must be approved in writing by the Mutual. The work involved in such projects must be performed by the Mutual's gardening contractor, and the cost of such work will be charged to the resident.

The location and species of all trees to be planted shall be Mutual Three's responsibility, with no exceptions. Residents shall not trim, shape, irrigate (water), or in any way interfere with the growth of any tree, with no exceptions.

(Feb 12)

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Garden Areas, Trees and Shrubs – Mutual Three****THE FOLLOWING PLANTS ARE NOT PERMITTED**

- Asparagus fern
- Ivy
- Citrus and fruit trees
- Plastic Plants
- Bamboo (Heavenly Bamboo Acceptable)
- Poinsettia
- Bird of paradise
- Spiderwort family
- Cedar-type bushes
- Trees of any kind
- Vegetables
- Wild mint

The above list is not all inclusive. If there is any doubt, it is suggested that the Landscape Chair/Committee be contacted to confirm the acceptability of desired plants. Most annuals are accepted.

MUTUAL ADOPTION

THREE 10-11-91

AMENDMENTS

07-10-92, 11-15-00, 07-08-05, 02-10-12

(Feb 12)