

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Landscape Areas, Trees, and Shrubs – Mutual Two

MISSION STATEMENT

This policy is adopted to enhance the enjoyment of the Mutual Two living style by setting and enforcing standards for Mutual Two landscaping.

This policy outlines the shared responsibilities of Mutual Two and its member's. The Landscape Committee is entrusted with the management of landscaping including the responsibility for inspections and enforcement of this policy.

If all member's follow the policy as outlined below, the landscape areas will display what most member's would consider an appealing appearance of Mutual Two, a benefit for all as an attractive place to live and an enhancement of property values in the event of resale.

Resident Garden Areas

The area extending 24 or 36 inches from the exterior wall of the unit is set aside for the member's garden. The sides of the corner apartments shall have a 48-inch limit. At the time of sale or transfer of stock, the Mutual Board will review the area and decide whether those areas which have been extended beyond these limits will be returned to the 36 or 48 inches or leave as extended.

1. Trees may not be cut down until a certified arborist provides a report to the Landscape Chair and Board of Directors, for approval, on those showing signs of stress, disease, invasive roots or could possibly cause property damage. Older, larger trees should be checked on-site by an arborist yearly. When called for, second opinions must be done by an outside, independent California certified arborist. All reports must be written advising the Board of Directors that the tree is diseased or the roots are invasive to buildings and that the roots cannot be cut back without killing the tree.
2. Member's may plant greenery of their choice from the list of Mutual approved plants. Plants with invasive root growth that could potentially damage the Mutual structures and walkways are prohibited. Vines are not permitted to climb on any structures. If a trellis is used, it must be free-standing and be kept eighteen (18) inches below the eaves and twelve (12) inches from the building. All plants must be trimmed back twelve (12) inches from building walls. Shrubs shall not block windows, electric meters, or neighbors' views.

Trees may not be planted in garden areas, except in tubs, and they must be kept eighteen (18) inches below the eaves. Plants must be cut back so as not to extend over the garden line, in all cases. Removal of any offending growth will be done by the Mutual at the Member's expense.

3. Fertilization and plant pest control within the garden area are the responsibility of the member. Watering the garden area is also the responsibility of the member. At the

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Landscape Areas, Trees, and Shrubs – Mutual Two

member's expense, sprinklers may be added within the garden area. Maintenance of sprinklers will be at the member's expense.

4. Potted plants are not permitted on entrance walkways; nor can they inhibit the 36-inch entry requirement. Further, potted plants are not permitted on top of, or hung from Padmount transformers, nor on telephone vaults or walk lights. Cement pavers must be under all pots containing trees or large plants.
5. Free-standing objects are permitted in the garden area only.
6. After cleaning garden areas or raking leaves, Member's should place the leaves or debris in the proper trash bins.
7. At the time of escrow or transfer of stock to a new owner, the Mutual Inspector and the Mutual Director will signify any plants, shrubs or trees that need to be removed. The cost of such removal will be the expense of the seller or transferee of ownership.
8. Planting will be in accordance with the current Mutual Two Gardening Policy. If the new owner wishes to do the planting, it will at their expense.

Member's may design a garden area with slight curves within 36 to 48 inches to enhance their garden area. First, Member's must submit a plan and drawing of the proposed garden area to the Board of Directors prior to the work being done. If approved, the plan and drawing will go into a file for that unit and be grandfathered in, so that the garden area does not have to be returned to its original configuration if the member sells his or her share of stock.

I. GARDEN AREAS

Every member is allowed the privilege of a flower bed area in front of his/her apartment. Existing flower beds range in width from 24" to 36" and cannot exceed 36" in front; side gardens cannot exceed 48".

Front and side gardens may not be used as storage areas. Items such as garden soil, empty pots, garden tools, potting tables, cabinets, scaffolding, shelving, bikes, kayaks and/or surf boards are prohibited in front and side gardens. Also, do not block unit windows. However, a box with earthquake material is allowed.

