

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. However, homeowners and residents are welcome to do their own landscaping in front and back of their respective units, and along carports, within certain criteria.

1. Depth of the flower beds is not to extend more than twelve inches (12") beyond the stucco wings, or to sidewalks in front of units.
2. Plants shall not be within six inches (6") 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 inches (12") from any part of the building. The improved air flow aids in preventing wood rot on the siding.
5. All plants shall be maintained at a height of no more than the windowsill level. A similar height shall be carried over to carport bed plants.
6. Dirt and mulch level of the beds must be maintained at least three inches (3") below any of the wood siding to help decrease termite issues.
7. No trees or tree-like shrubs are permitted in beds abutting the buildings. Roots on these types of plants are large and widespread and can cause sever damage to the slab and building structure, as well as pipelines and other utility supply lines.
8. Owners who elect to do this landscaping or have acquired a unit with personal landscaping by a previous resident, 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 MHCA will step in to bring the landscaping components back into compliance at 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 or landscaping are at the owner's expense.
11. Residents may not plant any trees unless the Board grants permission upon written request submitted to the Board prior to any planting.
12. Gardening debris is to be bagged and placed next to the green trash cans.

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

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