

EDGEMONT

Information & Guidelines

Many people move to a condominium to avoid doing chores such as weeding and watering; however, unit owners and renters are strongly urged to water their shrubs and trees to help maintain our beautiful environment. The value of every unit is related to the attractiveness of our surroundings and water is a key element in keeping our grounds appealing. All residents are encouraged to water shrubs, trees, and grass on a weekly basis when there is no significant rainfall. With its heavy workload, the crew is unable to do watering. Sprinklers, spray nozzles, hoses, etc., are available upon request to the Edgemont Office and are often found on building walls. Also, any weeding that you can do will be appreciated.

- Residents may plant annuals immediately adjacent to the front and rear of their units. Plants must not impede lawn mowing. Weeding and upkeep are the responsibility of the unit owner; this includes patio areas.
- The crew does leaf blowing once each fall. This includes patios and ground-level decks. At all other times, unit owners are responsible for cleaning the normal debris from their own patios and decks.
- A plan for larger plants, such as trees and shrubs, must be submitted to the Edgemont Property Manager for approval and The Edgemont Property Manager will purchase all trees and shrubs. Planting done on Edgemont property become the property of Edgemont and may not be removed.
- Unit owners will not be reimbursed for any plantings that they purchase.
- Vegetable plantings are not allowed on common areas. They may be planted in tubs on decks and patios.
- Climbing vines are not allowed.
- Report any problems with shrubs, trees, etc., in the form of a Work Order.
- No objects (statues, ceramic planters, etc.) are allowed on the lawns.
- Flower boxes must conform to building color.
- Firewood can create a termite problem. Please store your firewood away from the building and in such a way that air can circulate.
- Bird baths and bird feeders are not allowed. Bird baths create mosquito problems and bird feeders attract animals.

- **Indoor/outdoor carpeting is not to be used on patios, decks, or stairs. This creates a moisture problem and the underlying surface will deteriorate more quickly.**
- **Tiki Torches are not permitted.**
- **Cars are not to be parked in areas with diagonal lines or fire lanes. Cars parked in these areas will be towed at the owner's expense.**
- **Cars may only be parked in front of recessed garages and only between April 15 and November 15 in order to allow for snow plowing. Failure to comply may result in your car being towed.**
- **The Service Road is not to be used as a thoroughfare. This road is to be used only by the crew and emergency vehicles. Unit owners using this road as a shortcut to and from Benedict will be fined.**
- **Work Order forms can be obtained at the Clubhouse. There is a supply in the mail box on the front door. After you complete the form, please retain the pink copy for your records.**
- **Any alterations that affect any portion of the common elements, including, but not limited to, attics, garages, decks, exterior walls, interior walls, or the grounds adjacent to a unit, must receive the approval of the Board. Requests for such alterations should be submitted in the form of a letter and addressed to the Board. The letter should then be forwarded to the Edgemont Office where it will be distributed to all Board members.**
- **No awnings or other coverings are allowed.**
- **Outdoor grills are to conform to the following standards:**
 1. **Portable gas grills are permitted but are not allowed to be connected to the common gas main.**
 2. **Storage of extra propane gas tanks is hazardous and not permitted.**
 3. **May not be used under decks.**
 4. **Must be kept away from the building**
 5. **Charcoal grills are acceptable under proper safety precautions.**

4/3/08