



## LANDSCAPE RULES AND REGULATIONS

*(Effective Date: 2/24/2016)*

### Purpose:

The landscape regulations below establish rules designed to ensure consistency and a quality appearance for our homes in West Farms One:

### Regulations:

1. The land outside units is common area. This includes plant beds immediately in front of units. It is shared and regulated by the West Farms One Association.
2. Residents shall not plant in common areas without prior approval from the West Farms One Board.
3. Residents who wish to plant in the plant beds outside of their units must abide by the following rules:
  - a. Residents must submit a written request to the Board, annually, prior to April 25<sup>th</sup>.
  - b. Requests must detail which plants they have selected, and the design layout of the plant bed. Selections must be taken from the approved list below, however "grandfathering" will be allowed on a case by case basis.
  - c. Requests must comply with the Association's plant bed mulch and edging specifications.
  - d. Plants may not exceed the height of the window sill, be closer than 2 feet to the building or impede water drainage away from the building.
  - e. Maintenance of the plant bed is the responsibility of the requestor. Areas not actively maintained will be cleared by West Farms One at the Unit Owner's expense. Maintenance means that the area will be trimmed and cleared of weeds. Dead plantings and pots containing dead vegetation must be removed immediately.
  - f. Requestors who find that their circumstances hinder their capacity to care for the plant beds must notify West Farms One to arrange for removal of plantings.
4. Residents shall not alter any plant beds maintained by West Farms One.
5. Garden decorations, potted plants, hanging plants and solar lights must be approved by the Board and must be removed immediately when non-functioning or showing signs of deterioration.
6. Planter boxes may be hung from railings, but may not cause damage to railings in any way. Damaged railings will be repaired at the Unit Owner's expense.

## **Approved Landscape Plantings**

### **Perennials:**

Daylillies (Happy Returns)  
Agastache (Blue Fountain)  
Ajuga (Chocolate Chip)  
Echinacea  
Heucherella  
Leucanthemum (Shasta daisy)  
Rubeckia  
Astilbe  
Salvia

### **Annuals:**

Not restricted by species