

REGENTS SQUARE CONDOMINIUM

LANDSCAPING INFORMATION

Our landscape contractor does the overall maintenance of the general common property of Regents Square. That primarily includes cleaning up the garden beds and mulching in the spring, mowing the grass during the growing season, edging beds and walks, trimming bushes and some trimming of smaller trees, and leaf removal in the fall. As a resident here, you are only responsible for your patio, which is limited common property, unless you wish to expand your horizons. We welcome the planting of annual or perennial flowers around your unit, and we encourage you to pull weeds (not part of the landscape contract and easy to do when the ground is soft and moist).

ORANGE YARN

If you have an itchy green thumb and want to maintain the bushes around your unit and don't want our landscape contractor to trim them, you must sign up to signal this and tie orange yarn – provided by the Condominium – to the handle on your outside door (storm door if you have one, solid front door if you don't). This tells the landscape contractor to continue mulching, edging, mowing, and removing fall leaves, but to leave the rest of your patch for you to take care of.

This is an all-or-nothing commitment. You can't designate only a bush or two that you will maintain but leave the rest for the contractor. Bushes must be kept 6" from all walls for proper air circulation and off the walkways; if you don't trim them back as needed, our contractor is directed to do so even if you have orange yarn on your door. As always, the Board of Directors retains the right to overrule any resident's plantings that it deems inappropriate.

To sign up to maintain your own bushes, complete the Landscape Application for Orange Yarn and submit it to our property manager or Landscaping Chairman. When approved, you will receive the authorized orange yarn.

PATIOS

Remember that you are responsible for the maintenance of your patio. Bushes and trees must be kept 6" from walls and not encroach on your neighbor's patio. Remove volunteer trees and weeds, especially around the gas lines. A small weed or seedling can become a serious problem in one growing season. The Condominium will send you a written notice if your patio isn't being maintained properly; if the notice is unheeded, the Condominium may have the problem cleaned up at your expense. The Condominium maintains the side fences, but you are responsible for the cost and maintenance of a back fence, and you must have written permission to install or replace one.

BEAUTIFICATION

The Condominium tries to upgrade or replace plantings as necessary, but you may feel an area (your yard or elsewhere) is being missed. The Landscaping Committee and the Board of Directors welcome your input. Keep in mind that bamboo is not allowed on the property because it is so invasive. You are responsible for keeping vines from climbing up your walls and fences; left untended, they can compromise the mortar between the bricks and can snake around shutters, downspouts, and even gutters and shorten the life of fences. Refer to the Co-owners Handbook, IV. Exteriors and Landscaping, for more information and ideas.

Thanks for your interest and help in keeping Regents Square such an attractive place to live!

April 2022

REGENTS SQUARE CONDOMINIUM
LANDSCAPING APPLICATION FOR
ORANGE YARN

I am the co-owner who resides at _____ and request a piece of the approved orange yarn provided by the Condominium to indicate that I will maintain the bushes around my own unit on general common property. I understand that this yarn is to be attached to the handle of the outermost door (storm door or solid front door if I have no storm door) at the front of my unit, and it will alert the landscape contractor not to trim the plantings around my unit. The contractor will continue to mulch, edge, mow, and remove fall leaves.

I acknowledge that it is my responsibility to maintain these plantings and to keep them at least 6" from walls to facilitate good circulation and to keep them from encroaching on any walkways. If I fail to do so, I understand that the Condominium is authorized to have this work done despite the orange yarn. If, at any time, I no longer wish to maintain my plantings, I will remove the orange yarn and notify the property manager to have my name removed from the list.

Co-owner (print) _____ (signed) _____

Date _____

I am the absentee co-owner of _____ and have a renter who would like to participate in this program. I authorize my renter to do so and assume the responsibility to see that the renter abides by the rules. This authorization ceases when the renter moves out, and I agree to notify the Condominium's property manager of such a change. I understand that if the authorized renter moves out and I don't notify the property manager and my unit becomes overgrown, I will be charged for any extra expense incurred by the Condominium to bring the overgrowth under control.

Co-owner (print) _____ (signed) _____

Renter (print) _____ (signed) _____

Date _____

Please submit this application to the Regents Square property manager or to the Landscaping Committee chairman. An orange yarn will be issued to your unit.

For office use only: Approved by _____ Date _____