



DRAFT FOR REVIEW
Owner-Tended Garden Policy v.1

Hello Neighbors,

At our last Annual Meeting we heard requests for a way to indicate whether your garden would be self-tended or tended by the landscape vendor. The Board is in the process of creating a new Owner-Tended Garden Policy. The policy will clarify the use of limited common areas and provide guidelines for plantings to maintain a cohesive, yet individualized landscape in our community.

In our condominium community, there is a need for a cohesive aesthetic that can be easily maintained. The Executive Board of TVC also understands that some co-owners would like to care for and enhance the gardens in the limited common areas directly adjacent to their units.

To that end, the Board is proposing a new Garden Policy to address the requirements and guidelines for Owner-Tended Gardens in the Common Elements.

We want to take the time to create a thoughtful, thorough policy and go through a community review process, with the intention of having an approved policy in place by Spring 2021.

Please note: We are starting from our *current* state, so if you already have a garden that you have been tending up to this point, we are not asking you to revise or remove items to retroactively fit the new guidelines at this time.

Our primary goals are to:

1. establish a foundation for garden care moving forward that provides some aesthetic consistency and shared understanding of "common areas"
2. allow those who wish to participate in tending a garden adjacent to their unit to clearly mark their garden, alerting the landscape crew to steer clear

The draft policy includes a request form for owners to be placed on the "Owner-Tended Garden List" and receive a sign. The signs will be small—approx 8-10" round see below—placed near your front step, facing forward, so they are back from the street, and landscapers will know where to locate them. (Once the policy is in place, it will serve as written approval for these small signs.) There will be a small fee to cover the cost of the sign production. At this time we estimate \$25-30, but the final cost is yet to be determined.

We need to hear from you gardeners! Please review the attached draft policy and provide feedback, questions, and/or concerns via Herriman by November 20, 2020.

Thank you for your attention and participation.

— Your TVC Board of Directors

OWNER-TENDED GARDEN POLICY

Our bylaws prohibit individual Owners from planting or removing anything in the ground anywhere in the Common Elements:

Article VI, Section 11. Landscaping. No Co-owner shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon the Common Elements without the prior written approval of the Association.

The Common and Limited Common Elements include all of the lawn and planting beds, even those immediately beside individual units. These areas are owned collectively by all Turnberry Village owners through the HOA, not any individual owner. For the enjoyment of all co-owners, Turnberry Village Condominiums provides landscaping services for these areas through a selected vendor, paid from our monthly Association Fees. This service includes mowing and edging of all common areas, garden bed weeding, mulch application of limited common elements, and planting annuals, etc.

In our condominium community, there is a need for a cohesive aesthetic that can be easily maintained. However, some co-owners would like to care for and enhance the gardens in the limited common areas directly adjacent to their units.

Per the bylaws, written permission must be obtained in advance from the Board. The request must be made by a *deeded* co-owner.

If you would like to maintain your own Limited Common Element garden beds, please complete the Owner Tended Garden Application Form. (Attached)

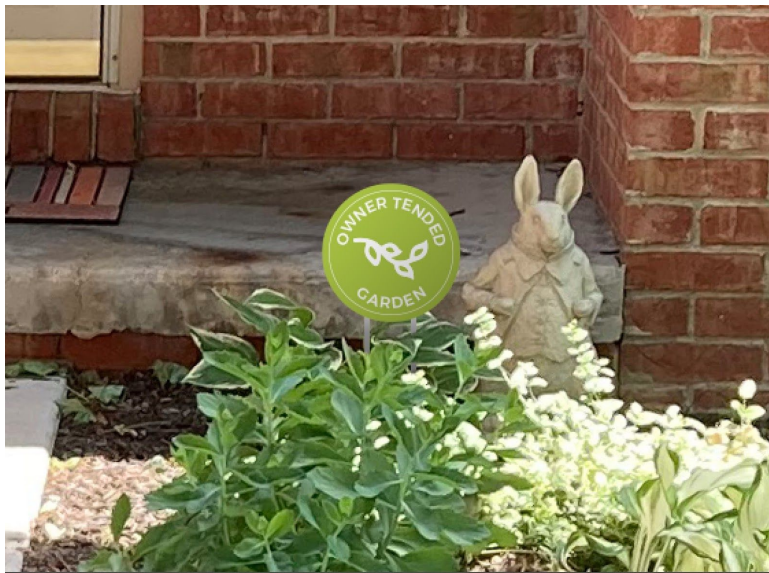
In order to do so, you must review and agree to adhere to the following guidelines:

1. Extending, reshaping, or adding new flowerbeds requires advance written approval of the executive Board via Modification Request.
2. All removals of trees, shrubs, and plantings taller than 36" require advance written approval of the executive Board via Modification Request.
3. All new plantings with a growth height of 36" or more, require advance written approval of the executive Board via Modification Request.
4. A trellis may be added to support a vine against a garage wall or back wall, however the trellis may not be bolted to the brick or permanently attached to the building. (Per bylaws, any alterations in exterior appearance or structural modifications require a modification request approval.) A trellis or vine may not be used to *enclose* a porch, deck, patio, or other area without written approval from the Board.

5. Brackets for hanging baskets may not be affixed to the buildings without written approval. (Per bylaws, any alterations in exterior appearance or structural modifications require a modification request approval.)
6. Structural borders, such as landscaping bricks, plastic edging or low fencing, may be added to flowerbeds. However, borders must be less than or equal to 8". Colors should be brick, black, or earth tones (e.g. no bright colors or silver metallic, etc) to visually blend with the dark mulch.
7. There are to be no flowerbeds in the lawns or along the front walkways (sidewalks by the road).
8. Flowerboxes, planters, and hanging baskets may be used on front porches, decks, and in the flowerbed next to the garage, as long they are movable and do not overhang or obstruct any walkways. Planters, baskets, and garden decor *may not* be used in other front garden beds, shared beds, or tree areas.
9. All plantings, borders, or trellis structures in the Limited Common Elements are subject to review by the Executive Board *upon complaint of any Unit Owner*. The Association has the right to require an owner to remove items at any time upon written notification to that effect and the Unit Owner shall be responsible for restoring the landscaping to its original condition.

Status is not transferable to a new owner when a unit is sold. Each owner must apply for their unit if in order to maintain their own garden.

Example



sign:

OWNER-TENDED GARDEN APPLICATION FORM:

Deeded Owner's Name _____

Address / Unit Number _____

Phone number _(____)_____ Email _____

I have read and understand and agree to the TVC Garden Policy. (required)

I have an existing modified garden bed(s) and would like Board approval to continue to maintain my current garden.

I want to stop maintaining my garden bed(s) and relinquish them to the current TVC landscaping vendor.

If you have a shared center garden bed, what is your understanding with your neighbor?

I will maintain my half of the bed

I will maintain the entire bed (this requires two forms & signs, your neighbor must also apply)

I need a new sign (\$XX fee)

I have an existing sign

Co-owners are responsible for their signs. There will be a \$XX replacement fee if your sign is lost or damaged.

Additional notes for the Board:

Signature: _____ Date: _____