

RED CEDAR CANYON TOWNHOUSE ASSOCIATION (RCCTA)

Rules, Regulations and Policies

Guidelines for Modifying Landscaping within Mulched Areas

(Three attachments: Perennials, Shrubs, Trees)

The Red Cedar Canyon Townhouse Association may allow homeowners to modify landscaping in the mulched areas surrounding homes in the association.

Requests for Modifications must go through MJF and Associates for documentation purposes and to insure appropriate landscaping.

To request a modification, homeowners must complete the **Application for Architectural, Landscape or Irrigation Modification Request form**, available at MJF and Associates (sign in to download it), and send it to our property management firm, www.mjfandassociates.com. Or call MJF and Associates at 612-819-0133.

The following guidelines have been adopted by the Red Cedar Canyon Townhouse Association Board of Directors based on recommendations of the board-authorized landscape Committee.

- When completing the form, include a sketch of all landscaping layout plans for board approval and recordkeeping.
- Landscape modifications are limited to the mulched areas surrounding homes and include ground plantings of flowers, perennials, shrubs, and trees. Landscape modifications are not allowed in the lawns or around trees in lawns.
- Borders must be maintained around mulched areas.
- The board will respond to your requests in a timely manner.
- When association-provided plants or trees are replaced, homeowners will be asked to select replacement plants or trees from the attached lists of approved perennials, shrubs, and trees developed by the association Landscape Committee. The lists are also available at www.mjfandassociates.com. These plants and trees were selected as attractive and hardy for the Red Cedar Canyon landscape
- Homeowners who initiate landscape modifications out of personal choice (not because an association tree or shrub has died, for example) are responsible for all landscape modification expenses, as are future owners of that home.
 - Homeowner expenses and responsibilities include plant purchase, planting and upkeep, as well as any future removal.
 - Homeowners are asked to consider choosing plants from the lists of approved perennials, shrubs and trees developed by the association Landscape Committee.

Red Cedar Canyon Townhouse Association
 Guidelines for Modifying Landscaping within Mulched Areas
 Adopted May 1, 2017

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Perennial (Flower & Plant) List for RCCTH Homeowners

Common Name	Genus	Species	Average Height	Average Time of Bloom	Light Requirements	Attracts Hummingbirds	Attracts Butterflies	Attracts Pollinators
Asiatic Lily	Lilium	asiaticum	12-36"	June-July	Full sun to partial shade			
Aster	Aster		2-6'	August-Oct	Full sun to partial shade		X	X
Astilbe	Astilbe		12-36"	Spring	Partial shade to full shade			
Balloonflower	Platycodon		30-42"	June-August	Full sun to partial shade			
Beard-Tongue	Penstemon		12-36"	May-July	Full sun to partial shade	X	X	
Bee Balm	Monarda		2-5'	June-Sept	Full sun to shade	X	X	X
Bellflower, Harebell	Campanula		1-5'	June-Sept	Full sun to partial shade	X		
Big Bluestem Grass	Andropogon	gerardii	5-8'		Full sun			
Black/brown-eyed Susan	Rudbeckia		1-5'	June-Sept	Full sun to partial shade		X	
Blanket Flower	Gaillardia		12"	Summer	Full sun to partial shade		X	
Blazing Star	Liatris		1-6'	August-Sept	Full sun	X	X	X
Bleeding Heart	Dicentra		12-36"	May-June	Partial shade to full shade			
Butterfly Weed	Asclepias	tuberosa	24-36"	June-August	Full sun	X	X	X
Common Milkweed	Asclepias	syriaca	2-4'	June-August	Full sun to partial shade		X	
Coneflower	Echinacea		2-4'	July-Sept	Full sun to partial shade	X	X	X
Coral Bells	Heuchera		6-30"		Partial sun to shade			
Coreopsis/Tickweed	Coreopsis		12-36"	June-August	Full sun		X	X

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Landscaping/Digging/Exterior/Plant Containers

- Once the modifications are approved by the board and at least 10 days before digging, MJF and Associates will coordinate with Wisconsin Diggers Hotline and Natures Touch Irrigation to flag utility and irrigation lines. These contacts are required to ensure that no damage is done to property by digging. Any property damage must be corrected at the homeowner's expense.
- Refuse must be disposed of according to the rules listed on the City of Hudson website. In 2017, garden/landscape refuse must be disposed of in recyclable paper bags available at Menards's, and each bag must be accompanied by a trash pick-up tag available the County Market service desk.

Containers offer an attractive way to display annual and some perennial plants. Note that plants displayed in containers/pots that are placed in the mulched areas do not require landscape modification request and approval.

Mulch is renewed by the association at each home every three years. However, homeowners may add mulch to their mulched areas at any time at their own expense, using only association approved ***Western Red Cedar Mulch***, available at Gerten's.

