

Extended Gardens and Landscape Changes

Extended Gardens are owner installed and maintained landscaping in Common areas and require Board approval before installation (RULES below.). If approved, the new landscape is the owner's responsibility to install, irrigate and maintain. These responsibilities then also become the responsibilities of subsequent owners of the property.

When a unit sells, the responsibility of extended garden maintenance is passed on to the subsequent owner. It is the obligation of the seller to provide a real estate disclosure before sale of this inherited responsibility.

Upon approval, an owner may install the extended garden personally (including use of a contractor), or may request that the Homeowners Association make the improvements, using the owner's approved plans, and pay the Association to provide the plants and/or labor. Implementation must be made within 45 days of receipt of approval.

Continued maintenance will be the owner's responsibility. Owners of extended gardens that do not appear in good condition, or as originally approved, will be asked to restore their gardens to original extended garden plans. Restoration will be the owner's responsibility and at their expense. If it becomes necessary for the Association to perform the restoration, the owner will be assessed the cost.

RULES FOR LANDSCAPE CHANGES

Nothing should be materially changed, added to, or removed from the Common Area (including plants, shrubs or trees) without Board approval under the procedure outlined in "Creekside Landscape/Hardscape Request Form", available on the Association website. NOTE: Homeowners are responsible for any plants in non-Common Areas such as within patios or atriums, including the cost of removing any growth such as trees or roots that may become a problem.

Custom sidewalks must be approved by the Board, and are an expense of the homeowner.

Alterations to be made under the roof overhang (except the patio) must also be approved by the Board as this is considered a Common Area.

The Board must approve extended gardens and material alterations to such extended gardens. Drawings/Plans must be submitted for Board approval for any/all of these changes as part of the "Creekside Landscape/Hardscape Request Form."