



## Stoner's Glen Homeowner's Association Policies, Rules and Regulations Procedure

Policy Number: 2012-03-01 Rev. 1

SUBJECT: Individualized Landscaping

HOA Board Approval Date: 12/16/2015

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### I. GENERAL:

The following described policy was adopted by the Stoner's Glen Homeowner's Association (HOA) Board on the indicated date and applies to all Unit Owners and/or Unit Occupants within the Stoner's Glen community from this date forward and replaces any previous revisions of this policy or previously stated, written and verbal policies published, distributed and/or in effect.

### II. PURPOSE:

The purpose of this policy is to establish and maintain the standardized landscaping appearance; as established by the original developer; as well as to prevent the uncontrollable planting and maintenance of plantings by individual residents which would not only distract from the over-all designed appearance of Stoner's Glen, but would also incur unnecessary expenses on the HOA for maintaining or removal of unauthorized plantings.

The purpose of this policy is also to establish a limited, but yet controlled, ability and flexibility of residents to "individualize" their units by establishing the type, size and number of individual plantings that are permitted within the front and side areas of their individual unit.

This policy also identifies the type, size and number of plantings that are **prohibited** within the front and side areas of each unit within Stoner's Glen community.

### III. PLANTINGS (TYPE, SIZE AND LOCATION) THAT ARE PERMITTED:

Each unit is permitted to have no more than four (4) planters, pots and or containers containing live or artificial flower plants. Each container must not exceed twenty four (24) inches in diameter. These flower containers may be placed on the driveway, porch or mulch areas in front of the individual's unit.

These planters, pots and or containers **must** be made of materials other than plastic because of its lack of durability and the deteriorating appearance of plastic over time.

These planters, pots and or containers are prohibited from being placed on **any** grassy areas, neither in the front or side areas of individual units.

In Addition to the aforementioned container restrictions, other approved planters, pots and/or containers may be placed on the front porch, steps, or hung from the porch structure as long as

they are maintained by the owner in good condition and taste. The HOA Board reserves the right to determine "good condition and taste."

**IV. TYPE, SIZE AND LOCATIONS THAT ARE PROHIBITED:**

Plantings, planters, pots and or containers are prohibited from being placed on any grassy areas in the front and or side areas of the unit. If placed in a mulch area, the planter, pot and or container **may not** be buried within the mulch.

Climbing plants and trellises of any type or variety are also prohibited at mail boxes, yard lights, porch area or any other location in front or side yards of the units even if in a planter, pot and or other container.

Vegetable type plants are prohibited in the front and side areas of a unit. These type plants may be located in the rear of a unit if planted in a proper area or container inside a unit's patio area as described in Section V of this procedure.

**V. PLANTINGS IN TH REAR AREA OF EACH UNIT:**

Plantings are permitted in the rear area of each unit; however, each individual resident must submit a written "Architectural Additions and Improvements Application Request" describing the type and location of the desired plantings to the Board for approval **prior** to the actual plantings being placed. Plantings should not be placed until Board approval is received.

All plantings placed in the rear areas of the units must also be in mulch areas or containers.

**VI. REQUESTING A COPY OF THIS POLICY**

All Unit Owners and/or Unit Occupants will be furnished one (1) copy of this policy upon approval by the Board. Any additional copies may be requested by submitting a written request to any HOA Board member. The additional copies will incur a minimal reproduction fee. This Policy Procedure will also be posted on the Stoners Glen website (<http://stonersglenhoa.com/>).

**VII. RETENTION OF COPIES**

A copy of this policy and procedure has been attached to the appropriate Board Meeting Minutes, filed for inclusion in the Stoner's Glen Governing Documents. A copy has been placed in a "Policies, Rules and Regulations Procedures" manual available for review by any Unit Owner or Unit Occupant upon request as directed by the Stoner's Glen Covenant and By-Laws.

Signed this 16 day of DEC., 2015

Joey Hamilton  
President

Debra B. Dockum  
Secretary

KE Smith

Treasurer

John Russell

Member

Chris Cunningham

Member