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Cranesbill	Geranium	12-24"	Summer	Full sun to partial shade	X	
Creeping Phlox	Phlox subulata	4-6"	Spring	Full sun to partial shade	X	
Daylily	Hemerocallis	12-36"	Summer	Full sun to partial shade		
False or Wild Indigo	Baptisia	3-5'	June-July	Full sun to partial shade	X	
False Sunflower	Helianthus	2-6'	June-Sept	Full sun to partial shade	X	
Feather Reed Grass	Calamagrostis acutiflora	3-5'	July-August	Partial shade to full sun		
Ferns	Fern	Varies		Varies		
Garden Phlox	Phlox paniculata	36-48"	Summer	Full sun to partial shade	X	
Helenium	Helenium	18-24"	June-Sept	Full sun	X	
Hen & Chicks	Sempervivum	4-6"		Full sun		
Hosta	Hosta	12-18"		Partial shade to full shade		
Indiangrass	Sorghastrum nutans	5-7'		Full sun		
Iris	Iris	18-40"	Spring	Full sun to partial shade		
Little Bluestem Grass	Schizachyrium scoparium	12-48"		Full sun		X
Maiden Grass, Flame Grass, Porcupine Grass, Silver Japanese Grass	Miscanthus sinensis	4-6'	Late summer to late fall	Partial shade to full sun		
Mum	Chrysanthemum	12-24"	August-Oct	Full sun		
Oriental Lily	Lilium orientalis	12-48"	July-August	Full sun to partial shade		
Ornamental Onion	Allium	12-48"	Varies	Full sun to partial shade		
Peony	Paeonia	18-40"	Spring	Full sun to partial shade		
Russian Sage	Perovskia atriplicifolia	24-48"	July-Sept	Full sun to partial shade	X	
Salvia/Sage	Salvia nemorosa	18-50"	June-Sept	Full sun to partial shade	X	

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Tree List for RCCTH Homeowners

Common Name	Genus	Species	Recommended Varieties	Height	Width	Light Requirement	Notes
American Smoke Tree	Cotinus	obovatus		12'	5'	Full sun	
Crabapple	Malus		Need to be Fireblight resistant	10-15'	8'	Full sun to partial shade	
Jade Butterflies Gingko	Ginkgo	biloba	Jade	15-25'	15-20'	Full sun	male only
Juneberry (Tree Serviceberry)	Amelanchier	x grandiflora	Autumn Brilliance	15-25'	15-25'	Part shade to full sun	
Japanese Tree Lilac, Lilac Ivory Silk Tree	Syringa	reticulata		15'	12'	Full sun	
Juniper, Red Cedar	Juniper	chinensis	Hetz Columnar	15'	8'	Full sun	
Pagoda Dogwood	Cornus	alternifolia		20'	25'	Part shade to full sun	
Royal Purple Smoke Tree	Cotinus Cog.	atropurpurea		12'	5'	Full sun	
Apollo Sugar Maple	Acer	saccharum	Barrett Cole	25'	10'	Full sun	This variety has a compact, columnar growth habit. Most other varieties are quite large.
Winged Euonymus	Euonymus	alatus	tree form	10'	5'	Full sun to partial shade	Rabbit damage, plan to protect
Wichita Blue Juniper	Juniperus	scopulorum	'Wichita Blue'	10-15'	4-6'	Full sun	

Trees hardy to Zone 4
April 20, 2017

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Shasta Daisy	Leucanthemum	superbum	15-30"	July-Sept	Full sun to partial shade	X	
Spiderwort	Tradescantia		12-40"	June-July	Full sun to partial shade	X	X
Stonecrop or Sedum	Sedum		4-30"	Varies	Full sun to partial shade	X	
Switchgrass	Panicum	virgatum	36-50"		Full sun to partial shade		
Yarrow	Achillea		18-24"	July-Sept	Full sun to partial shade	X	

Plants hardy to Zone 4
March 2017

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Ninebark	Physocarpus opulifolius	Amber Jubilee, Tiny Wine, Tiny Wine Gold, Candy series, Little Devil	2-6'	3-4'	Full sun to partial shade
Redwing Viburnum	Viburnum trilobum	JN Select	10'	7'	Partial shade to full sun
Snowberry, Coralberry	Symphoricarpos albus, hybrid x		3-5'	4-6'	Full sun to partial shade
Spreading Yew	Taxus x media		3-4'	5-7'	Full sun to partial shade
Weigela	Weigela florida	Minuet, Tango, Spilled Wine	2-5'	3'	Full sun to partial shade
Wentworth Viburnum	Viburnum trilobum	Wentworth	12'	12'	Full sun to partial shade

Shrubs hardy to Zone 4
 April 20, 2017