II. FLOWER BED USE AND MAINTENANCE

Member's are expected to maintain their flower bed areas to enhance the Mutual and be aesthetically appealing to the appearance of the Mutual. If a member does not adhere to the

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Landscape Areas, Trees, and Shrubs – Mutual Two

requirements of the landscape policy, the Mutual will advise the member, in writing, of the problem to be corrected.

1. All fertilization and plant pest control within the flower bed are the responsibility of member's at their expense. Pesticide application requires careful attention to prevent endangerment to other member's and their pets, as well as to beneficial insects.
2. Flower beds are cultivated, weeded, and trimmed by contracted landscapers every six (6) weeks. Member's who desire to do the work themselves may alert the landscapers by placing red flags within the flower bed. Flags are available from gardeners.
3. Landscapers are instructed to remove weeds from all flower bed areas, including Baby's Tears, wild mint, ivies, and plants of the spiderwort family. These plants can spread onto the lawns or invading neighboring gardens.
4. In no instance are plants of any sort permitted to become entwined, lay upon, or in any manner touch a roof, an exposed beam, or any portion of a structure, including gutters, as these conditions invite termites, rats and mice.

Any plant materials in the flowerbed whose roots are damaging the building structure, walkways, lawn area, or retaining wall must be removed at the expense of the member and the damages repaired at their expense.

Plants not already trimmed to acceptable standards of one foot (12 inches) from the building and decorative blocks, eighteen (18) inches from the eaves, will be cut back at member's expense.

5. Entrance walkways, from the sidewalk to the structure/porch, must be kept free always of potted plants and all other impediments, including electric carts. Nothing that will in any way impede the full use of the 36" wide walkway and entry from the sidewalk to the entrance onto the porch is permitted to remain on the walkway. Plant materials must not extend outside the flower bed limits over scallop borders, walkways, turf areas, or into neighboring flower beds.
6. Any potted plants placed in the flower bed areas must be in decorative pots – they may not be left in nursery containers. Potted plants are to be kept trimmed and in a healthy state. The flower beds are to be kept in an attractive state to avoid an overabundance of plants that can be an eyesore and attract spiders, bugs, and rodents.
7. Member's are allowed to have "stackable gardens." However, the garden must have approved plants and must be kept twelve (12) inches from the building wall and may not

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Landscape Areas, Trees, and Shrubs – Mutual Two

go above the decorative fence or be twenty-four (24) inches high from the ground. Plants may not be stacked on the block walls.

8. If a flower bed is deemed to be an eyesore by the Landscape Committee and provides hiding places for spiders and rodents, then the member will be asked, in writing, to clean it out. If the member does not clean out the “overgrown” flower bed and/or overabundance of potted plants, then the Mutual will do it. The member will not be reimbursed for any plants, pottery, containers or non-authorized “items” in the flower bed.
9. The list of approved plants is shown below. If a member has a question about a plant that does not appear on the approved list, the member needs to contact the Landscape/Garden Director for clarification and to obtain written approval from the Director prior to planting. If planted without prior written approval, the Mutual will remove, at its discretion, the offending plant(s) at the member’s expense.

Approved Plants

This is a sampling of approved plants for Mutual 2 Member gardens. If you are interested in a plant not listed, please contact the Landscape/Garden Chairperson to check viability. Perennial and Annual Flowers do well in our climate and soil. Young plants need protection from rabbits

All vegetables and fruit may be grown in pots within the member’s designated flowerbed area ONLY. Pots may not be placed on walkways, sidewalks, or anywhere that will impede emergency access. Pots containing vegetables and trees may be placed on member’s patio. If placed in the flowerbed, pot must be on a paver large enough to prevent roots from going into the ground.

Common Names	Botanical Names (Latin Names)
Daylily	Hemerocallis,
Mexican Sage	Salvia Leucantha ‘Santa Barbara’
Nandia “Gulfstream”	Nandina domestica ‘Gulfstream’
Marjorie Channon Pittosporum	Pittosporum tenuifolium ‘Marjorie Channon’
Nandina – Gulfstream	Nandina domestica ‘Gulfstream’
Duranta	Duranta spp.
Raphiolepis – pink lady	Raphiolepis indica ‘Pink Lady’
Heather (Mexican heather)	Cuphea hyssopifolia
Agapanthus (common)	Agapanthus spp.
Holly Family	Ilex spp.
Fuchsia	Fuchsia magellanica
Hydrangea	Hydrangea macrophylla
Roses	Rosa spp.

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Landscape Areas, Trees, and Shrubs – Mutual Two**

Lily of the Nile	Agapanthus africanus
Verbena	Verbena spp.
Heavenly Bamboo	Nandina domestica
Liriope	Liriope muscari
Pyracantha	Pyracantha coccinea
Cape Honeysuckle	Tecomaria capensis
Hot Lips Sage	Salvia microphylla 'Hot Lips'
Lantana Little Lucky	Lantana camara 'Little Lucky'
Heaven's Breath	Coleonema pulchellum (Pink Breath of Heaven)
Blonde Ambition	Bouteloua gracilis 'Blonde Ambition'
Statice Plant	Limonium perezii
Carrissa 'Green Carpet	Carissa macrocarpa
Echeveria	Echiveria spp.
Aloe	Aloe spp.
Kniphofia (Red Hot Poker)	Kniphofia uvaria
Carex (Foothill Sedge)	Carex tumulicola
Pennisetium Fairy Tails	Pennisetum 'Fairy Tails'
Pink Muhlygrass	Muhlenbergia capillaris
Euonymus Variegated	Euonymus variegata

Annual and Perennial Flowering

Common Names	Botanical Names (Latin Names)
Impatiens (New Guinea)	Impatiens hawkeri,
Vinca,	Catheranthus roseus

Drought Tolerant Plants and Succulents**Non-Approved Plants**

The following flowers, plants or trees may not be planted in garden areas effective July 20, 2017. However, they may be planted in pots and placed on the patio or in the garden on pavers. Additional prohibited flowers or plants may, in the future, be added to this list by the Board of Directors.

Any tree or plant will be removed if deemed by the gardener or Physical Property Inspectors to have roots that will cause damage to the sewers or infrastructure.

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Landscape Areas, Trees, and Shrubs – Mutual Two****Common Names Botanical Names (Latin Names)**

Asparagus Fern (Myer's Asparagus)	Asparagus densiflorus, 'Myers'
Cactus (Large)	Cactus spp.
Ivy	Hedera helix
Wild Mint	Mentha arvensis
Baby Tears	Soleirolia soleirolii
Citrus of any kind	Citrus spp.
Spiderwort	Tradescantia virginiana
Bamboo	Bambusa vulgaris
Fruit of any kind	
Trees of any kind	
Vegetables	
Bird of Paradise	Strelitzia reginae
Ficus	Ficus spp.
Palms	
Elephant Ears	Colocasia esculenta
Firestick Plant	Euphorbia tirucalli
Plastic Plants & Flowers	
Split Leaf Philodendron.	
Jade	

FRUITS AND VEGETABLES

Land in the 1.8-acre Mini Farms is set aside in Leisure World for vegetable planting. Call Community Facilities (ext. 398) for information and to be put on a waiting list.

1. Trees may not be cut down until a certified arborist provides a report to the Landscape Chair and Board of Directors, for approval, on those showing signs of stress, disease, invasive roots or could possibly cause property damage. Older, larger trees should be checked on site by an arborist yearly. When called for, second opinions must be done by an outside, independent California certified arborist. All reports must be written advising the Board of Directors that the tree is diseased, or the roots are invasive to buildings and that the roots cannot be cut back without killing the tree.

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Landscape Areas, Trees, and Shrubs – Mutual Two

DONATING TREES

The Garden Committee wants Member's to know that donations of trees to enhance our Mutual's appearance are greatly appreciated. Trees are one thing that all Member's enjoy and want to maintain. They provide shade and improve and enrich our living spaces in Mutual 2. The Garden Committee welcomes all tree donations.

