

BEAVERDAM RUN CONDOMINIUM ASSOCIATION

LANDSCAPE POLICY OVERVIEW

The Beaverdam Run Condominium Association (BRCA) property is situated on 115 acres of meadows, woods, mulched areas, gardens and lawns landscaped to blend with the natural beauty of the foothills of the Great Craggy Mountains of Western North Carolina. The property includes 136 residential units, the Governors' Lodge (Log Cabin), Clubhouse, Japanese Garden, Gazebo, Maintenance Buildings and the Community Garden.

The Association's goals are to maintain the property in an attractive manner suited to this mountainous area and to be cost efficient in doing so. Achieving these goals ensures a harmonious and natural environment for the enjoyment of Owners/Residents and enhances the value of the condominium property.

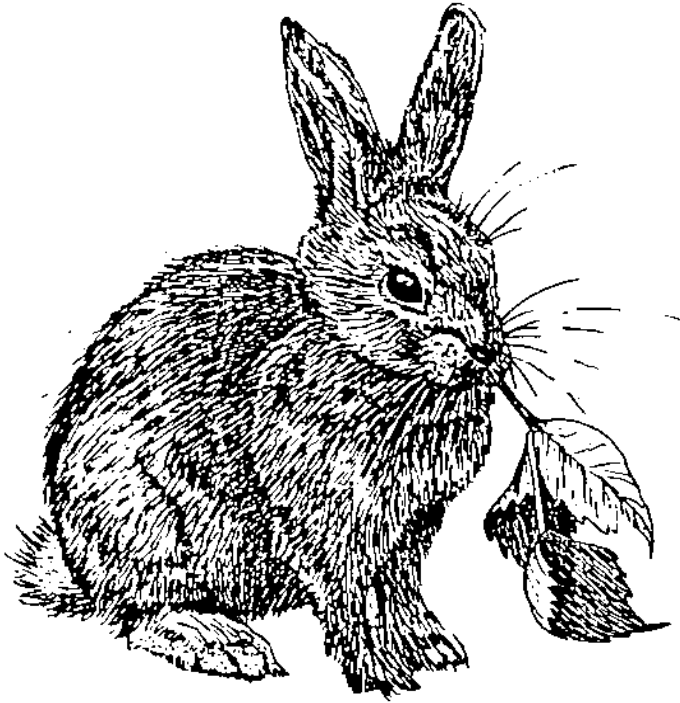
BRCA's landscape is a single entity rather than a set of individual properties. The landscaping is designed and maintained so that the entire community and the surrounding lands and mountains blend seamlessly. Stonework and night lighting enhance the landscape features.

The Association is responsible for all common and limited common elements of Beaverdam Run. The Landscape Committee studies the continuing needs for landscape maintenance and modifications. BRCA contracts with a professional landscape service for the care of the Association's property. The contractor is charged with the care of designated areas according to a maintenance contract. The duties include mowing, weeding, chemical weed control, leaf collection, pruning, fertilization and related activities. The Association hires other service providers as needed.

Major landscape projects, removal and replacement of old plants in the mulched beds adjacent to the units are the responsibility of the unit owner. The unit owner must submit a **Landscape** form (see next paragraph) and receive approval from the Landscape Committee before beginning any work. The Landscape Committee will work with the unit owner to determine the appropriate plants and will assume maintenance responsibility as defined in paragraph 2 of the Landscape Policy and Guidelines.

The BRCA Board has reviewed and approved the Landscape Policy and Guidelines. Owners/Residents must comply with these guidelines. All Landscaping requests must be submitted on a **Landscape Maintenance Request** form or on a **Landscape Alteration Request** form for approval by the Landscape Committee. Forms are available in the Gazebo and on the website.

The Board of Directors is empowered to enforce the Guidelines. The cost of remedying any violation will be borne by the Owner/Resident with penalties as provided for in the Association's Declaration and Bylaws.



LANDSCAPE POLICY AND GUIDELINES

1. Communication with and directions given to the contractor are to be made only by the Landscape Committee, its Board liaison or other designee. Employees of the landscape contractor must be allowed to proceed with their work without interruption. Residents should not give directions to landscape employees.
2. An owner may request the removal of dead plants. If a replacement is approved it will be based on cost, availability and location suitability. If an owner wishes to upgrade the size or species provided by the association they may do so at their expense; however, the selection will be subject to the approval of the Landscape Committee.

