

Landscape Additions

All Landscape changes/additions must have board approval via an outdoor approval form.

1. Any additions to the landscaping become the responsibility of the homeowner and must be maintained by the homeowner.
2. Any plantings that are added and not maintained by the homeowner may be removed and/or replaced by the landscapers at a cost to the homeowner.
3. If a planting causes any damage to any homeowner's property or surrounding areas, the homeowner who installed the planting is responsible for repairing any damage.
4. If a homeowner moves, they may not remove the additions they made to their property.
5. Attached is a list of approved plantings that can be added to the current landscaping, at a cost to the homeowner. Any plantings that are added that are not from the approved list, or do not receive prior approval, may be removed at a cost to the homeowner.

Next to Buildings				
Plant Name	Type	Sun	Partial	Shade
Emerald Green Arbor	Evergreen	x	x	
Arborvitea techny	Evergreen	x	x	
Arborvitea Globe	Evergreen	x	x	
Juniper, Andora blue rug	Evergreen	x		
Hicks Yew	Evergreen	x	x	x
Densi Form Yew	Evergreen	x	x	x
Dwarf Alberta Spruce	Evergreen	x		

Azalea	Broadleaf	x	x	
Rhododendron	Broadleaf		x	x
Boxwoods	Broadleaf	x	x	x
Holly	Broadleaf	x	x	
Jap Mountain Fire	Shrub	x	x	
Euyonmous	Shrub	x	x	
Barberry	Shrub	x	x	
Burning Bush Compacta	Shrub	x	x	
Spirea	Shrub	x	x	
Viburnum Dwarf	Shrub	x	x	
Weigela	Shrub	x		
Shrub Rose	Shrub	x	x	
Dwarf Lilac	Shrub	x		
Open Areas				
Red Twigs	Shrub	x		
Forsythia	Shrub	x		
Blue Spruce	Evergreen	x		
Black Hills Spruce	Evergreen	x		
Austrian Pine	Evergreen	x		
Purple Ash Tree, Summit	Tree	x		
Autumn Blaze Maple	Tree	x		
Red Sunset Maple	Tree	x		
Pear Tree	Tree	x		
Crab Tree	Tree	x		

River Birch	Tree	x		
Serviceberry	Tree	x		
Magnolia	Tree	x		
Linden Redmond	Tree	x		

Patio Extensions

All patio extensions must have written approval by the board, via an Outdoor Approval Form.

1. Patio extension plans must include a drawing with existing dimensions and the proposed dimensions, as well as type of material to be used.
2. All patio extensions must not extend beyond homeowner's own property lines
3. All extensions are to be professionally installed. Please advise who will be completing the work.
4. All patio extensions are to be of poured concrete or blocks that are neutral and will coordinate with existing patios, to maintain a uniform look throughout the association.
5. Patio extensions can not interfere with the landscaping company from performing their duties.
6. When considering a patio extension, please be aware that if an extension covers an area that is shared by a utility easement, the patio may be disrupted by a utility company if needed and repairs would be the responsibility of the homeowner.
7. Once a patio has been extended it is the homeowner's responsibility to maintain, including any weeds that may grow around or near the extension.
8. Patio extensions can be no more than 2 feet on each side of the largest, originally poured patio (12' x 10'). Total dimensions of patio, once extended, can not exceed 16' x 12'

Awnings

All Awnings must have approval from the board via an outdoor approval form.

1. Awnings must be professionally installed, with installation company listed on approval form.
2. Awnings must be permanently mounted, retractable, and must remain with the property when the current homeowner moves.
3. Awnings must be of neutral color and be similar to current surroundings.
4. Awnings must not interfere with landscapers being able to perform their normal duties.
5. Once installed, all maintenance and upkeep is the responsibility of the homeowner.
6. If Awning causes damage to homeowner's property or any one else's property, damage caused shall be the responsibility of homeowner who owns the awning.
7. Awnings may only be installed over a back porch door.