If you would like to donate a tree, the procedure is very simple:

1. Present a proposal to the Garden Committee of what type of tree you want to donate, it's size and where you would like it planted;
2. If your request meets the criteria set forth by the Garden Committee, the proposal will be presented to the Board of Directors;
3. A vote will be taken at the monthly Board Meeting. Once approved, the tree can be ordered then planted.

PLANTING TREE WELLS

The Mutual Two Board of Directors is granting its member's permission to plant and landscape tree wells in their own greenbelts according to Policy 7425.2, dated May 2013. Below are general guidelines which are to be followed. Any questions should be directed to the Chair of the Gardening Committee.

Before a tree well can be landscaped, a drawing, complete with all materials to be used must be submitted to the Gardening Committee for prior approval. Once approved, the gardener will be notified to enlarge the area to be used for the well. Upon completion, it is the member's responsibility to maintain the well. All materials purchased and used for the project, as well as the cost of maintaining the tree well, will be at the expense of the member. Mutual Two will only assume the cost of creating the well.

Only organic material may be used. No statuary or fencing of any kind around or in the tree well will be allowed. Additionally, no pots of any kind will be allowed in or around the tree well. For example, a tree well can be done completely in decorative rock without plants if desired. It can also have different colors and kinds of rock and mulch in the same well.

Drought-tolerant plants are preferred since watering will be manual and the responsibility of the member. **No topsoil is to be used at the base of the tree.**

Check Policy 7425.2 for the complete list of approved plants and ground cover. Around the tree base some suggested types of cover are lava rock, pea gravel, beach rock, river rock, and other landscaping rocks and all forms of mulches and decorative bark.

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Landscape Areas, Trees, and Shrubs – Mutual Two**

The goal of the Gardening Committee is to give member's many choices for enhancing the beauty of their green belt area with creative plantings in the tree well areas. However, to maintain our beautiful trees and help prevent them from dying, certain rules must be followed. For example – the tree needs to breathe at the base so from the base to about three (3) feet out, nothing is to be planted. Rocks and mulches are allowed in the well for the trees to hold in the little amount of water they are allowed due to drought regulations.

