

## Manors at Central Park Condominium Association

### Blanket Written Permission to plant Annual Flowers and Plants and to Place other Decorative Items in the Front Yard Landscaped Areas

According to the Bylaws, nothing can be added to the landscaping by a resident without first submitting an Alteration Modification Request and receiving written approval from the Board.

With this document, the Board grants written approval to all co-owners of Units 16 through 167 to plant annual flowers and plants and to place other decorative items in the front yard landscaped areas without requiring written permission, subject to the following requirements:

- Only live annuals (no perennials) may be planted in the mulched landscaped bed immediately in front of each unit and alongside the front walkway; live annuals may also be planted in pots subject to the following conditions:
  - o Pots may be hung from shepherd hook(s) placed within the front landscaped bed
  - o Pots may also be placed on the mulch in the front bed, on the driveway or on the front porch; however a total of no more than three pots are permitted per unit.
  - o Pots may be no more than 18 inches high and 24 inches in diameter or width
  - o Only earth-tone pots (shades of brown, black, grey, etc, which complement the exterior brick and trim paint colors) are permitted to be placed on the ground; in addition to earth-tone colors, green and white pots may be hung from shepherd hook(s) if the annuals will grow to obscure the pot.
  - o Pots may not be hung from trees, sign posts or from brackets attached to buildings.
  - o No plantings or pots are permitted on the circular mulched beds at the base of trees
- No edging materials whatsoever are permitted between the front landscaped beds and the lawn (only “black diamond” or equivalent edging materials may be used elsewhere but its use requires submission of an Alteration/Modification Request and written approval from the Board)
- Co-owners may request written approval from the Board to replace (at their own expense) the mulch alongside the front sidewalk with decorative stone. The Board will only approve the type of decorative stone known as “Barn Red”.
- Landscape lighting will be allowed without written approval in the area on either side of the front walkway but they must be no more than 12 inches tall, black, brown or gray in color, and are limited to a maximum of 8 per unit. These may be powered by solar-charged batteries or low-voltage electricity (wiring must be buried) and their light must be directed downward. Landscape lights may not be placed on any lawn areas. The co-owner is responsible for keeping the lights neatly spaced and in an upright position at all

times and assumes all responsibility for any damage that might occur as a result of normal landscaping maintenance and snow removal operations.

- American flags flown from brackets attached to the building exterior are also permitted without written approval (limit of one per unit).
- Garden hoses may be stored outside a unit only if they are kept on a hose reel or hanger when not in use. Hose reels or hangers may be attached to the exterior of the unit only with written approval from the Board. They must not be directly visible from the street and they must be a neutral color that complements the exterior trim paint color.

The “Use and Occupancy Restrictions” section of the Condominium Bylaws still requires co-owners to obtain written approval from the Board to plant, place or install anything elsewhere on the General Common Elements or to permanently attach anything to the exterior of a unit other than a flag pole bracket.

Beyond the fact that they are not part of the original common element landscaping plan, perennials and ornamental materials such as statues, benches, boulders, birdbaths, trellises, artificial flowers etc. can interfere with the Association’s ability to water and maintain the front landscaped beds. Be advised that the Board will not give written approval for co-owners of Units 16 through 167 to keep, plant or place any such ornamental materials or perennials in the front landscaped beds.

Approved: April 29, 2013  
Last Revised: Sept. 26, 2013