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## **POLICY ON PLANTINGS**

### **About Plantings at Shadowbrook**

With its extensive grounds and large, grassy areas surrounded by woods and conservation areas, Shadowbrook's setting is unusual for a condominium. Our grounds are quite lovely, but they are also expensive to maintain. A significant portion of our budget goes to caring for existing plantings. This includes regularly scheduled mowing, trimming, pruning, weeding, fertilization, and mulching, as well as irrigation system maintenance and upgrades. Despite careful budgeting, each season may bring additional, unanticipated costs.

In addition to adjacent conservation land that cannot be developed, a conservation area with protected wetlands runs through the middle of our property. Trees in these conservation lands are mature and some are encroaching on our landscaped areas and buildings. The Board and property management anticipate increasing and ongoing expenses to control the growth of trees bordering developed areas of our property.

### **POLICY ON PLANTINGS** (flowers, grasses, bushes, trees, etc.)

#### **1. NEW PLANTINGS:**

Any plantings added to our landscape become the responsibility of the Association and the ongoing care and maintenance of a planting is an expense in our budget. Therefore, new plantings cannot be added to our grounds, either at Association or owner expense.

#### **2. REPLACEMENT PLANTINGS:**

The Trustees have adopted an **Owner-Funded Plant Replacement Program** for dead, previously removed or dying plants, which can be used if an owner wishes to accelerate the slower budget timeline for plant replacement by the Association. Information and forms for this process are available on the Shadowbrook website or may be obtained from the management company.

May 25, 2021