

VILLAS AT COLDWATER CONDOMINIUM B

General Landscape elements and decorations:

- A) Landscape elements in front yards
 - 1) Flag pole brackets may be attached to the front trim of garage door or on pillars on porches. A single light may also be used to up-light the flag from the ground.
 - 2) Potted plants may be placed on the sidewalks leading up to the front of the house. They may also be put on the front porch and placed in the mulch area in the front yard. Potts should be new and neutral in color. If planters are deemed distasteful by the board they will be asked to be removed or replaced at the owner's expense. All plants should be removed in the fall and replanted in the spring as desired.
 - 3) Decorative items, statues, and figurines will be reviewed by the board. If they are deemed unacceptable by the board they will need to be removed. Inflatable holiday decorations / plastic ornaments are not acceptable.
 - 4) A single Shepard hook is allowed in the mulch area to accommodate a hanging plant. Hanging plants will be removed during the winter months.
 - 5) Seasonal ornamentation and lighting may be displayed on the front doors and porch areas but must be removed within two weeks of the holiday.
- B) Maintenance of Variance-approved landscaping and construction
 - 1) Variance approvals by the committee are needed for landscaping and construction such as flower beds, trees, shrubs, decks, egress windows, patios, fences, signage of any sort, installation of hot tubs, and location of satellite dishes need to be pre-approved. They must be submitted in writing with details to Kenrick Corp.
 - 2) Homeowners are responsible for keeping Variance approved landscaping and construction projects in good condition. Landscaping should be mulched, regularly weeded, and shrubs should be trimmed. Dead shrubs, flowers and trees must be removed promptly.