

Mission Hills Condominium Association

Garden/Flower Bed Planting Guidelines

All landscaping outside the buildings- front, rear and along carports- are part of the common elements **and are the discretion of the board as well as maintenance.** However, homeowners and residents are welcome to do their own landscaping in front and back of their respective units with Board approval. **Any landscaping done along the carports requires Board approval and becomes the responsibility of the unit owner that planted, NOT maintenance. The Board has the right to remove any landscaping that has failed to be maintained and will not be responsible for any monetary reimbursement.**

1. Depth of the flower beds is not to extend more than twelve (12") inches beyond the stucco wings, or to the sidewalks in front of units.
2. Plants shall not be within six (6") inches of sprinkler heads, water pipes, cables, or waste line access caps.
3. No growth is to extend over walkways or entrances.
4. All plants shall be maintained at a distance no less than twelve (12") inches from any part of the building. The distance helps prevent wood rotting on the siding. **Plants found too close to the buildings will be tagged for removal. If not removed by the unit owners, within specified time frame, maintenance will remove them with no monetary reimbursement.**
5. All plants shall remain at a height of no more than windowsill level in **both the front and back yards. A similar height shall be carried over to the carport bed plants.**
6. Dirt and mulch level of the beds must be maintained at least three (3") inches below any of the wood siding to help decrease termite issues. **A drainage channel of at least eight (8") inches between the building and front and rear patios is required.**
7. NO trees or tree-like shrubs are permitted to be planted in beds abutting the buildings. Roots on these types of plants are large and widespread and cause severe damage to the slab and building structure as well as pipelines and other utility supply lines. **These plants may be put in pots ONLY. Any trees of this nature found planted in ground will be removed at the unit owners' expense.**
8. Owners who elect to do this landscaping or have acquired a unit with personal landscaping by the previous owner, are required to keep the area trimmed, clear of overgrowth and neat in appearance. Such care is required year-round; therefore, it is the responsibility of the condo owner to make arrangements in their absence.

9. In the event of ongoing negligence, the Mission Hills Condo Association will step in to bring the landscaping back into compliance at the owner's expense.
10. When repair or replacement of a utility lateral is required, and a homeowner-installed patio or landscaping is disturbed in the process, repairs and replacement of the patio and landscaping are at the owner's expense.
- 11. Residents may not plant any trees without written approval from the Board. Any planting request must be written and submitted to the office for the approval of the Board *AS WELL AS head of maintenance. Any unapproved planting will be removed without notice.***
12. Gardening debris is to be bagged and placed next to the green trash bins. ***Maintenance is not responsible for cleaning up after your pruning and landscaping.***
- 13. *There is a limit of twelve (12) potted plants per patio. This means twelve in the front and twelve in the rear. NO EXCEPTIONS WILL BE MADE! There is no grandfathering in of any landscape that doesn't meet these rules.***

Your gardening efforts in the front and and/or rear, and approved carport areas that enhance the appearance of Mission Hills grounds is much appreciated.

THE BOARD OF DIRECTORS MAY CHANGE THESE GUIDELINES ANY TIME CIRCUMSTANCES REQUIRE.