

LANDSCAPE PLANTING POLICY

OVERVIEW

In general terms, the Condominium Corporation's policy is to maintain a consistent, attractive visual appearance throughout the condominium complex. To maintain this appearance standard, unit owners must obtain written approval from the Condominium Corporation when planting new gardens or making significant changes to existing gardens.

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.

The following sections set out specifically the Condominium Corporation's policy regarding new plantings or significant replacement plantings.

NEW LANDSCAPING / CHANGES TO LANDSCAPING

Requests for new landscaping and changes to gardens and landscaping (whether on the unit owner's land or Common Areas) must be submitted in writing to the Property Manager with:

- dimensioned drawings showing the proposed changes,
- a list of the plants and other materials to be used,
- any construction anticipated (walls, brickwork, etc.),
- the timeline for the project, and
- a statement setting out who will be responsible for maintenance and replacement of the plantings / garden.

The Condominium Corporation encourages unit owners to maintain a consistent, attractive visual appearance in the condominium complex. Requests for changes to gardens and landscaping will be evaluated against this objective. The Property Manager will respond to requests for changes to gardens and landscaping in a timely manner. Unit owner's cannot undertake new landscaping or changes to gardens and landscaping until the unit owner's request is approved in writing by the Property Manager.

As a general principle, the Condominium complex's borders along Riverside Drive, Hazel Avenue and Thames Valley Golf Course are delineated by natural growth consisting of native trees, evergreens and shrubs; along the golf course, some unit owners have obtained permission to remove natural growth and replace this with grass. All changes to gardens or plantings that are adjacent to or which straddle the property line with Thames Valley Golf Course or Hazel Avenue require prior written approval of the Condominium Corporation and Thames Valley Golf Course / Corporation of the City of London. To ensure

consistency and good relations, the Property Manager will be the primary contact with Thames Valley Golf Course / Corporation of the City of London.

PLANTING ANNUALS AND PERENNIALS

Unit owners may plant annuals and perennials in existing gardens without obtaining permission from the Condominium Corporation, provided that the plantings enhance the general appearance of the condominium complex. Likewise, unit owners may plant annuals and perennials in containers provided that the number, type and location of the containers planted enhance the general appearance of the condominium complex.

PLANT VARIETIES EXCLUDED

The Condominium Corporation does not allow unit owners to plant

- disease prone varieties (see Landscape Maintenance Policy),
- varieties generally prohibited in Ontario or Canada, including plants identified as noxious weeds pursuant to the Weed Control Act 2005
- invasive or unattractive plants, or
- vegetable gardens (vegetables may be grown in containers on a unit owner's deck provided that the number, type and location of the containers planted do not reduce the general appearance of the condominium complex).

GRADING

Technically, most of the land in the complex belongs to individual units; however, in the interests of all unit owners, the Condominium Corporation maintains the grading / surface drainage in the condominium complex, including drainage between individual units. An individual unit owner will be responsible for correcting any drainage problems resulting from landscaping undertaken by the unit owner.

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