

RECREATIONMEMBER SERVICES**Use of Community Facilities, Community GardensMini Farm – Rules**

~~Renter/Lessee, (R/L), must follow all rules and is subject to any consequences for failure to do so. The Member/Owner, (M/O), is ultimately responsible for the behavior and actions of their R/L and will be held responsible for any fees, fines or disciplinary consequences incurred by the R/L. See Policy 30-5093-1, Shareholder Code of Conduct.~~

1. PURPOSE:

~~Need to be written.~~ The purpose of these regulations is to ensure a pleasant environment for all Leisure World Authorized Residents (ARs) and produce-growing gardeners.

4. GENERAL REGULATIONS**2.**

~~—~~ The Recreation Department (RD) is responsible for the fair and equitable use of the Mini Farm Community Gardens (CG) -area, also known as the 1.8 Acres, and. The Recreation Department will also be responsible to ensure for ensuring that all of the conditions of these rules are followed.

2.1.

2.2. ~~The Mini Farm CG area plots is are~~ for Golden Rain Foundation (GRF) Members Authorized Residents (AR) -in good standing only. Only one garden plot shall be assigned per household, but two (2) ARs from different households can share a garden as long as both names are on the garden lease.

2.2.1. Each garden shall have an associated lease document and an associated lease fee and deposit which are described in a related document.

2.2.2. A waiting list shall be maintained by the RD, which will determine the order in which garden leases will be offered to a Renter/Lessee (R/L).

2.1. ~~Mutual-Unit/Renter/Lesseees must follow all rules and are subject to any consequences for failure to do so. The Mutual Unit/Member/Owner is ultimately responsible for the behavior and actions of their Renter/Lessee (R/L) and will be held responsible for any fees, fines, or disciplinary consequences incurred by the Renter/Lesseees. See Policy 3013-5093-1, Authorized Resident Rules of Conduct Shareholder Code of Conduct and 10-1937-3, Community Rules Violation Procedures~~

2.3.

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40 2.3.1. The violation notice may be contested to the COMMUNITY RULES
 41 VIOLATION (CRV) PANEL. Procedures for the M/O to appeal a
 42 Community Rules Violation notice are detailed in 10-1937-313-5093-3.

43 2.3.2. Additional penalties may be assessed to any M/O who fails to respond
 44 to a rules violation notice in a timely manner. The procedures for
 45 assessing those penalties are outlined in 10-1937-313-5093-3.

46
 47 2.4. If ~~the an~~ Member/Owner (M/O) subsequently rents their Mutual unit, the M/O
 48 forfeits the right to retain their ~~plot-garden~~ and must notify the RD Recreation
 49 Department and relinquish it immediately.

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 51
 52 2.5. If ~~at~~ the R/L has a garden leased, ~~a plot,~~ the lease shall be terminated immediately
 53 upon termination of their tenancy in the M/O's Mutual unit unless the AR moves
 54 to another rental unit in the community immediately.

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 56 1.1.2.6. The Mini Farms CGs are a non-smoking, tobacco-free, vape-free, drug-
 57 free, ~~firearms/weapons-free, and alcohol-free~~ environment.

58 ~~Alcoholic beverages may not be brought into the Mini Farm area.~~

59 2.7. No animals are allowed in the Mini Farm CG area: Qualified Service dogs
 60 Animals will be allowed in the garden area if staying with their owner. They must
 61 always remain on an (8)-eight (8)-foot leash and be under the control of the AR.
 62 The owner must pick up after them immediately. They are not allowed in any
 63 other person's garden.

64 2.8. Radios or music devices are allowed with headphones.

65 2.9. Spaces may be leased on an annual basis for a maximum of four (4)
 66 consecutive years. Upon the completion of the fourth year, the Lessees must
 67 relinquish their garden. The Lessee can then be added to the waiting list for
 68 another garden if they so desire. If there is no waitlist, the AR may renew the
 69 lease with the approval of RD for one (1) additional year.

70 2.10. Gardens shall not be abandoned, traded, or given up to another AR by the
 71 Lessee. If you choose to relinquish your space, you must notify the Recreation
 72 Department, and your space will be reassigned to the next AR on the waiting
 73 list. No refunds shall be issued for any monies paid to GRF.

74 2.11. Lessee is responsible for the planning, planting, and management of their own
 75 garden, including providing seeds, plants, soil amendments, perimeter 'bunny'
 76 fencing, and any tools. In case of a temporary absence, Lessee shall notify the
 77 RD in writing and a "garden angel" can be assigned to care for your garden with
 78 the approval of the RD. Only ARs may be appointed as a "garden angel."

