

# **SANCTUARY CONDOMINIUMS**

## **PLANTINGS GUIDELINES**

The purposes of having guidelines for plantings are to:

- \* Present a consistent and aesthetically pleasing curb appeal of the community and for individual units.
- \* Establish planting standards.
- \* Provide for general uniformity for plantings.
- \* Assign responsibility for installation and maintenance of plantings.

This document is meant to supplement the Sanctuary Association (SA) Master Deed and Rules and Regulations regarding landscaping in the community.

- √ The Master Deed - Article II (F) states “No alternation or improvement to any common element or to the unit which would alter or affect the common elements or any other unit may be made by any unit owner other than the Declarant without the prior written consent of Board of Directors.” This includes such things as plantings, landscape modifications, yard art and building decorations, etc.
- √ The Rules and Regulations - Section B, item 12 states “The planting of plants, trees, shrubbery, and crops of any type is prohibited anywhere on the common elements without the prior written consent of board of directors.”

The term "responsibility/responsible" is defined as “who is to bear the cost of the plantings and maintenance.” Maintenance includes feeding, mulching, trimming, etc. Failure to properly maintain plantings that are the responsibility of the unit owner could result in SA arranging for the proper maintenance or removal of the plant(s), at the expense of the unit owner.

### **GENERAL PLANTING GUIDELINES**

The general guidelines for plantings in the community are intended to meet the following criteria:

- Plants that are suitable for area conditions as advised by plant experts.
- Appropriate plant size for a specific area. Size should be viewed as the maximum height and width at maturity. The idea is to preclude plants from becoming overgrown for the bed area, blocking front entrances, windows and sidewalks or impinging on roof lines.
- Plants that retain their foliage year-round are given priority in plantings.

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- Plants that tend to climb trees and sides of buildings such as vines and overly invasive plants are not permitted.
- Agriculture plants (such as tomato and corn) are not permitted.
- No artificial plants are allowed.
- Any plantings that require board approval, must be approved before installation.

#### **PLANTING AREAS IN FRONT OF UNITS**

- A. When the Sanctuary development was originally constructed, each unit included a certain group of plantings (standard landscape package) that is integral to the unit and located in plant beds at the front (street side) of the unit. The intent of having such a standard landscape package, is to establish general uniformity across all units. The board is to maintain a list of approved plants for the standard landscape package.
- B. The front yard of each unit is to include one medium- to large-sized ornamental tree that is consistent for all units. No other trees are allowed in the front yard unless approved by the SA board. **Responsibility for this tree lies with the SA.** Flowers (annuals) may be planted around the tree; all other plantings around the front tree require the approval of the board. **These flowers and other planting are the responsibility of the unit owner.**
- C. The main plantings for the front beds are to include the standard landscaping package and is the **responsibility of SA**. The standard landscape package includes:
- Up to four small shrubs located under the windows in the main bed.
  - One taller plant located at the outside corner of the main bed.
  - One medium sized plant located out from the front door in the main bed. For units whose main entrance is located on the side (Bethany's), this plant is located on the end of the main bed nearest the garage.
  - One small to medium sized plant located in the small bed between the sidewalk and the garage. This applies only to units with the main entrance in the front.
  - One medium sized plant located in the driveway bed between the units.
- D. Unit owner preference as to type of plants to be used, will be taken into account provided they meet the general plantings guidelines.

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- E. Flowers (annuals) may be planted in these front beds as long as they meet the general plantings guidelines. Perennials require board approval. **The unit owner is responsible for all such plantings.**

#### **PLANT AREAS ON THE SIDE AND BACK OF UNITS**

- A. All plantings on the side and back of units next to the house are the **responsibility of the unit owner** to plant and maintain.
- B. Flowers (annuals and perennials) may be planted by resident next to the house and must meet the general plantings guidelines.
- C. All other plantings (such as shrubbery or trees) selected by the unit owner require Board approval.
- D. Units with building sides that are of high visibility from the street (mostly near the entrance and along the utility easement) including those units with side entrances, are encouraged to have some plants along the exposed side. Such plantings must meet the general plantings guidelines and **are the responsibility of the unit owner.**

#### **ALL OTHER PLANT AREAS ON THE COMMON ELEMENTS**

All plantings in other common element areas that are not associated with a given unit are the **responsibility of SA unless otherwise indicated.** These common elements include, but not limited to:

- √ Area around retention basin.
- √ Large trees in area behind units on south end of grounds.
- √ Area along creek for all fall-away units. Personalized plantings in this area require board approval. Once planted, these areas are then **responsibility of applicable unit owner.**
- √ Areas along front fence (excludes bed area next to house at 10400 and 10514).
- √ Areas around utility equipment.

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*Existing plantings are grandfathered as of June 1, 2021. However, when a unit owner requests a change(s), then the current Planting Guidelines will need to be followed. The board reserves the right to require a unit owner to trim or remove trees/plants that endanger the building, roof or gutters.*