

GARDENING AND DECORATING RULES

AMENDED AND APPROVED BY THE BOARD OF DIRECTORS

March 9, 2017

MULCHED AREA IN FRONT OF WINDOWS AT FRONT OF UNITS

1. Owner's removal, replacement, additions, trimming and pruning of shrubs is strictly prohibited.
2. Annuals and perennials may be planted by owners with the following taken into consideration:
 - a. No climbing plants are allowed to climb on any areas of building or porches.
 - b. Owner assumes all risk if landscapers do any damage to your plantings.
 - c. Owners addition of mulch must be done at their cost and with the same mulch material and color that landscaper has used in other common areas.
 - d. Owner is responsible for controlling or removing any invasive plants which get into lawn.
 - e. Owner is responsible for removing all plantings they are no longer able to maintain.
 - f. All plant pots, statuaries & planters must be removed from all gardens, patios & decks before the first snowfall.
3. One small "garden flag" is allowed. A garden flag is defined as one that has a black metal rod frame that holds seasonal flags approximately 11" X 18" in size. No national flags except the American flag is allowed.
4. Shepherd hooks are allowed to hold hanging plants only.

5. All decorative items (planters, statues, etc.) shall be earth tone in color, brown, green, rust, gray/black, and be compatible with surroundings and shall not be obtrusive, detract from the aesthetic appeal of the community or be larger than three feet tall.
6. Decorative items shall be limited in number to five items. These items include planters, statues, garden flags, etc. Decorative items shall not have moveable parts, be wind driven or contain reflective material.
7. Pots or planting of vegetables are prohibited in this bed. Planting of vegetables is allowed in containers on the rear decks, landings or stoops.
8. No artificial flower ornamentation or solar lights are allowed.
9. The landscaper will be edging this bed therefore; no additional borders should be added by owner.

CIRCLE GARDENS AROUND LAMP POST

If an owner elects to plant in their lamp post circle garden, they may choose to plant annuals or perennials, no artificial flower ornamentation. No decorative items or potted plants are allowed in this garden. The same rules under Mulched area in front of windows at front of units: Section 2, Parts b-e would apply to the circle garden. No border edging is allowed around the circle garden. No hanging potted plants from the lamp post are allowed.

PLANTERS IN FRONT OF GARAGES

Planters may be placed in front of garages on asphalt. When both unit owners choose to share the same balanced look for the building, no more than three planters would be allowed. Should unit owners wish to have their own individual planters then two per unit would be allowed and owner's consideration taken to keep the middle planter on smaller scale to accommodate two planters between garages. Planters shall be earth tone in color and or compatible with surroundings. Planters must be brought in prior to first snow.

GARDEN BEDS AND PLANTING ON THE SIDE OF UNITS (SIDE GARDENS)

Effective March 9, 2017, Unit owners will no longer be allowed to add garden beds and plantings on the side of their Units. (Side Gardens)

The current owners, that already have Side Gardens, will be allowed to keep them until they sell their Unit. See the list of current Unit owners with Side Gardens below.

The current owners of Side Gardens are required to remove their Side Garden and return the area to grass prior to selling their Unit.

Owners of existing Side Gardens are still subject to following:

- 1. Maximum Size:** The optional garden plot area will stretch on a continuous straight line not more than four (4) feet from and parallel to the foundation, beginning at a right angle not less than two (2) feet forward of the white elbow vent (water heater) and extending forward towards the front of the unit and may go as far as and be joined with the mulched, shrubbery area in the front of the unit. Exhibit A will clarify the *maximum* size allowed. A smaller plot in any dimension is allowed but not a larger one.
- 2. Plant Size:** No plant or shrub can be allowed to exceed the height of the window sill. You are encouraged to plant dwarf shrubs and plants or others that you know won't normally reach that height. *Due to varying landscape contours this requirement may vary somewhat from unit to unit.*
- 3. Plant Selection:** There is room for creativity here but we do caution owners to use discretion in selecting plants and creating a plan before planting in a haphazard way. The use of quality perennials is encouraged along with an array of annuals for color, etc.

4. **Mulch/Edge:** The side gardens must be edged and mulched at all times. Use only the same color and texture bark mulch as that used by the landscaper.
5. **Other Rules:** The same rules that applied to the mulched areas in front of the units (**Section 2, Parts a. thru e.**) apply here. If you are unsure as to how to proceed, contact a Director or a member of the Landscape Committee for help.

CURRENT UNIT OWNERS WITH SIDE GARDENS

| | | |
|------------------|------------------|------------------|
| 9 Flat Rock Road | 4 Hadleigh Road | 14 Hadleigh Road |
| 16 Hadleigh Road | 18 Hadleigh Road | 21 Hadleigh Road |
| 24 Hadleigh Road | 30 Hadleigh Road | 54 Hadleigh Road |

MULCHED AREAS AROUND TREES

No plantings or edging is allowed around trees.

MULCHED BEDS WITH UTILITY BOXES

These areas are to remain free of owner's plantings or decorations; with the exception of those units that have connected utility box beds and lamp post surrounds or front garden and utility box beds. Beautification in these areas will be handled by the Landscape Committee and the Board of Directors.

BACK OF UNITS

1. Nothing shall be placed on or attached to grass, perimeter of lawns edge, patios, stoops, decks, or 3 season rooms that in any way impedes or distracts from lawn maintenance. The objective is to have a well-manicured lawn in all Common Areas.

2. The wooded area directly behind most units constitutes the Watershed Protected District and should be treated in accordance to the New Hampshire Wetlands Law. This area must remain virtually untouched which means no discarding of dead plants, Christmas trees, brush, etc.; no cleaning, digging, removal or foliage, etc. If a tree must be removed for hazardous reasons (Board approval needed), part of the trunk must remain intact so as not to disturb the root system. At the Wetlands areas, these areas must remain untouched.
3. Three bird feeders and one bird bath are allowed. Bird feeder poles, bird baths, etc. may be placed at the perimeter of lawns edge and should be earth tone in color and or compatible with surroundings.
4. Plantings between large perimeter boulders are allowed as long as they don't interfere with mowing.
5. In the event an owner is unsure how to proceed with the above, please contact the Board for guidance.
6. No use of decorative items is allowed in this area. Please be considerate of your neighbors, remember that this is a Common Area and not an individually owned backyard.

UNIT OWNERS RESPONSIBILITIES

Unit owners that add plants or shrubs to any of the areas mentioned above are required to maintain these areas. If the owners no longer want to maintain the gardens, then the owners must remove them and restore the areas to their original condition.

LEASE OF A UNIT

Owners that have added plantings in front window areas, around lamp post, back of Units or in side gardens must notify the leaser of their responsibility to maintain these areas. If the perspective leaser does not wish to maintain these areas the owner can maintain these areas themselves or restore these areas to their original condition.

HOLIDAY DECORATIONS

Christmas decorations shall not be displayed prior to Thanksgiving, nor later than January 15th. Outside lights may be hung earlier if a snow storm is predicted, but they can't be lit until Thanksgiving. Decorations shall be kept within the Limited Common Area and the Common Area directly in the front of each unit. The lights on shrubs or decorative items must be miniature and run continuously. Flashing lights are not permitted. A white floodlight may be used to illuminate front decorations provided such flood light does not shine into neighboring units. All other holiday decorations may be displayed 15 days before till 15 days after the holiday.

GENERATORS

Keeping the crushed stone area around the generator free of grass and weeds is the responsibility of the owner.