79 2.12. Lessee may bring guests, including children, into the CG area, provided that the

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guests comply with the GRF Code of Conduct. Children must always be accompanied by an adult.

- 2.13.** Neither Lessees nor their guests may enter other gardens or harvest produce without explicit written permission from that garden's Lessee. A copy of written permission must be kept on record in the RD office.
- 2.14.** Lessees will keep clean and neat and weed free any common areas such as adjacent pathways. Lessee will promptly report any concerns about safety of the garden to the RD. The adjacent pathway along the wall bordering Nassau Drive and all walkways must always be kept clear of gardening tools and plant materials from the gardens.
- 2.15.** Storage containers made of metal or wood are not permitted. Storage containers must be the type approved by the RD and the storage container and tools must be kept within the boundaries of the designated garden.
- 2.16.** Fences may not exceed three (3) feet in height to avoid shading a neighbor's garden. Fences must be free standing, PVC pipe, or wood treated with or without non-toxic preservative, green metal stakes, and can include types of chicken wire. All fencing must be approved by the RD with a written scope of work to be included with the submitted application.
- 2.17.** Structures to encourage vertical growing, including arbors, trellises, tree branch frames, and cages are only allowed during growing season if they are functional, orderly, safe, and do not conflict with CG standards.
- 2.18.** GRF does not permit the construction or existence of permanent shelter structures within the individual's garden, including personal sheds, storage, or shade units.
- 2.19.** One faucet is set up for up to four gardens for watering. The gardens that are assigned to that area have exclusive use of the water fixture.
- 2.20.** Automatic sprinklers and soaker hoses are forbidden. Lessees must turn off water faucet or valve before leaving the garden and shall not leave watering unattended at any time. Water run-off is not permitted on roadways, walkways, sidewalks, or adjacent gardens.
- 2.21.** Crushed rock or gravel is not permitted inside the gardens.
- 2.22.** No wood treated with toxic wood preservative shall be used in any gardens.
- 2.23.** No piles of wood, brick, pipes, hoses, or fencing shall be stored in gardens.
- 2.24.** All items, such as hoses, tools, and containers shall be safely stored to avoid trips and falls.
- 2.25.** The use of ""scrap"" materials, such as broken bricks or pavers, scraps of wood, metal, or plastic is not permitted.
- 2.26.** Items not authorized must be disabled and removed from the garden by

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required compliance date.

2.27. All trees, miniature trees, shrubs, or bush type fruit trees must be potted with a solid base underneath, and not exceed four (4) feet tall. Trees or shrubs cannot extend over walkways or exceed four (4) feet in height during any month of the year. Any existing tree, shrubs, or bush type fruit trees shall be removed when a lot is vacated, unless there is a lessee-to-lessee agreement approved by the RD.

2.28. No more than twenty-five percent 25% of garden may be planted with flowers. The remaining balance shall be used to plant produce.

2.29. The RD may order the forfeiture of a garden when any Lessee does not maintain their garden as described in these rules. Failure to plant at least seventy-five percent (75%) of a garden area for three (3) months shall be sufficient cause to forfeit the garden.

2.30. If a garden appears untended (overgrown weeds, unharvested), the Lessee will be issued a violation notice. If the violation is not remedied by the required compliance date of the third notice for the same violation, the RD may evict Lessee.

2.31. Lessees and their guests shall park in designated parking spaces only.

2.32. Dumpsters are available for the disposal of green waste and regular trash. See policy 26-5000-1, Dumpster Rules.

2.33. Gardens must be cleared of all vegetation and weeds before being vacated. Failure to clean garden for final inspection will result in loss of lease deposit and CG future privileges.

2.34. If the Lessee fails to comply with any terms of the lease within the allotted compliance time of the third notice for the same violation, the garden will be immediately forfeited with no refund of fees.

2.35. Lessees will not be entitled to any payment or reimbursement from the GRF for any materials planted, growing, or otherwise located within the CG or for any improvements made on the premises. All or any part of such material and improvements shall become the property of the GRF.

1.2.2.36. The RD will designate each garden by posting a garden number on the corner of each garden, which will correspond to a like number on a drawing of the garden area.