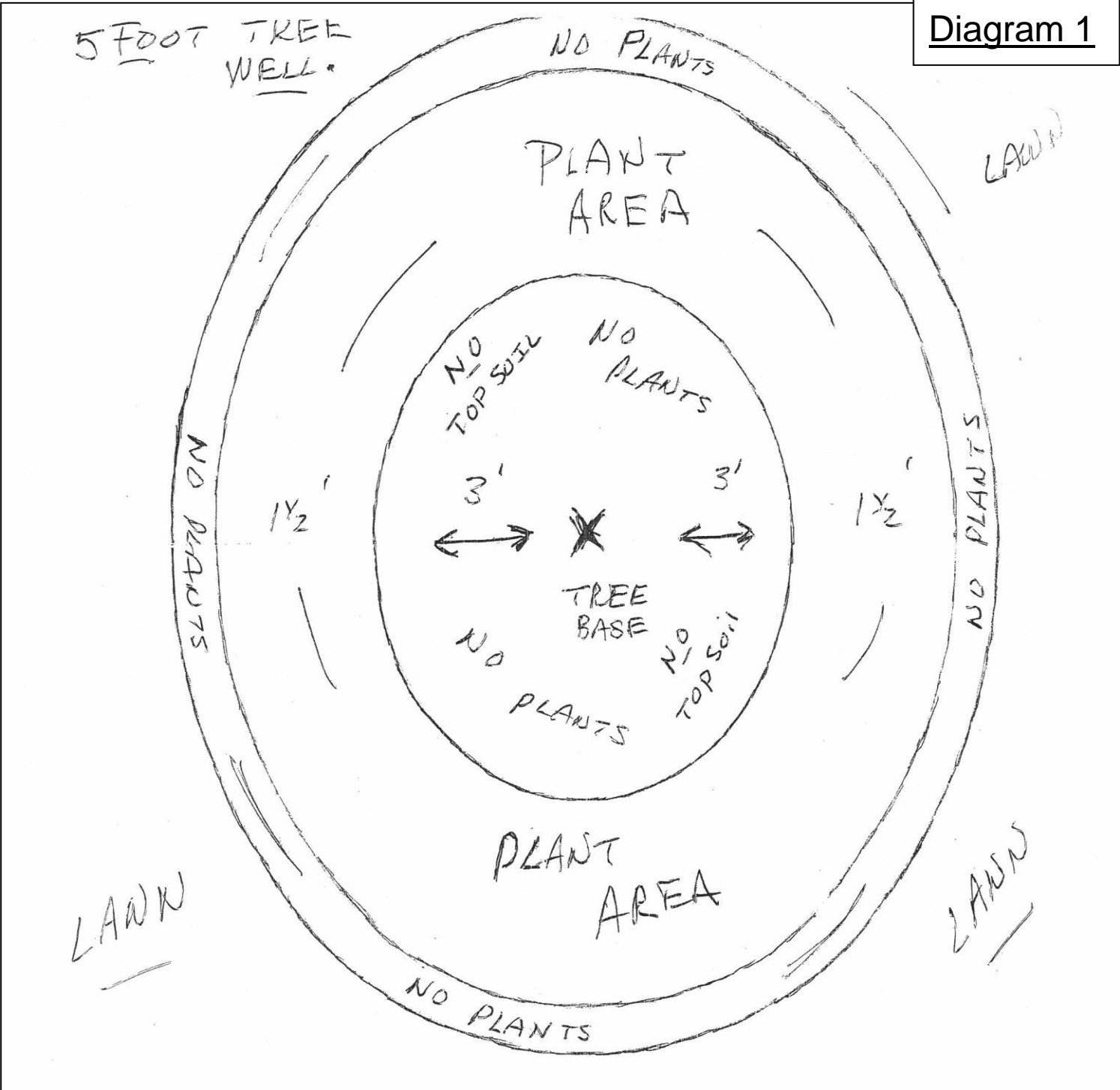
See Diagram 1 & 2 for sample dimensions of a tree well below –

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Landscape Areas, Trees, and Shrubs – Mutual Two

Diagram 1



MUTUAL OPERATIONS

PHYSICAL PROPERTY

Landscape Areas, Trees, and Shrubs – Mutual Two

Diagram 2



MUTUAL OPERATIONS**PHYSICAL PROPERTY****Landscape Areas, Trees, and Shrubs – Mutual Two****III TURF AREAS**

1. Turf areas are described as the ground areas located outside the apartment's flowerbed area. The Mutual is responsible for the maintenance of this area. Laundry room planters are a part of the Mutual's landscape/lawn property – they are not for Member's' use. If a member infringes upon this area, the Mutual will ask the member to remove such infringements. If the member does not remove them, the Mutual will have the infringements removed with no compensation to the member.
2. Member's are not permitted to install, maintain, remove, or relocate plants or any other landscaping materials, in the turf areas, around trees, irrigation corners on green belts, or around light poles. Any plants or other landscaping material that is placed in a turf area by a member may be removed at member's expense. Directors have the authority to authorize such removal.
3. Member's are not permitted to install, relocate, or adjust turf area sprinklers. Member's are not permitted to hand-water turf areas except for areas inadequately irrigated by the sprinkler systems.
4. The Mutual will not plant or replace trees in the Mutual turf areas unless there is an eight (8) foot clearance from the entrance walkway and an eight (8) foot clearance from the sidewalk, or an eight (8) foot radius.
5. Temporary use of turf areas by residents requires prior written approval by a Director (examples could be a picnic, party, moving, construction material storage, holiday decorations, etc.)
6. Lamp posts may not be decorated or have anything attached to them.

MUTUAL ADOPTION

TWO: 10-17-91

AMENDMENT(S)3-18-04; 10-21-04; 5-16-13; 11-19-15; 01-19-17, 04-20-17,
04-19-18