

FAQs for LANDSCAPING AROUND YOUR CONDO HOME

Here are the answers to commonly asked questions to help you in your landscape projects. Please refer to <https://windridgecondos.com/rules-and-regs-tom/>, Rules and Regulations, p. 4-6, *Landscaping and Decorative Fixtures* for more complete information.

1. What area is my responsibility to landscape and maintain?

The area immediately adjacent to the foundation of your home is your responsibility. This area, referred to as *foundation beds*, measures about 3' out from the wall and is *Limited Common Area*.

2. Do I own the foundation beds adjacent to my condo?

No. The HOA owns these foundation beds and what is in them, as well as all the grounds in Windridge. These beds are defined as *Limited Common Area*, meaning that while the area is owned commonly by the HOA, its use is restricted or 'limited' to the Owner of that home. Your driveway, sidewalk, and patio are also *Limited Common Area*. All other grounds within Windridge are referred to as *Common Area* and are not available for personal plantings without prior approval. **Note:** Benches, chairs, tables, swings, and other decorative items may not be placed in a *Common Area*. Statues and sculptures to be placed in *Common Area* of naturally colored materials of any size require a Landscape Request and Board approval. *Some items may have been approved prior to the current policy.* Approval will not be granted for placement of any objects in grassy areas.

3. What landscaping in the foundation beds (*Limited Common Area*) require Board approval?

- The planting or removal of **any tree, shrub, bush, or ground cover.**
- The creation of new beds.
- The removal or displacement of any grassy area, **including the area around your mailbox.**
- The placement of any decorative object, including but not limited to **statues/sculptures and ornaments over 24 inches in height and/or width, pavers, stepping-stones, benches, free-standing swings, bird feeders, bird houses, birdbaths, and garden edging (specify material), and trellises.**

Note: Invasive plants are not approved for planting, nor are any variety of Sweetgum trees. A link to a list is available on <https://windridgecondos.com/> under Forms & Requests/Landscaping Request. A list of invasives is also available on the Indiana Native Plant Society website: <https://indiananativeplants.org/invasive-plants/>

4. How do I submit a Landscape Request and what is the process?

Access the form at <https://windridgecondos.com/> under Owners/Forms & Requests. Or you can pick up a hard copy at the Office and return it to the Office Manager. The request is sent to the Landscape Committee to review with primary consideration given to growth habits, hardiness of plants, ease of maintenance, and impact on infrastructure. A *confidential* majority decision is sent as the recommendation to the Board. The Board reviews the request and makes a final decision which is communicated to the Owner by email or letter, usually within a two-week window. After approval, you may begin the project.

5. What am I allowed to do in the foundation beds (*Limited Common Area*) without Board approval?

- Required maintenance, including **weed removal, mulching, trimming (but not removal) of trees, shrubs, and bushes.** (We ask that you use naturally colored, dark brown mulch.)
- Planting of **annuals and herbaceous perennials** (*soft stemmed plants which die back to ground level each fall, e.g. daffodils, tulips, hostas*).

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6. Who maintains the *Common Areas*?

The HOA is responsible for all landscape maintenance of *Common Areas*, including tree trimming and removal of dead, dying, or diseased trees, lawn maintenance, and one-time fall leaf removal. If you feel a tree, living or dead, is a hazard to your home, submit a Work Order. If it presents a dangerous situation, the tree may be trimmed or removed. Otherwise, the intent is to leave wooded areas of Windridge in their natural state, which may include fallen or dead trees.

There are over two dozen *Common Area* gardens that Landscape Committee volunteers maintain in cooperation with the staff and HOA.

7. There was a planted area behind my condo when I moved in which is in *Common Area*. Am I responsible for maintaining it?

You may maintain it, but you would need to submit a Landscape Request to make any changes and the area may not be enlarged. If the area is not maintained, then the HOA may remove it at their discretion.

Note: This includes contents of foundation beds and the area around your mailbox.

8. When a Windridge staff person was working near my home, I asked if some old shrubs could be removed. He saw no problem. Can I go ahead?

No. Opinions of maintenance staff or other homeowners do not substitute for official approval by the Board of Directors. You must submit a Landscape Request.