~~1.3. Lessee may not carry, use, or store firearms or weapons of any kind in the Mini Farm area.~~

~~1.4. Radios or music device are not allowed with headphones. If you would like to use your music devices, headphones are required.~~

~~1.5. Spaces may shall be leased on an annual basis or a for a maximum of six consecutive years. Upon the completion of the sixth year, Lessees must relinquish their gardenplot. The Lessee can then be added to go back on the waiting list for another garden if they so desire.~~

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- 158 ~~1.6.— Gardens Plots shall not be abandoned, traded, or given up to another AR GRF Member by the~~
 159 ~~Lessee. If you choose to relinquish your space, you must notify the Recreation Department, and your~~
 160 ~~space will be reassigned to the next AR GRF Member on the waiting list. No refunds shall be issued for~~
 161 ~~any monies paid to GRF.~~
- 162 ~~1.7.— Lessee is responsible for the planning and management of their own garden plots, including~~
 163 ~~providing seeds, plants, amendments, perimeter ‘bunny’ fencing, and any tools. Garden Plots must be~~
 164 ~~worked solely by the Lessee. Exception: In case of an injury or temporary illness, Lessee shall notify the~~
 165 ~~GRF Recreation Department RD in writing and a “garden angel” can be assigned to care for your garden~~
 166 ~~with the approval of the Recreation Department RD. Only ARs may be appointed as a “garden angel.”.~~
- 167 ~~1.8.— Lessee may bring a guests, including children, into the CG Mini Farm area, provided that the~~
 168 ~~guests complies with the GRF Ccode of Cconduct. Children must always be accompanied by an adult.~~
- 169 ~~1.9.— GRF MembersNeither Lessees nor and their gGuests may not enter other gardens plots or~~
 170 ~~harvest produce without explicit written permission from that garden’s plot’s Lessee. A copy of written~~
 171 ~~permission must be kept on record in the RD office.~~
- 172 ~~1.10.— Lessees will keep clean and neat and weed free any common areas, such as adjacent pathways.~~
 173 ~~Lessee will promptly report any concerns about safety of the garden to the RDGRF Recreation~~
 174 ~~Department. The adjacent pathway along the wall bordering Nassau Drive and all walkways must~~
 175 ~~always be kept clear of gardening tools and plant materials from the plotsgardens.—~~
- 176 ~~1.11.— Storage containers made of metal or wood are not permitted; Sstorage containers must be the~~
 177 ~~type approved by the RDecreation Committee and the storage container and tools must be kept within~~
 178 ~~the boundaries of the designated garden plot.~~
- 179 ~~1.12.— Neither trellises nor Ffences may not exceed 7two (2) feet in height to avoid shading a~~
 180 ~~neighbor’s garden plot.~~
- 181 ~~1.13.— Structures to encourage vertical growing, including arbors, trellises, tree branch frames, and~~
 182 ~~cages are only allowed during growing season if they are functional, orderly, safe, and do not conflict~~
 183 ~~with CG community standards.~~
- 184 ~~1.14.— GRF does not permit the construction or existence of permanent shelter structures within~~
 185 ~~the individual’s garden plots, including personal sheds, storage, or shade units.~~
- 186 ~~1.15.— One faucet is set up for up to four gardens plots for watering. The gardensplots that are~~
 187 ~~assigned to that area have exclusive use of the water fixture.~~
- 188 ~~1.16.— Automatic sprinklers and soaker hoses are forbidden. Mini Farmers Lessees must turn off water~~
 189 ~~faucet or valve before leaving the garden and plot. Mini Farmers shall not leave watering unattended at~~
 190 ~~any time. Water run-off is not permitted on roadways, walkways, sidewalks, or adjacent gardens plots.~~
- 191 ~~1.17.— Crushed rock or gravel is not permitted inside the gardensplots. Any existing crushed rock or~~
 192 ~~gravel must be removed from the plot upon vacating.~~
- 193 ~~1.18.— No wood treated with wood preservative shall be used in any gardensplot.~~
- 194 ~~1.19.— No piles of wood, brick, pipes, hoses, or fencing shall be stored in gardensplots.~~
 195 ~~All items, such as hoses, tools, and containers shall be safely stored to avoid trips and falls.~~
- 196 ~~1.20.— The use of “scrap” materials, such as broken bricks or pavers, scraps of wood, metal, or plastic~~
 197 ~~is not permitted.~~
- 198 ~~1.21.— Items not authorized must be disabled and removed from the gardenplot by required~~
 199 ~~compliance date.~~
- 200 ~~All trees, miniature trees, shrubs, or bush type fruit trees must be potted with a solid base~~
 201 ~~underneath, and not exceed four (4)7 feet tall. TExisting trees or shrubs cannot extend over~~
 202 ~~walkways or exceed four (4)7 feet in height during any month of the year. Any existing tree,~~
 203 ~~shrubs, or bush type fruit trees shall be removed cut down when a lot is vacated.~~

