

YORK CONDOMINIUM ASSOCIATION
11255 E. FORT ROAD
SUTTONS BAY, MI 49682

LANDSCAPING POLICY
NOVEMBER 2010

PURPOSE: The following requirements and/or guidelines have been developed to assure structural modifications and/or installations to York Condominium units are consistent with the best interest of all Co-Owners and in a manner that adheres to all building codes.

GENERAL REQUIREMENTS:

1. Written permission from the York Condominium Board of Directors must be obtained prior to any structural modification or installation.
2. All work must be completed by a licensed contractor, in accordance with state, local, and federal building codes.
3. Proper proof of insurance and Workers Compensation coverage must be provided to the Association prior to beginning the project.

LANDSCAPE GUIDELINES:

At their own expense, Co-Owners may landscape the common property immediately adjacent the front and rear of their units. It is the responsibility of the Co-Owners to provide ongoing maintenance of their personal landscaping throughout the season.

Personal landscaping of areas other than the common property immediately adjacent to the front and rear of each unit is subject to board approval.

If Co-Owners choose not to landscape their common property, the association will provide for the spreading of approved ground cover at Association expense.

All existing trees and shrubs on the common property will be maintained by a contracted provider at Association expense. Co-Owners are NOT to prune, cut, or otherwise maintain common landscaping.

Attaching or mounting items to the exterior of the buildings (ie. American flags, flower baskets) is limited to the fascia board (wood trim) sections only.

Yard art should be limited and kept to a height of 3 ft. or less (excluding garden poles).

Recommendations for the placement of flowers, shrubs, trees, and ground cover:

1. Plants and flowers should not exceed 2½ ft. in height.
2. Planting of vegetables is limited to containers only.
3. Trees and shrubs are limited to a maximum height of 15ft. at maturity.
4. No fruit bearing trees are allowed due to agricultural zoning.
5. Any shrub, tree, or climbing vine planted must not interfere with any building, structure, foundation, or pedestrian or vehicle traffic utility.
6. Any mulch must be consistent with the mulch applied to all other common areas.

Board of Directors
York Condominium Association