Emerald Park Condominium Corporation
Flowerbed Policy:

These policies are to be read in conjunction with Page 5 of the Condominium Bylaws, **Duties of an Owner** and in accordance with the following bylaw sections.

Bylaw 3(c) Section ix …any flowerbed adjacent to the building installed by an owner after obtaining the prior written consent of the Board;

Bylaw 3(d) …maintain and keep in a neat, clean and tidy state and appearance consistently with and total integrity with the balance of the project, the unit and all buildings, improvements and additions thereon;

These policies have been developed to help individual homeowners esthetically enhance their properties while at the same time maintaining consistency within the confines of Emerald Park Condominium. It is not the intent of the Board of Director to approve each and every flowerbed as long as, the guidelines found below are adhered to, signed, dated and sent back to the management company. This will acknowledge you accept the terms of the guidelines.

It is important to note that in the event of a complaint or a disagreement, it is determined by the Condo Board that guidelines were not followed; it will be the responsibility of the owner to remediate the issues at their expense so that the flowerbed complies with the following:

Policy:

- All work and design must conform to the following architectural controls of the Corporation.
- A Flowerbed on the individual property is permitted immediately adjacent to the foundation but not exceed 1 meter from the edge of the foundation, and should follow the contour of the front bottom step in a gentle curve to join the side of the house (**see picture**).
- The height of the Allan Block should not exceed 1FT in height at its highest point and must be kept below the stucco line of the building. The arch is approximately 112 inches in length. Color is a standard grey Allan Block.
- All plantings should be of a miniature size and type so as to not over grow your flowerbed in the future. Soil cannot be higher then the stucco line of the building. No shrubs or vegetation will be allowed in the flowerbed.
- Flowers within the flowerbed must be maintained and cared for at all items, and be kept clear of weeds and unwanted matter.
- If there is an irrigation line or head in the area of the flowerbed, you must be careful not to puncture or impede its functionality. If the flowers are blocking the irrigation head in the bed, you may contact Hyrda Landscaping at your expense to turn off the head, but the irrigation head cannot be removed.
- A professional contractor is to install the Allan Blocks at the discretion and cost of the owner. Allan Blocks that sink or come loose overtime must be fixed immediately.
- The following guidelines will carry forward to any new owners that purchase a unit with a flowerbed. No exceptions will be made. New owners must follow the guideline above.

_____ _____

Print Name Signature:

_____ _____

Unit and Address Date: