

CRYSTAL WATERS CONDOMINIUM ASSOCIATION
GUIDELINES FOR PLANTING BEDS AT REAR AND SIDE OF UNIT

(Approved by the Board at the September 5, 2013, Meeting)

(Revised by the Board at the October 18, 2023, Meeting)

The association's board of directors is responsible for maintaining compliance with the association's organizational documents (Master Deed, Bylaws, and Rules and Regulations) when requests for approval are made. The purpose of this document is to set forth specific guidelines, and questions to be considered, for the board's use when evaluating a request for approval to establish a new, or remodel an existing, planting bed at the side or rear of their unit.

PROCESS: Once a written request for approval is received, the board will acknowledge receipt of the request in writing (via email) and send the homeowner this document which outlines the requirements and/or restrictions.

The homeowner must respond with his/her assurance that all of the below-listed requirements and/or restrictions will be met, and a picture and/or diagram of the proposed planting bed showing its specific perimeter must be included.

APPROVAL/DENIAL: Final approval or denial resides with the HOA Board's understanding of the information provided by the homeowner. Approval or denial, whichever the case may be, will be done in writing (by email) or USPS as deemed appropriate.

REQUIREMENTS AND RESTRICTIONS

Backyard Design Elements:

1. **Size** - Planting bed must not extend into the common area more than three (3) feet. In addition, it should not extend more than four (4) feet past an imaginary line sighted from the patios or deck stairways of the two or three neighboring houses. The left or right ends of the rear planting bed must not extend any further than the side wall of the unit.
2. Bushes and ornamentals planted in the bed must have a branch structure that is contained within the boundary of the planting bed. Trimming of excessive growth will be the responsibility of the homeowner.

Open Side Yard Design Elements:

1. Planting bed should not extend into the common area more than four 4 feet.
2. If the A/C unit is located within the planting bed, the bed should extend no further than 2 feet around the outside of the A/C unit and stay within the four (4) foot guideline along the house wall everywhere else.

QUESTIONS FOR BOARD TO CONSIDER

1. **Irrigation Heads** – Does the layout of the bed impact existing irrigation heads? Will it be necessary to change the type of head or move the head to a different location?
2. **Lawn Mowing Impact** – Will the proposed planning bed change the mowing pattern to the extent that additional time or overcoming obstacles will be required to complete mowing in the area? *(Changing a straight mowing track into one with several curves can add time and cost to the process.)*
3. **Aesthetics** – Will the proposed planting bed look good from the neighbors' houses. How will it fit in with the overall wide-angle view of the area.
4. **Size** – Is the design too pretentious?

Reference: Rules and Regulations Section 4, Landscaping in Limited Common Areas.