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~~1.22. before being assigned to a new GRF Member. No more than twenty percent 20% 10% of garden plot may be planted in flowers, the remaining balance shall be used to plant produce.~~

~~1.23. The RD Recreation Department may order the forfeiture of a garden plot when any Lessee Mini Farmer does not maintain their his/her garden plot as described in these rules. Failure to plant at least seventy five percent (75%) of a plot for three (3) months, shall be sufficient cause to forfeit the garden plot.~~

~~1.24. If a garden plot appears untended (overgrown weeds, unharvested), the Lessee you will be issued a violation notice. If the violation is not remedied by the required compliance date, of the third notice for the same violation, the RD GRF Recreation Department may evict Lessee upon three violations.~~

~~1.25. GRF Members Lessees and their guests shall park in designated parking spaces only.~~

~~1.26. Dumpsters are available for the disposal of green waste and regular trash. The removal of discarded items from the dumpster will not be permitted at any time. See policy 60-5000-1, Dumpster Rules.~~

~~1.27. Gardens Plots must be cleared of all vegetation and weeds before being vacated. vacating plot. Failure to clean plot garden for final inspection will result in loss of lease deposit and and CG Mini Farm future privileges.~~

~~If the Lessee Mini Farmer fails to comply with any terms of the lease within the allotted compliance time of the third notice for the same violation, then garden garden plot will be immediately forfeited with no refund of fees.~~

~~1.28. Lessees nor will not they be entitled to any payment or reimbursement from the GRF for any materials planted, growing, or otherwise located within the CG Community Garden or for any improvements made on the premises. All or any part of such material and improvements shall become the property of the GRF.~~

2.3. HOURS OF OPERATION

7:00 a.m. to dusk seven (7) days a week.

3.4. MAINTENANCE OF GARDENS PLOTS

~~4.1. To prevent the breeding of flies, harboring of rats, or air contamination, all decaying compost or newly delivered fertilizer shall be properly cared for by effectively sealing in plastic bags, or by turning it under in the garden plot within forty-eight (48) hours.~~

~~3.1. 4.2. Remove all garden trash, spent plants, clippings, and leaves from the plot daily in the provided green waste bins. Gardens must always be maintained and kept free of debris.~~

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- 244 **3.2.** **4.3.** Keep all gardensplots, including the adjacent walkway areas ~~to the north and~~
 245 ~~east center of the garden~~adjacent pathways, free from all grass and weeds
 246 throughout the year, ~~whether or not the garden is planted or fallow.~~
- 247 **3.3.** **4.4.** Use care and caution while watering in order to keep from flooding
 248 neighboring gardensplots and pathways.
- 249 **3.4.** **4.5.** Use care when spraying or dusting for bugs, snails, and other garden pests.
 250 ~~Lessees Members~~ must make every effort to ensure there is no drifting of
 251 pesticides to adjoining gardensplots. **GRF does not permit the use of Roundup**
 252 **on Trust property.** See Addendum A for approved pest control list.
- 253 **3.5.** **4.6.** Store only the garden material necessary ~~to for~~ supporting, staking or
 254 containing the plantings, neatly within the perimeter of one's assigned garden
 255 areaplot. No plants or vines shall be allowed to grow past a fence or property line,
 256 over walkways or sidewalks. No exterior fence will be used as a trellis on which
 257 to grow plants or vines.
- 258 **3.6.** **4.7.** GRF is not liable for loss or damage to personal property, vandalism to the
 259 garden parcel, and/or destruction of crops due to disease, pests, rodents,
 260 gophers, inclement weather, or flooding from water run-off by hose/faucet
 261 whether coming from water lines inside or outside of gardensplots.
- 262 **3.7.** **4.8.** All items stored within the garden areaplot must be essential to gardening.
 263 Pesticides of any kind may not be stored at the CG Mini Farm. Items such as
 264 wooden stakes, tomato cages, etc. must be kept in a neat and orderly manner.
 265 Materials may not be stored ~~s~~ against ~~either the garden perimeter~~ fencing. ~~of the~~
 266 ~~plot or Mini Farm.~~
- 267 **3.8.** **4.9.** GRF is responsible for the maintenance and pest control of the common
 268 areas. Lessee is responsible for maintenance and pest control within their
 269 gardenplot.
- 270 **3.9.** **4.10.** Lessee is responsible for the cost, installation, and maintenance of
 271 fencing. RD ss Staff must approve any fence or other structure prior to installation
 272 and follow GRF guidelines. Staff will provide written approval/permit for
 273 installation. This permit must be displayed at the garden-plot for thirty (30) days.
 274 See Addendum B for approved fencing.

