

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Garden Areas, Trees, Shrubs – Mutual Seven

GARDEN AREA SIZES

Shareholders must maintain a garden area in the front of their apartments, defined by Mutual policy as 36 inches wide measured from the face of the building. All gardens should conform and align with the existing/adjacent gardens. Board approval for garden allowances around large air conditioners is needed. Existing garden extensions beyond the 36" limit are "grandfathered" in until time of sale, remodel or transfer of stock. At the time of resale, remodel, or transfer of the share of stock, the garden line, if necessary, will be brought back to 36 inches at the seller's cost. The work will be done by the Mutual and billed to the shareholder.

Additionally, shareholders of apartments A, F, G and L may be allowed, after Board approval, a garden area at the end of their apartment, up to 48 inches depending on the area available and by not planting so as to encumber entry to the attic by ladder or access to the meter panel. The Board may allow a garden area at the side of a laundry room. When shareholder has permission to use one or both of these areas, shareholder must follow rules as to what plants are permitted and care for the plantings so as to keep them attractive.

Shareholder that would like flowers to be planted at the base of a tree well on Mutual property, which is in front or side lawn, must make a request to the Landscape Committee. The arborists will determine if there is space for plants without jeopardizing the health of the tree. The type and location of the plants to be used will be determined by the arborist and planted by Mutual gardeners. Shareholders may not place pots with plants around any trees. Shareholders requesting tree well flowers will be responsible for fertilization and watering of the flowers in the tree wells. Approval for these special garden areas may be revoked at any time without reimbursement to shareholder for items removed.

GARDEN USE

1. Shareholders may plant greenery of their choice from the list of Mutual approved plants (see page 4). Trees may not be planted in the garden area without Board approval. All trees and other plants (i.e. Ficus trees and bamboo) with root growth that is invasive and has the potential of damaging the Mutual structures and walkways are prohibited in the garden area. Vines are not permitted to climb on any structure or light poles. If a trellis is used, it must be free-standing and be kept 12" below the eaves. All planting must be trimmed back 6" from the building or carport wall and 12" below the eaves. Trunk diameter of a plant may not exceed 4". Removal of any offending growth will be done by the Mutual at the shareholder's expense if the shareholder does not maintain these standards. Shareholders must keep their garden areas planted in a neat and attractive state, and dispose of all garden debris in the proper trash bin. If the garden area is deemed to be "unkempt" or overgrown, the shareholder will be asked, in writing, to correct the problem. If the shareholder does not comply with the request, then the Mutual will do so. In this case, the shareholder will not be

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reimbursed for any plants, pottery, containers or non-authorized items that are removed.

2. Fertilization and plant pest control within the garden area are the responsibility of the shareholder and will be done at their cost. Mutual garden service will give shareholder an estimate of cost if the shareholder desires the gardener to perform this work. Watering this area is the shareholder's responsibility. Overwatering is not permitted.
3. Gardens are cultivated by the Mutual gardening service UNLESS the shareholder desires to perform this task. The shareholder should request red flags from a Director to place in the garden area if the shareholder wants to care for the garden himself. Gardeners are instructed to remove weeds, including baby tears, wild mint and plants of the spiderwort family, all of which can spread into the lawn or neighboring garden. Roses are trimmed in December/January by gardeners except for red-flagged gardens. Plants must be cut back so as not to extend over garden line in all cases.
4. Potted plants are not permitted on the entrance walk or lawn nor can they inhibit the 36" entry requirement. Potted plants are not allowed in tree wells. Potted plants must be in decorative pots (not the plastic or metal nursery containers). Risers for plants may not exceed 12" in height. Further, potted plants are not permitted on top of electrical padmount transformers, to be hung from or placed on padmount enclosures (per Policy 7492), nor on telephone vaults. All potted plants in the garden area must be placed on a paver.
5. Free-standing, inanimate objects are permitted in the garden area only. Small decorative rock (i.e. lava rock or gravel) is not allowed in the garden since loose rock can create mowing hazards.
6. Carport wall gardens shall be 30" maximum, including any decorative edging. If no garden area exists, shareholder may establish a garden. Shareholder must pay the Mutual gardener to remove sod and move sprinklers, as required. Planting shall be in accordance with the list of Mutual-approved plants (see page 4). The rules governing the gardens adjacent to the apartments will also apply to the carport wall gardens. Vines and other climbing growth that will attach itself to the carport wall are prohibited and will be removed at the shareholder's cost. The shareholder shall keep the garden area in a neat and attractive state. Failure to abide by Mutual gardening rules will result in a revocation of usage privilege. At time of resale, any wall gardens beyond 30" will be moved back at the seller's expense.
7. Sprinklers within a shareholder's garden area or wall gardens, if desired and feasible, must be approved by the Parcel Director and installed by the Mutual gardeners at the shareholder's expense. Maintenance of sprinklers will be at the shareholder's expense.

