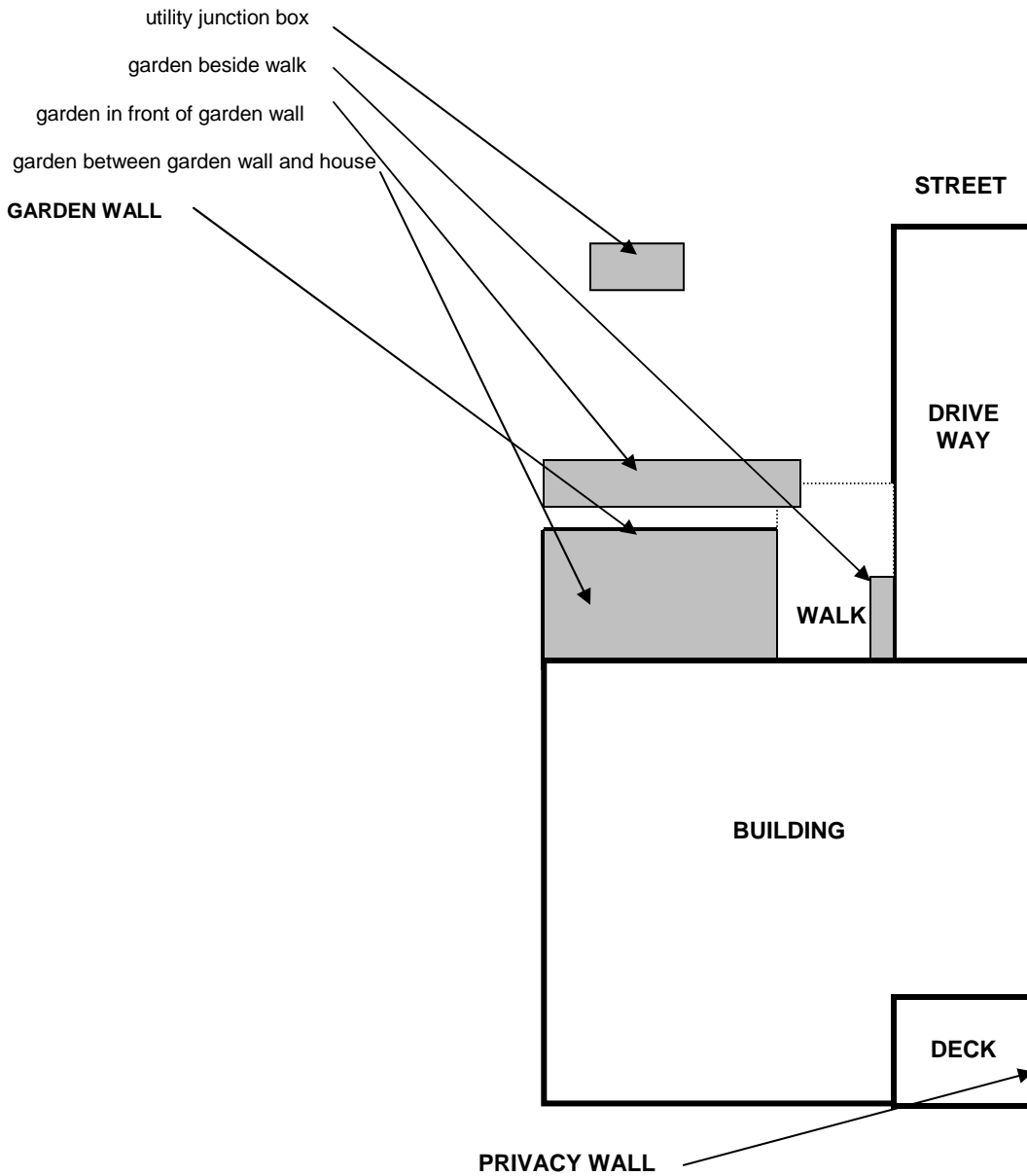


LANDSCAPE MAINTENANCE POLICY

OVERVIEW

In general terms, the Condominium Corporation's policy is to maintain and replace suitable woody ornamental plants located in the Common Areas and on the front of each unit in order to maintain a consistent, attractive visual appearance in the condominium complex. The following simplified drawing sets out some of the terms used and depicts in gray the plants which are the Condominium Corporation's responsibility.



In this policy, the Board of Directors has specified that the Property Manager is the focal point for administrative matters. The Board retains decision making responsibility under this policy and may, or may not, delegate this responsibility to the Property Manager or to a Committee of the Board as it sees fit.

COMMON AREAS

The Condominium Corporation is responsible for maintaining and replacing plants located on the Common Areas unless the plants were added by unit owners at any time on the understanding that the unit owner would maintain and replace the plants. See the Common Area Policy for details concerning the Common Areas.

The following sections set out the Condominium Corporation's policy regarding trees, evergreen hedges and shrubs and the responsibility of unit owners and the Condominium Corporation for maintenance and replacement. Unit owners agreed to this policy as of January 1, 2007 or at the subsequent date when a unit was purchased.

MAINTENANCE

The Condominium Corporation will generally maintain trees throughout the complex except for trees listed in the EXCLUSIONS section.

