

Southpark 2 Homeowner's Association

Mulch Bed "Container Only" Planting Policy

Effective May 1, 2016

Mulch Bed "Container Only" Planting Policy

Due to the current efforts by the Southpark 2 HOA to develop landscaping renovation plans and its intention to implement these plans in the spring of 2017, the Southpark 2 Homeowner's Association is implementing a "container only" policy for planting in the mulch bed areas adjacent to each townhome.

Homeowners wishing to plant flowers and/or vegetables in the mulch bed(s) adjacent to his or her townhome may only do so in a container. This is commonly known as "container gardening".

Specifications for size, number, container structure, and other restrictions are listed in an Architectural Control Committee document entitled "Mulch Bed Plantings" (See below).

Purpose and Background of Policy

The Southpark 2 Homeowner's Association (HOA) is in the process of developing a Landscape Renovation Plan for all mulch bed and other common property areas to be implemented in the spring of 2017 over a five year period. The renovation will include removal of old or damaged plant/shrub materials and replacing them with new plant material that is consistent and environmentally compatible. During this period of time the Architectural Control Committee will not be approving requests for new plantings, and homeowners/residents will be required to plant all new plants in containers (see Mulch Bed Plantings).

After the new plan is established and funded, an irrigation system (commonly called "drip system") will have to be installed to assure that new plantings receive adequate moisture while they become established. This means the drip system that was previously in place will have to be renovated or replaced. One of the reasons the old drip system was shut down was its high maintenance costs, often caused by individuals who damaged the hose lines by digging in the mulch bed areas. Other experiences at plant/shrub replacement that relied on individual homeowners watering new plants were met with mixed results and were abandoned. It is believed that new plantings will take about 3 years of watering to become established and drought resistant.

Planting, removing, replanting, and maintaining plant materials in the mulch bed areas adjacent to each townhome is the responsibility of the Southpark 2 HOA. This includes application and maintenance of groundcovers. (See "Rules and Regulation", GENERAL A 1, "All trees, shrubs, plantings, etc. within the Common Properties are the responsibility of the Association to maintain.") The mulch beds adjacent to (front, side and back) of each townhome are owned and maintained by the Southpark 2 Homeowner's Association. (See "Rules and Regulations", GENERAL A, "Common Properties" are defined as "...outside the boundaries of an individual's unit...").

In more recent years, rules have been modified to allow homeowners to plant in the mulch beds adjacent to their townhome as long as they received approval by the ACC. Policies associated with this practice are being suspended. The suspended policies include “Mulch Bed Planting Guidelines”, and the “Landscape Modification Agreement” in the Architectural Control Committee’s ‘Helpful Documentation’, as well as the “Policy on Shrub and Tree Replacement” effective August 1, 2006.

The new policy, Mulch Bed Plantings, is to establish a change in the homeowner planting policy for all mulch bed areas adjacent to each townhome, and to suspend any existing conflicting policies being enforced at this time. Plantings and shrubs that were installed by homeowners prior to the date of this policy will remain the responsibility of the homeowners to maintain.

Mulch Bed Plantings

(May 1, 2016)

Planting in the soil of the mulch beds by residents is not allowed. Residents are allowed to plant in containers and place them in the mulch bed areas of their foundation. Each residence may have up to seven (7) containers no larger than 2 feet in diameter. Containers should be removed from the mulch areas each fall by November 1 and may be stored in a garage, or neatly tucked away in the patio area. Containers greater than 12” in diameter may be left in the mulch area as long as plant material is removed from the container.

Plant containers that are deemed by the ACC to not be architecturally compatible with community expectations may be required to be removed. Plant material in the containers must be safe for humans and animals and not be of a narcotic nature.

All ornamental displays that need to be anchored in the ground are prohibited, and need to be removed. Political signs, “For Sale” signs, and “For Rent” signs that require being anchored in the soil of the bark bed are prohibited.