

FAIRWAY THREE TOWNHOMES ASSOCIATION, INC.
POLICY REGARDING PLANTING within COMMON AREAS

Adopted November 21, 2019

PURPOSE: To provide policy and procedure whereby Owners, with permission of the Board, may take on planting and maintenance of vegetation within the common areas.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing planting and maintenance of vegetation within the common areas:

Per definitions within the Fairway three Declaration, Owners acknowledge that everything within the Common Areas belong to the Association as a whole. It is the responsibility of the Association to maintain all the Common Areas of the Fairway Three. Therefore, all vegetation within the Common Areas belongs to the Owners as a whole and will be maintained by the Association as directed by the Board. This includes vegetation that has been bought and installed by Owners past and present and vegetation installed by the Association. The Association has the right to trim, prune, or remove all plantings installed to date and in the future, whether installed by an Owner at his expense, or by the Association.

Therefore, except as otherwise provided in this Policy, the following procedures will be followed in all requests from Owners to plant anything within the Common Areas:


Owners are welcome to install vegetation in the form of trees, plants or gardens with the written approval of the Association.

Owners will submit in writing to the Board a request to install a planting. Such request shall include the nature of the planting (tree, shrub, garden) and the requested location, and willingness to maintain said planting.

Owner agrees to maintain the planting for the life of the planting.

Owners agree that once something is planted in a Common Area it becomes the Property of the Association. The Association may or may not maintain the planting as benefits the Association. The Association may remove the planting for no cause and with no recourse to the Owner.

This Policy Regarding Planting was adopted by the Board of Directors on the 21st day November, 2019, effective the 21st day of November, 2019, and is attested to by the Secretary of Fairway Three Townhomes Association, Inc.



Andrew Fisher Secretary



RECEPTION#: 661205, R: \$13.00, D: \$0.00
DOC CODE: COVENANTS
Pg 1 of 1, 12/13/2019 at 11:49:03 AM
Janice K. Vos Caudill, Pitkin County, CO