

SPECIFICATION FOR LANDSCAPING IN THE FIVE-FOOT AREA BY RESIDENTS

The 5-Foot Area Is the Original Space Abutting the Unit, Allocated by The Builder and Architect as a Permanent Landscaped Area.

I. GENERAL RULES

- A. Residents **must maintain** their five-foot area, which may have foundation plantings, individual pots of plants, a limited number of decorative garden ornaments, mulch, stone, or gravel but may not have pavers, bricks or grass, as ground cover.
- B. Planting of low-growing bushes, shrubs, flowers or ground cover is permitted in an area extending five (5) feet from the foundation of a unit and the area between unit walls and walkways. **NO TREES** may be planted in the-(5) foot area.
- C. The center of all bushes and shrubs must be at least thirty (30) inches from the unit foundation and all branches, etc., including **living** ground cover must be kept maintained and/or trimmed to at least twelve (12) inches from the unit siding to minimize damage to siding.
- D. Planting in front of windows must be maintained to not exceed three (3) feet in height and preferably not higher than the windows. Plantings must not obstruct access to or from the window. Mature shrubs should be trimmed to leave the upper panes of windows unobstructed.
- E. Planting in front of solid walls must be maintained so as not to exceed five (5) feet in height and should be trimmed to a height where they do not brush against the siding or overhang gutters.
- F. In order to prevent damage from rot, insect damage and/or mold, the entire five-foot area must be kept 2 - 4 inches below the bottom of any and all siding material, when possible. This includes the top of any groundcover, mulch, stones, gravel, edging material, etc., that are within the area. Edging material should not be higher than 6 inches above grade and parallel to the foundation/siding and must not block water drainage away from unit.
- G. Stone or gravel groundcover must have edging material to maintain border to prevent lawn mowing hazards.
- H. Borders if used, must not exceed six inches in height.
- I. **Water shutoffs and sewer cleanouts must remain visible for emergency access.**
- J. **No furniture or structures are permitted in the five-foot area.**

II. APPROVED EVERGREENS, SHRUBS

A. Low-Growing Evergreen Conifer:

(Species should be selected that have adjectives in the botanical names such as Compacta, Compressa, Minima, Nana, Pygmalia, Prostrada, or Pendular, Arborvitae, Pine, Spruce Cedar, Juniper, Yew.

B. Slow-Growing Broadleaf Evergreens:

Andromeda	Cotonester	Heath	Oregon Grape	Coralberry
Holly	Privet	Barberry	Euonymus	Leucothoe
Rhododendron	Boxwood	Viburnum		

C. Deciduous Shrubs:

Abelia	Barberry	Deutzia	Viburnum
Azalea	Privet	Spirea	
Cotoneaster			

III. PROHIBITED PLANTING

Ivy, vines and fruit bearing trees (*no trees permitted in the five-foot area*)

Amended: July 6, 2018

Amended: April 21, 2021

Amended: December 1, 2021