

## **HADLEIGH WOODS GARDENING & DECORATING GUIDELINES**

AMENDED AND APPROVED BY THE BOARD OF DIRECTORS-2023

### **MULCHED AREA IN FRONT OF WINDOWS AT FRONT OF UNITS**

- 1. Owners are not permitted to remove, replace, trim or prune shrubs or make additions or changes in this area. Should a change or addition be desired, the owner must obtain approval of the Landscape Committee prior to any change or addition. Once a change has occurred, the unit owner is responsible for the upkeep of the new change or addition.**
- 2. Annuals and perennials may be planted by the unit owners with the following guidelines taken into consideration:**
  - a. No climbing plants shall be allowed to climb on any area of the building.**
  - b. The owner assumes all risks if the landscaping company causes any damage to the plantings.**
  - c. Any addition of mulch must be with the same mulch material and color that the landscaping company has used. The unit owner assumes all responsibilities for the cost of this addition.**
  - d. The unit owner is responsible for removing all plantings they are no longer able to maintain.**
- 3. Two small "garden flags" are allowed. A "garden flag" is defined by a seasonal flag that is approximately 11"x 18" in size and displayed on a black metal rod frame.**
- 4. The only flag that may be flown on the garage hanger is the American flag. Flag etiquette must be followed according to the rules established by the U.S. Department of Veteran Affairs; Public Law 94-344, known as the Federal Flag Code.**
- 5. Shepherd hooks in the ground are allowed to hold hanging plants or one hummingbird feeder.**
- 6. Decorative items shall not have moveable parts, be wind driven or contain reflective material.**
- 7. No vegetable plantings are allowed in this area.**
- 8. No artificial flower ornamentation is allowed.**
- 9. No additional edging is permitted that would interfere with the landscaper's ability to edge this area.**
- 10. Bird feeders that dispense seeds are not permitted in this area.**
- 11. Statues and bird baths are permitted in the rear of units. No bird baths in the front of units. No restriction on type. Statues should be removed before the first snow fall and may be returned after landscapers have added new mulch for the season.**

## **CIRCLE GARDENS AROUND THE LAMP POST**

If the unit owner elects to plant in the circle around the lamp post, they may use annuals, perennials or dwarf shrubs(3 ft x 3ft). These plantings must not interfere with the ability to maintain the lamp post area edging, painting of the lamp post, lamp head removal, light bulb removal, etc. If edging is placed around outer perimeter of lamp post, the landscape company is not liable for any damage to edging. Owner is responsible to replace damaged edging at their own expense. No hanging plants or heavy objects are allowed to be hung from the lamp post cross bar. All guidelines specified under "mulched areas in front of windows" must be adhered to in this area also.

## **PLANTERS IN FRONT OF THE GARAGES**

Planters may be placed in front of the garages. When both unit owners choose to share the allowed space, up to 3 planters may be used. If the unit owners elect to use their own planters and want 2 planters per unit, then the size of the planters for the middle section between each garage should be smaller in size to accommodate the space allowed per unit. All planters must be brought in prior the first snow fall so not to interfere with snow removal.

## **MULCHED AREAS AROUND TREES**

No plantings or edging are allowed in this area. Seasonal decorations may be used if they do not interfere with the landscaper's ability to do their job. The Christmas Tree Committee may elect to place Christmas decorations in these area.

## **DECORATIONS ON THE FRONT STOOP**

Seasonal decorations are permitted on the front stairs or stoop as long as they do not interfere with an emergency entrance by, policemen, firemen or EMT paramedics.

## **UNITS WITH BACK DECKS OR THREE SEASON ROOMS**

Owners may add potted plants, potted vegetables, shepherd hooks in planters used for plants or bird feeders on their decks, landings or stairs. It is recommended by the N.H. Fish & Game Department, that all bird feeders dispensing seed be out from December 1st- April 1st. The unit owner is responsible for the maintenance and removal of all plants, planters and other items that may be effected by high winds. The unit owner will be responsible for any damage to the outside of the unit by any items used on decks, landings or steps attached to three season rooms.

