

# WYNSTONE GUIDELINES

## GROUNDS

### EXISTING GUIDELINE - 01-01-2009

c. Homeowners can plant flowers or other vegetation in the back and on the side of their units as long as the width of the woodchip area is at least 28 inches. The plantings should not exceed a height of two feet and must not spread past the edging to prohibit mowing. The care and upkeep of this area would be the responsibility of the individual homeowner and would be at their expense. Weeding in the planting areas is the homeowner's responsibility.

### UPDATED GUIDELINE – 10-14-2014

c. Homeowners can plant flowers or other vegetation in the front, in the back and on the side of their unit. Weeding in the planting areas is the responsibility of the homeowner.

i. In the front areas, next to the garage and that area commonly bricked in. In no case shall the vegetation exceed the height of the brick facing.

ii. On the side of the unit, the plant height shall be a maximum of 3 feet, and the planting strip shall be from 18 to 36 inches or to the end of lookout well.

iii. In the back of the unit: 1) for units with elevated decks, within the mulched/rocked in areas under the deck and a maximum width of 4 feet between units, 2) to the outside left/right of a walk-out unit with a maximum 6-foot height and a maximum width of 36 inches, and 3) for units with ground level decks, a planting strip 18 to 36 inches in width or to the end of a lookout well, and 3) for all units, no vegetation shall have a height greater than 6 feet or obscure the windows.

iv. A formal request for approval is required for intended projects or plantings prior to the start of the project and Board approval is required prior to the start. Unapproved projects/plantings and deviations from this guideline may have to be removed at the homeowners expense at the Board's sole discretion.

### REASON FOR THE PROPOSED CHANGE

A survey showed 50 percent of the units were out of compliance with the existing guideline. In addition, the maximum height of plantings in the front area was not specified.