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8. Garden edging materials, except for the standard cement scallops, shall have a minimum five-inch strip between the garden and the turf. Any decorative edging materials shall also have a minimum Five-inch cement strip to reduce damage to the decorative edging material from lawn mowing and edging; i.e., special entryways, pavers, and other golf cart pads.
9. Violations of this policy will result in removal of the offending plant/tree/item at the shareholder's expense. Also, planting of bare gardens will be done by the Mutual, at the shareholder's expense, if such planting has not been done as requested by written notice.

TURF AREAS

Turf areas are all the grounds located outside of each apartment, with the exception of approved garden areas. This area is owned by the Mutual and the maintenance of same is the exclusive responsibility of the Mutual. Shareholders are not permitted to install, remove, prune or relocate plants or any other landscaping in turf areas. This includes areas around light poles. Shareholders are not permitted to install, remove, relocate or adjust sprinklers in turf areas. The Parcel Director has the authority to remove any problem plant or tree without Board approval. Such plant or tree may or may not be replaced. Projects requested by shareholders that would result in changes to turf area must be approved, in writing, by the Mutual. The Mutual "common areas" can be used for temporary reasons, i.e. construction activity, moving, etc. with Director approval. Damage done to turf areas due to irresponsible acts by the shareholder or contractors will be corrected by the Mutual at the shareholder's/contractor's expense.

GARDENING LIST

Listed below are bushes or shrubs that do well and are recommended for garden areas. Personal selection is not limited to this list.

Azalea	Fuchsia	Indian Hawthorn	Rose
Camellia	Gardenia	Juniper shrubs (small)	Star Jasmine
Dahlia	Hibiscus	Lily of the Nile	
Day Lily	Holly Family	Mirror Plant	
Flax	Hydrangea	Nandina Domestica	

Perennial flowers do well in our climate and soil. Young plants need protection from rabbits.

The following plants are NOT PERMITTED in the garden areas:

Asparagus Fern	Ivy
Baby Tears	Jade plant
Bamboo	Members of the Spiderwort Family

(Nov 17)

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Bird of Paradise	Morning Glory
Citrus/Fruit of any type	Palm trees/plants if large-growing
Ficus or other trees	Wild Mint

Effective September 20, 2017, all Firestick plants, also known as milkbush or pencilbush, and officially as *euphorbia tirucalli*, are prohibited within Mutual Seven. The Mutual does not allow Firestick plants to be planted in any flower bed, or in any pot placed in the flower bed or on any patio, either open or closed. Any existing Firestick plants will be removed immediately by the Mutual landscape gardeners with or without shareholder permission.

Vines that climb or cling to deco blocks, buildings or light poles are not allowed. Climbing or espaliered plants must be confined to a trellis that clears the building or wall. All growth must be kept trimmed away from buildings and must not interfere with mowers.

All shareholders are urged to discuss plantings with the Board of Directors or the Landscape Committee before making major changes in their garden areas.

MUTUAL ADOPTION

SEVEN: 11-21-00

AMENDMENT

07-18-12, 11-24-14, 11-15-17