

SHADOW LAKE VILLAGE CONDOMINIUM ASSOCIATION LANDSCAPE GUIDELINES

RESPONSIBILITY OF THE ARCHITECTURAL CONTROL COMMITTEE:

A – To assure that the grounds immediately adjacent to residential buildings remain at a standard as set forth in these guidelines as established by the Board of Trustees.

B – To approve resident's application for landscape enhancements on the grounds immediately adjacent to residential buildings. Applications are available at the Association Office or on the SLV web site.

C – If a request is denied the owner may submit a written request to the Board to have the decision reconsidered. The decision of the Board is final.

D – The Architectural Control Committee has neither jurisdiction over nor responsibility for the landscaping or maintenance of the golf course.

MISCELLANEOUS GUIDELINES:

A – All plantings on common property become the property of the Association. The property owner will assume expenses for future maintenance of plantings.

B – The area within four feet of a ground floor unit's foundation or patio edge are considered "foundation plantings" and do not require approval, see below.

C – In the case of unauthorized changes, the Association may require the owner to restore the property to its original condition at his or her expense or the Association will restore the property and the cost will be charged to the owner.

D – Vegetable plants, other than potted plants, are only permitted in the shared garden area on "The Point," on the lakeside off Berkshire Court.

E – The cutting or removal of flowers, shrubs or other vegetation from roadway islands, common ground gardens, the shared garden area, or other resident's foundation plantings is prohibited.

FOUNDATION PLANTINGS:

A – Only first-floor or ranch units are considered to have foundation areas. The owner of the first-floor unit may choose to landscape a strip of ground four feet wide that is adjacent to the unit's foundation or the edge of the patio. These

plantings may be changed, added to or cut back without Architectural Control Committee's approval, with the following restrictions: Growth patterns of these plantings should not interfere with any common access paths, sidewalks, utility lines or routine maintenance operation. Plantings should not exceed five feet in height. Trellises are discouraged, but if needed, they must be removable to facilitate building maintenance. No ivy or invasive vines, please. (See recommended list of suitable shrubs for foundation planting).

RECOMMENDED FOUNDATION SHRUBS (Other similar plantings are acceptable, based on the specific planting plan):

Spreading Yew	Ilex	Azalea
Barberry Bush	Cotoneaster	Heather
Boxwood	Dwarf Holly	Dwarf Rhododendron
Shrub Rose	Arborvitae (globe, and low growing varieties)	

A – When a unit is vacant it is the responsibility of the owner to arrange to have the foundation plantings maintained.

B – The Association, at its discretion may take action in the maintenance, pruning or removal of overgrown or “unsightly” areas.

C – Level of mulch or soil at foundation must be below the bottom edge of siding to help prevent damage to the siding (moisture, mold, termites etc.).

APPROVED BY THE BOARD OF TRUSTEES

Board President

Date: _____