5. Addendum A

277 The following table includes, but is not limited to, substances that are recommended and those that
 278 are not.



<u>PEST AND DISEASE CONTROL</u>	<u>Recommended</u>	<u>Not Permitted</u>
	<ul style="list-style-type: none"> - <u>bacillus thuringiensis (Bt)</u> - <u>soap spray</u> - <u>Horticulture pepper/onion spray - sulfur</u> - <u>wood ashes</u> - <u>sour milk solution</u> - <u>lace wings</u> - <u>dormant oils</u> - <u>micro-cop or equivalent</u> - <u>diatomaceous earth (DE)</u> - <u>baking soda</u> - <u>borax, boric acid - sluggo</u> - <u>lady bugs</u> - <u>tanglefoot</u> - <u>marigolds</u> - <u>beneficial nematodes - netting</u> - <u>Pyrethrum*</u> * <u>Pyrethrin: It is a naturally occurring insect-killing chemical taken from chrysanthemum flowers. In the flowers, these bug-killers exist as a mixture of six separate chemicals that together are called pyrethrum or pyrethrins. Pyrethrins (without piperonyl butoxide or other enhancers) are permitted for use on organically grown crops.</u> 	<ul style="list-style-type: none"> - <u>rotenone</u> - <u>pyrethrate</u> - <u>pyrethroids</u> - <u>nicotine - sulfate</u> - <u>malathion</u> - <u>diazinon</u> - <u>sevin</u> - <u>organophosphates</u> - <u>Roundup</u> - <u>Finale</u> - <u>Dursban</u> - <u>organ chlorides</u> - <u>chlorpyrifos</u>
<u>FERTILIZERS</u>	<u>Recommended</u>	<u>Permitted Recommended</u>
	<ul style="list-style-type: none"> - <u>cotton seed</u> - <u>kelp</u> - <u>compost</u> - <u>manure</u> - <u>blood, bone, horn, and hoof meals</u> - <u>liquid fish or seaweed</u> - <u>fertilizers classed as "organic"</u> 	<ul style="list-style-type: none"> - <u>ammonium sulfate</u> - <u>ammonium nitrate</u> - <u>muriate of potash</u> - <u>superphosphates</u> - <u>highly soluble chemical fertilizer</u> - <u>Ozmicote</u> - <u>Non organic Miracle Grow</u>

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5.6.

4.6. CORRECTIVE ACTION

5.1. The ~~RD Recreation Committee~~ may order the forfeiture of any garden plot when the Lessee GRF Member fails to comply with this set of rules, or rules, or any action in violation of the established Code of Conduct policy, 3013-5093-1, or Community Rules Violation Procedure, 10-1937-3.

5.2.

The ~~RD Recreation (with Board approval) Department~~ reserves the right to review and adjust the operating rules to accommodate the needs of the community at any time.

5.3.

The ~~RDecreation Department~~ also reserves the right to enter any garden plot at any time.

5.4. The AR is entitled to request a hearing if they disagree with any disciplinary decision.

5.5. Mutual-Unit/Renter/Lessees must follow all rules and are subject to any consequences for failure to do so. The Mutual Unit/Member/Owner is ultimately responsible for the behavior and actions of their Renter/Lessee (R/L) and will be held responsible for any fees, fines, or disciplinary consequences incurred by the Renter/Lessees. See Policy-10-1937-3 13-5093-4, Authorized Resident Rules of Conduct, and Community Rules Violation Procedure.

5.5.1. The violation notice may be contested to the COMMUNITY RULES VIOLATION (CRV) PANEL. Procedures for the M/O to appeal a Community Rules Violation notice are detailed in 13-5093-3.10-1937-3

5.5.2. Additional penalties may be assessed to any M/O who fails to respond to a rules violation notice in a timely manner. The procedures for assessing those penalties are outlined in 13-5093-3.10-1937-3.

4.1.

Document History

Adopted:	26 Nov 19	Amended:	28 Jan 20	Amended:	27 Oct 20
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1.8 Acres

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