The Condominium Corporation will maintain the evergreen hedges located

- around power transformers (in front of / adjacent to units 8, 38, 50, 57 and 63),
- between Hazel Avenue and units 37, 39, 40, 41, 42, 43, 53, 54, 57, 58, 60 and 61, and
- acting as an extension of the garden wall at units 43, 52, 53, 55, 56, 57, 58 and 60

The Condominium Corporation will maintain deciduous and evergreen shrubs located:

- (a) in front of the garden wall located between the front of each unit and the street,
- (b) between the garden wall in front of each unit and the unit itself, including shrubs immediately adjacent to the walk in front of some units
- (c) in front of the garden walls on both sides of the entrance from Hazel Avenue,
- (d) in the gardens (i) south of units 45, 46 and 47 and (ii) south of units 63, 64, 65 and 66, including the gardens behind units 51 and 68,
- (e) in front of telephone and cable junction boxes (in front of / adjacent to units 6, 14, 19 (two separate boxes), 20, 24, 28, 32, 35, 37, 38* (two separate boxes), 41, 45, 46, 50, 53*, 56*, 60*, 62, 66, 68* and 70 - items with an asterisk do not presently have plants specifically planted to hide telephone and cable junction boxes),
- (f) facing the street at units 19 (south), 31 (east), 37 (south), 52 (south), 62 (west) and 67 (east). As of January 1, 2007, the Condominium Corporation has entered into agreements with the owners of these units

whereby the Condominium Corporation will maintain and replace the plants in the gardens listed immediately above.

EXCLUSIONS

The Condominium Corporation will not be responsible for maintaining trees, evergreen hedges, shrubs or other plants

1. which are within three metres of the sides or rear of a unit (except as set out in item (f) above)
2. which were planted by a unit owner without written approval by the Condominium Corporation or its predecessor condominium corporations,
3. which were planted by a unit owner at any time on the understanding that the unit owner would maintain the plants,
4. listed on the sensitive / disease prone variety list or not hardy in Canadian hardiness zone 6 (see below, as amended from time to time, and
5. constituting an evergreen hedge not listed in the second paragraph of the MAINTENANCE section.

REPLACEMENT

The Condominium Corporation will replace dead, oversize or diseased trees and shrubs listed in the MAINTENANCE section within the constraints of its budget set aside for that purpose and in the priority of

- trees to be replaced first,
- then evergreen hedges,
- then shrubs starting with item (a) first, then item (b), etc.

The varieties and size of the replacement plants will be at the discretion of the Board of Directors of the Condominium Corporation (or a committee established by the Board). It should be understood that the Condominium Corporation may not be able to replace mature plants with plants of a similar size.

With regards to dead, oversize or diseased sensitive / disease prone varieties in locations where the Condominium Corporation has accepted responsibility, if requested by a unit owner and within the constraints of its budget, the Condominium Corporation will plant less sensitive / disease prone varieties of plants to replace dead, oversize or diseased sensitive / disease prone varieties.

RESTORING TO ORIGINAL CONDITION

If a unit owner, at his / her expense, is prepared to restore the landscaping to the condition that the developer typically provided, the Condominium Corporation will consider assuming responsibility for ongoing landscape maintenance as set out above under the MAINTENANCE section. Contact the Property Manager for further information.

In the event of conflict between Policies and the Declaration, the Bylaws or Rules, the Declaration, the Bylaws, the Rules take precedence.

SENSITIVE / DISEASE PRONE VARIETIES

VARIETY TYPE	VARIETY NAMES	NOTES
Small ornamental trees planted in beds	Japanese Maple (<i>Acer palmatum</i>), Weeping Flowering Crabapple (<i>Malus</i>),	multi-stemmed, weeping and small ornamental trees
Top grafted shrubs/ shrubs trained as trees	Burning Bush (<i>Euonymus</i>), Lilac (<i>Syringa</i>), Sandcherry / Almond (<i>Prunus</i>)	multi-stemmed, weeping and small ornamental trees – other similar plants will be added as identified
Top grafted evergreens / evergreens trained as trees	Wintercreeper (<i>Euonymus</i>), Juniper (<i>Juniperus</i>), Spruce (<i>Picea</i>), Pine (<i>Pinus</i>), Hemlock (<i>Tsuga</i>)	multi-stemmed, weeping and small ornamental trees – other similar plants will be added as identified
Vines and groundcovers	Many species including Clematis (<i>Clematis</i>), Honeysuckle (<i>Lonicera</i>), Boston Ivy / Virginia Creeper (<i>Parthenocissus</i>), Grapes (<i>Vitis</i>)	other similar plants will be added as identified. Climbing Hydrangea (<i>Hydrangea</i>) acceptable
Roses bushes / trees	Rose (<i>Rosa</i>)	
Sensitive / disease prone evergreens, trees and shrubs	Many species including Flowering Dogwood (<i>Cornus</i>), Cotoneaster (<i>Cotoneaster</i>), Rose Daphne (<i>Daphne cneorum</i>), Holly (<i>Ilex</i>), Sandcherry / Almond (<i>Prunus</i>) Rhododendron / Azalea (<i>Rhododendron</i>), Willow (<i>Salix</i>)	generally, plants which are not reliably hardy in Canadian hardiness zone 6 (United States hardiness zone 5) are deemed to be sensitive / disease prone varieties – other similar plants will be added as identified
Perennials, including clematis, and annuals	various species	all perennials and annuals are deemed to be sensitive / disease prone varieties