Owners may remove and replace old or overgrown plants or re-landscape the mulched beds adjacent to their unit at the owner's expense. A **Landscape Alteration Request** form with a plan drawing must be submitted to the Landscape Committee for approval. The plan will be reviewed for appropriateness of overall design, plant material selection, location of plants and number of plants to be used and the impact on future landscape maintenance. If the work is not consistent with the approved plan, the Association has the right to require remedial action at the Owner/Resident's expense. No work will begin until Landscape Committee approval is obtained.

All work becomes the property of the Association; however, the Owner/Resident assumes full watering maintenance/replacement responsibility for the first year following the date of the planting. Once the plantings are established, they will be maintained by the BRCA landscape contractor in accordance with landscape policy. The Association does not guarantee replacements of any plantings done by an Owner/Resident.

It is the Owner/Resident's responsibility to keep new plantings watered regularly. Owners/Residents may request information about watering from the Landscape Committee. During drought periods, the Landscape Committee will advise whether or not older plants should be watered.

All tree-trimming requests must be submitted on a **Landscape Maintenance Request** form to the Landscape committee. No Owner/Resident is allowed to trim or remove any tree or have a third-party trim or remove any tree. All tree work must be arranged with the Landscape Committee.

The Landscape Committee will consider each request for tree removal to create or improve a view based on its impact on slope stability, erosion control, maintenance of a healthy tree population and the effects on other residents. The cost of removing trees to improve view and any replacement, if needed will be borne by the Owner. The unit owner will pay the Association contractor directly for the approved work.

3. The Association's variety of lawn grass becomes dormant and brown in hot, dry summer weather. Owners/Residents should not water established lawns unless notified by the Landscape Committee. Notices regarding watering will be posted at the Gazebo and on the website.
4. The landscape contractor is solely responsible for the application of weed control chemicals and fertilizers to lawns. Application to shrubs and trees is done as needed. Additional application of such chemicals and fertilizers to lawn, shrubs and trees is likely to cause damage and may not be done by an Owner/Resident without receiving prior approval.
5. Owners/Residents are allowed to add annuals and approved low maintenance perennials to mulched areas adjacent to their units at their own cost. (See list below for examples). The only exception is mulched tree ring areas, where no type of planting is permitted. The plants must be properly maintained throughout the year by the Owner/Resident to conform to the overall aesthetic appearance of the Condominium's property. Contact the Landscape Committee with any questions. These plants will not be maintained by BRCA.
 - Examples of approved plants are: Pansies, Geraniums, Impatiens, Vinca, Begonias, Petunias, Mums, Daylilies, Daffodils, Daisies, Black-eyed Susan and similar plants.
 - Examples of prohibited plants are: Pyracantha, Sunflowers, Hollyhocks, Cannas or similar plants, noxious plants or invasive plants (e.g. Ivy, Honeysuckle, Bittersweet, Kudzu, Bamboo) and plants that require staking or support of any kind.
6. Trellises, strings and other artificial supports are not allowed.
7. Vegetables are not to be grown in the lawn or any mulched area.
8. Flower and plant containers, potted plants, artificial plants and/or flowers may not be placed on driveways, sidewalks, lawns, any mulched area or hung from unit eaves or stonework.
9. An Owner/Resident may place a limited number of decorative items in the mulched areas. These items should complement the surrounding landscape that is the focal point of our property. The items must be a solid, natural color that blends with the stonework and siding colors of the unit. See list below for examples.

Front Mulched Area Decorative Items:

- One architectural item such as a pagoda, lantern or sundial not to exceed approximately 16" in height or one garden sculpture/statue of an animal indigenous to our area not to exceed approximately 12" in height.
- Additional small items, not to exceed three in number and approximately 6" in height, may be arranged in a group and must not be visible from the street.

- No more than three rocks may be added to the landscape in this area. A **Landscape Alteration Request** form must be submitted to the Landscape Committee showing the placement of the rocks among the shrubbery. The largest rock may not exceed approximately 24” in height when installed. Rock gardens are not permitted. No work may begin before written approval of the Committee is obtained.

