

Maple Forest Landscape Guidelines

This set of guidelines is intended for the installation of landscape well as the replacement of an existing landscape in the limited area and the common area surrounding your condominium. The shrubs and trees planted in the patio area, flower gardens (within the walkways), and deck areas are to be maintained by the co-owner, and must at all time enhance the appearance of the community. All changes to the landscape area require approval by the Association Board of Directors. If you choose to use a landscape contractor to perform the work, the Board requires your contractor review these guidelines, before they quote your project, so they know what is required by the Association.

One of the ongoing comments about individuals looking at Maple Forest Condominiums is how nice everything looks and the Board strives to maintain that appearance. The Association's goal is to have a common, uniform and consistent appearance throughout the entire complex. Please keep in mind that all plantings MUST keep the integrally same look and appearance of our community. Our intent is to keep a consistent and uniform look that was designed when our community was originally built. Deviations from this style must be approved by your Board before any work is started.

Approval Process

- Your request for approval should be submitted to the management company and include:
 1. The name of the contractor with address, phone number and estimated time of construction.
 2. A copy of a Workmen's Compensation Certificate and an insurance certificate showing the contractor carries minimum liability coverage of \$500,000. Contractor must be licensed and bonded.
 3. Before installing ANY new landscaping, the co-owner shall submit a detailed drawing, including a description of the landscape plans, size, placement and names of the shrubs and trees to the Board.
 4. Material samples (if using synthetics) of bedding material.
 5. A signed (co-owner and contractor) copy of this Maple Forest Landscape Guideline.
- The Board of Directors will review your request once all the above data is submitted.
- The Board reply, in writing, will be returned to you by the management company.
- The co-owner or the contractor must contact Miss Dig at least 3 working days prior to construction digging. Miss Dig will mark all underground utilities and can be contacted at (800) 482-7171.
- Once written approval is given, the responsibility for ongoing maintenance (weeding, removal of seedlings, mulch, etc.) is solely that of the co-owner. If the co-owner does not properly maintain the landscaping, the Association will provide the necessary maintenance and charge the co-owner for these services.

Recommended Species for Planting

Most of the limited area landscape surrounding our condos was originally planted with low maintenance, evergreen, bushes. When homeowners veer away for this type of landscape appearance, particularly with higher maintenance annual landscape, it changes the consistent and uniform look of our complex.

60% of the new or replacement shrubbery must be of a yew or boxwood type greenery.

The Board approves the planting of the following evergreen shrubbery when replacing or adding to the limited area around your condo.

Yew (dwarf)
Boxwood

Spirea
Weigelia

Burning Bush
Arborvitae (miniature)

Juniper
Euonymus

Accent Shrubbery or perennial plants are also permissible. Perennial plants are not to be the invasive type.

Absolutely no shrubbery will be permitted which climbs, is invasive to the building, or requires a high level of maintenance.

Live bushes may be removed by the co-owner with prior permission by the Board and approval of replacement plants. No bush or shrub that is shared by another member may be removed without the mutual consent of both parties.

The Board approves the planting of the following trees when replacing or adding to the limited area and common area around your condo.

White Oak	Red Oak	Blue Spruce	Dogwood
Bur Oak	Red Bud	Black Gum	

Species not permitted for planting: Ash, White Birch, Poplar, Silver Maple, Box Elder, Purple Leaf Plum, Crabapple, Hawthorns, Austrian Pines, Sycamore, Elm, Russian Olive, Lombardy Poplar, Pussy Willow, Weeping Willow, Red Cedar, Cottonwood.

Again, the Association wants to keep the same uniform look throughout the complex. A consistent appearance maintaining the original build is important.

No tree on Maple Forest Condo Association property may be taken down without written Board approval.

Any replacement landscape, including shrubs and trees, which is not consistent with the original build look, will not be approved and can be removed at the co-owners expense.

Edging and Spacing

The following forms of edging may be used to finish the landscaped area.

- Landscape timbers or logs
- Decorative or interlocking bricks
- Heavy black diamond edging
- Medium size landscape rocks

When choosing edging, keep in mind edging should be sturdy and neat in appearance. It should serve as a protection for your flowers and shrubbery, and it should not impede blows from lawn care and snow removal equipment.

Per Maple Forest Condo Association Rules and Regulations, no edging can be higher than 6" above the dirt level, including decorative edging or fencing.

Maple Forest Condo Association is not responsible for replacement of any damaged edging which may occur during normal mowing and snow removal operations.

Landscaping may not extend out more than five (5) feet from the front of the building or along the side of the building (stand alone and end units). Co-owners may not plant landscaping in the common elements without receiving prior written approval from the Board.

Landscape behind the unit and around decks and patios may not extend beyond three (3) feet into the Association common area. Any landscaping around the rear area must be included in the landscape sketch.

Co-owners are responsible for keeping the front, side, rear lawn and sidewalks areas free from toys, bicycles, lawn furniture, garbage cans and other clutter.

I accept the requirements and responsibilities as stated above:

Co-owner Signature: _____ Date: _____

Address: _____

Installation Contractor: _____

Contractor Signature: _____ Date: _____

Submit completed guideline to:
Leadership Management
P.O. Box 307, Hartland, MI 48353 or
dawn@leadershipmanagement.us

Rules and Regulations
Addendum Document 101.12
Board Approved: March 31, 2025