## **BACKS OF UNITS**

1. Nothing shall be placed on or attached to the grass, perimeter of the lawn edge, patios, stoops, decks, or three season rooms that will impede in any way the maintenance of the lawn.
2. The wooded area directly behind most units constitutes the Watershed Protected District and should be treated in accordance with the New Hampshire Wetlands Law. This area must remain

untouched. This means that there should be no discarding of dead plants, Christmas trees, brush, etc. There should be no cleaning, digging, removal of foliage, etc in this area. If a tree presents a hazardous situation to a community building, the Board of Directors can elect to have it removed. The tree removal company must retain the lower portion of the tree trunk and all of the root system.

3. Two (2) Bird feeders and one (1) bird bath are permitted at the perimeter of the lawns. Wind driven decorations may be used. The wind driven object must not interfere with the neighboring unit owner's quiet enjoyment of their surroundings or view. If there is a problem, it should be brought to the attention of the Landscape Committee or the Board of Directors to be addressed.

4. Planting between the large perimeter boulders is allowed as long as the plants do not interfere with the landscaper's ability to perform their job.

5. Decorative items are allowed in this area. Please remember this is still a common area and not a privately owner area. Please be considerate of your neighbor.

6. As a unit owner, if you are unsure of how to proceed with any of the above guidelines, please contact a member of the Landscape Committee or Board of Directors.

## **SEASONAL DECORATIONS**

1. All seasonal decorations may be put up 15 days prior to the specific holiday and should be removed no later than 15 days after the holiday has passed.

2. Christmas, Hanukkah and Kwanza decorations should not be displayed prior to Thanksgiving Day. All decorations should be removed by January 15th.

3. Outside holiday lights may be hung earlier than Thanksgiving Day if a storm is predicted or if we experience unusually warm weather. The lights should not be turned on until Thanksgiving night. Shrubs may be decorated with lights. Flashing lights are not permitted. A flood light may be used to illuminate a front decoration providing that the flood light does not shine into a neighboring unit. Shepherd hooks may be used to hang Christmas kissing balls or baskets containing holiday greens.

4. The Christmas Tree Committee will work with the Landscape committee and the Board of Directors as needed.

## **GENERATORS**

1. A unit owner may install a stand-by/on demand generator after notifying the Board of Directors of their intention to do so.

2. The generator is to be protected from the landscaper's mowers by adding crushed stone around the generator and installing wood framing around the perimeter of the generator. The unit owner is responsible for keeping this area free of weeds and grass.

3. The unit owner will be responsible for the cost of the relocation of irrigation heads if the generator placement impedes the water flow.

## **ADDITIONAL RESPONSIBILITIES OF THE UNIT OWNER**

- 1. Unit owners, who add plants or shrubs to any of the areas mentioned, are required to maintain these areas. If the unit owner no longer wants to maintain the garden changes, it is the responsibility of the unit owner to remove the plantings and restore the area to its original condition.**
- 2. If the unit owner is leasing the unit and has made changes to any of the mentioned areas, it is the responsibility of the unit owner to inform the person leasing that it is the responsibility of the leaser to maintain the mentioned areas. If the leaser does not wish to maintain the mentioned areas, it will be the responsibility of the unit owner to maintain these areas or restore the mentioned areas to the original condition for the landscaper to maintain the shrub plantings.**
- 3. In the event of a sale of the unit, the current unit owner must notify the prospective owner of their responsibility to maintain any areas that have been changed with new or additional plantings. If the prospective owner does not agree to maintain the mentioned areas, it will be the responsibility of the current owner to restore the areas to their original condition. The current owner will assume all costs prior to the sale of the unit.**
- 4. As we have guidelines for not interfering with the landscaper's ability to perform their lawn maintenance duties, it is the responsibility of the home owner not to impede the snow removal.**

**The following guidelines are recommended:**

- 4a. Remove all planters or decorations from the front of your unit.**
- 4b. Make sure any seasonal decorations do not over-hang the front steps.**
- 4c. Use minimal extra driveway markers along the driveway. This will ensure that the plowing contractor has adequate space to deposit snow in the front grassy area of each unit.**
- 4d. Remember to keep your front door light and lamp post light on when snow is expected during the night.**

