

## Stonegate Condominium Landscaping Guidelines-r2 - 2021

The fundamental landscape design of the yard areas shall not be changed except such as shall have been approved in writing by the BOT. Approvals will be based on BOT discretion following the guidelines set forth below.

**Approvals must be obtained prior to any work being done.**

**Lawns** must be maintained and cared for so as to be in a healthy and well kept, attractive appearance

- Grass must be cut and trimmed and its height shall not exceed 4"
- Watering is essential and should be in accordance with town regulations
- Fertilizer, lawn food and weed control should be applied regularly
- Insect control should be applied regularly

**Shrubbery** along the front of units shall be maintained in a neat and well-kept appearance in accordance with the original landscaping scheme for all units. All should be trimmed in a neat and presentable manner. Trimming may be required several times during the year to maintain well-kept appearance.

- Front entrance must be bordered on each side by an upright yew
  - o Captain Upright Yew, Captain Upright Pyramidal Yew, Japanese Yew
    - *Taxus Cuspidata*, *Taxus Cuspidata Fastigiata*
  - o These can be trimmed to an oval, cylindrical or pyramid shape, pointed or squared top
  - o These should not be less than 4' high, and not be higher than the entryway lights on the units
  - o If replacement of one of these is needed it must be of similar height to the other side, or both can be replaced but with shrubs no less than 4" tall
- The end corners of the units should be anchored by a lower spreading yew
  - o Spreading Yew (*densiformus*)
  - o Maintained 3' – 4' in height; can be trimmed to be round or square with flat top
  - o Generally should not be much higher than the window sills
  - o If replacement of one of these is needed it must be of similar height to the old planting, or not less than 36" tall
- The central plantings between the yews should be rhododendrons and mixed with azalea bushes
  - Other types may be approved at the discretion of the BOT
  - o All should be trimmed and maintained in a neat and well-kept manner
  - o Generally should not exceed the height of the window sills
  - o If replacement of one of these is needed it must be of similar height to the others, or all can be replaced but with shrubs no less than 3' tall
- Any additional plantings desired along the front of the units **must be approved** in writing before being planted
- No 'dwarf' or 'pygmy' or 'topiary' species of shrub will be allowed
- Flowering plants (like roses) are only allowed along the sides or rear of units, but must be approved by the BOT prior to planting
- Plantings/flowers along the sides or in the backyards must be approved by the BOT
  - No garden beds are allowed along the sides of buildings
- **Reminder – any change to the landscaping , including adding to or replacing existing shrubs must be approved by the BOT prior to any work being done. It is strongly advised that a detailed plan be submitted to the board for their consideration when requesting project approval.**

## **Pathway lighting**

- Only white, solar pathway lighting is approved with BOT approval
  - o Light intensity must not be excessively bright
- Pathway lighting should only be utilized along the edges of pathways
  - o Not allowed along driveways
  - o Not along the front or sides of the units
- If/when the lighting fails or is in disrepair they must be removed

## **Borders**

- Only red clay brick (flat or scalloped) planting borders are allowed
- Only along the front shrubbery planting bed
- Cannot exceed the maximum height of 4" above ground level

## **Planting Beds**

- Planting beds are allowed but must have approval from the BOT prior to being implemented
  - o Size, number, and location of planting beds will be determined based on the relative size of the yard the bed(s) will be in
- Ground level planting beds should conform to the following guidelines:
  - o Must be at least 12' from any abutting yard area
  - o Maximum height allowed = 20"
  - o Maximum size – 8' x 12' (96 sq ft); 1 bed allowed
  - o If multiple beds desired – 2 beds allowed
  - o Any combination of 2 of following sizes allowed:
    - 6' x 8'; 6' x 6'; 6' x 4' and 4' x 4' allowed
- Raised beds (on legs) must conform to the following guidelines:
  - o Must be at least 12' from any abutting yard area
  - o Maximum height from ground – 54"
  - o Maximum size – 3' x 6'
  - o Maximum number of beds – 3
- Once size and location is approved from the BOT , approval must be obtained in writing (email) from
- Planting beds can only be used for plants and/or vegetables
- If the beds are not being actively cultivated they must be removed
- If the bed structures deteriorate they must be repaired or the beds removed

## **Walkways and Patios**

- Walkways and patios are allowed under the following guidelines and with approval by the BOT. These can only be constructed of interlocking paving stones at ground level
- Walkways leading from the driveway to the rear will be considered (max 36" wide)
- Walkways from rear steps or rear garage entries will be considered (max 36" wide)
- Patios located at the bottom of deck stairs, and behind the home will be considered
- No solar lighting is allowed along side walkways or patios.
- Size will be determined relative to the size of the yard it is located in
  - o Maximum allowed is 10' x 10' if yard size allows

**Reminder** –It is highly recommended that a detailed plan be submitted to the board for their consideration when seeking project approval.