Side and Rear Mulched Area Decorative Items:

- Only one birdbath is allowed. The birdbath is not to exceed approximately 32” in height.
 - Other items must conform to the specifications listed in the front mulched area section above and not impact the viewscape from the nearby units.
 - No more than three bird feeders and/or birdhouses may be located in these areas. Feeders and/or houses hung from tree branches must not interfere with landscape maintenance. Feeders must be brought in at night and removed entirely when so directed by the Association. All such items must be maintained by the Owner/Resident.
10. Owners/Residents must not alter mulched areas or lawns without Landscape Committee approval. Any request must be submitted on a **Landscape Alteration Request** form. Owners/Residents may augment the existing mulch only with shredded pine bark mulch. Shredded pine bark mulch is used because it provides visual consistency and protection from termites.
 11. Owners are prohibited from installing ponds or other water features. Existing board-approved systems may remain. Owners of existing systems are responsible for the costs of maintenance. Owners must disclose to buyers their assumption of that responsibility. The Association may elect to remove any feature not properly maintained.
 12. Owners/Residents are prohibited from installing underground irrigation systems of any kind. Existing Board-approved systems may remain. Cost of maintaining existing systems is the sole responsibility of the Owner/Resident. Owners should disclose to buyers their assumption of that responsibility. The Association may elect to remove any system not properly maintained.
 13. Owners/Residents may not install (locate) signage of any type in the lawn or mulched areas surrounding the unit (security decals may be affixed to a unit’s window).
 14. Owners/Residents must keep hoses, hose reels and sprinklers neatly stored near hose bibs when not in use and they must be unobtrusive from neighbors’ and street views. Hoses and holders must not interfere with landscape maintenance operations.

15. Owners/Residents should pile all cuttings neatly near the street in front of their unit to coordinate with the weekly Monday morning pick-up by the landscape contractor. Any change of pick-up day will be posted at the Gazebo, on the website and in News and Views.
16. Shrubs/trees/vines should not contact or be supported by the exterior walls or posts of units. If any vegetation is in contact with the unit, the Owner/Resident should submit a **Landscape Maintenance Request** form to the Landscape Committee. The Committee will arrange for appropriate action to be taken by the landscape contractor.
17. Owners/Residents who believe the grounds surrounding their unit need erosion control should submit a **Landscape Maintenance Request** form to the Landscape Committee. The Landscape Committee will work with the Infrastructure Committee to evaluate and remedy the situation.
18. Steps, stepping stones and walkways are permitted only to create a safe access to the rear or lower level of the unit. No walkways linking one unit to another are allowed. Owners must submit an **Alteration Request Form to the Architectural Standards Committee** indicating the placement and materials to be used.

Cost of installation and maintenance is borne by the owner and no work may begin before written approval is obtained. The owner is responsible for maintaining the steps, stepping stones and/or walkways in a safe condition and informing any prospective owner of this maintenance and/or replacement responsibility when selling the unit.

19. Owners who desire to install sidewalk edging must submit a **Landscape Alteration Request** form to the Landscape Committee for approval before beginning any work. The request must include the materials to be used and their placement. Cost is borne by the Owner.

The Landscape Committee's criteria for approving such work are as follows:

- Edging is only to be used to contain mulch and soil in the mulched areas that adjoin the walkway to the front entry and or driveway. No edging is allowed adjoining grass.
 - Dry stacked flagstone or similar approved material such as rock or bricks in natural, earth tones (beige, brown or grey) installed in a linear horizontal pattern (not standing on end).
 - In areas where space is limited (between some entry sidewalks and garages) a dark metal edging no higher than 4 – 5" may be used. Wood, rubber and plastic materials are not allowed.
20. Owners/Residents are not to undertake work of any kind on slopes, meadows or roadsides without submitting a **Landscape Maintenance Request** form and receiving approval from the Landscape/Slopes Committee. In some cases, when work is requested and approved the cost will be borne by the Owner.

21. Requests for removal of invasive vegetation encroaching on the unit from slopes or meadows must be submitted on a **Landscape Maintenance Request** form to the Landscape committee.
22. Owners/Residents should report signs of slope erosion to the Landscape Committee on a **Landscape Maintenance Request** form.