

## **Cornerstone Homes of Richmond Hills Landscape Guidelines**

Guidelines for each owner to follow for the Common Areas (bark, stone, grass, pavement and sidewalks) and the Limited Common Areas (front porches, decks, and patios). Individual owners do not own these areas, they are the property of the association. All owners need to help keep the complex looking well-maintained in these areas.

Below outlines "Acceptable" and "Unacceptable" items that may be placed in the Common and Limited Common Areas. Any items not included in the list of acceptable, requires prior Board of Director approval. The "Common or Limited Common Areas" approval form is required and should be completed and submitted to DSI. Approval or denial will be communicated to the owner within 4-6 weeks of receipt of the request.

### **Acceptable**

1. Bench, seat, or chair on front porch
  - a. Must be removed in winter
2. Outdoor furniture on deck or patio
3. Plants and/or flowers in well-maintained pots on the front porch, deck, or patio
4. Perennials and annuals may be planted in the ground or planted in pots and must be purchased and maintained by individual owners
5. Brackets for hanging plants or flagpole holders can be added to front porch
  - a. Must be maintained keeping them rust free and painted
6. Seasonal and holiday decorations on front porch, deck or patio
  - a. May not become permanent items
7. Bird baths or reflecting globes may only be placed on bark, rocks, deck or patio and must be maintained by owners
8. Bird feeders must be placed so bird feed does not fall onto the deck
  - a. No damage to common trees can ensue from placement of feeders
  - b. Bird feeders are not to be placed in front of units
  - c. Owners must maintain feeders and the area where seeds drop
9. Flower boxes or plant holders may be placed on the inside or outside of deck railings
  - a. May not be permanently mounted
  - b. Owners must keep maintained
10. Welcome doormats on front porch, deck or patio
11. Outdoor carpeting on deck or patio must be secured and removed in winter
12. It is recommended that a cover be placed on owners air conditioner to improve the life
13. It is recommended that garbage and recycling containers are marked with owners building and unit number

- a. Containers should not be taken out to the curb sooner than 24 hours prior to pick-up and must be retrieved within 24 hours after pick up, per city ordinance
- b. Containers must be stored in each owner's garage

**Unacceptable**

1. Bench, seat, chair, hanging plants, or lawn ornaments in any Common Areas unless approved by the board
2. No items are allowed for placement on the grass, sidewalk or driveways
3. Wind chimes
4. Dead plants, unused pots, old/broken furniture, unkempt items on or under deck, patio or front porch
5. Gas or charcoal grills on deck are not allowed per city ordinance
  - a. Must be stored in owners garage and used on owners driveway
6. To not pick-up and/or properly dispose of pet fecal matter