

Crystal Lake Town Home Association
Landscape Guidelines 03/01/2017
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Crystal Lake Townhome Association

Landscape Guidelines

clthboard@gmail.com
Effective 03/01/2017

These landscape guidelines have been modified to allow Holiday spot lights to be used with *the clear understanding that any damage to the sprinkler system caused by the homeowner is the responsibility of that homeowner*. This is repeated throughout these guidelines. This modification is an alternative to help minimize the possibility of injuries while installing Christmas or other Holiday lighting displays. Other guideline modifications are minor and are meant to clarify the rules for our community. All dates are weather permitting.

1. Definitions;

A. Common areas include everything that is not a planting area.

B. Planting areas are mulched areas between buildings and private sidewalks, and mulched areas against the buildings.

2. Rules Governing Common Areas

Damage to the sprinkler system caused by the homeowner will be billed to the homeowner.

A. No planting is allowed in any common area including the mulched circles around trees and bushes, and mulched areas around the evergreen/pine tree clusters.

B. Staking of anything in the common areas is not allowed, except holiday spot lights. This includes **all landscape decorations**, other holiday decorations, "For Sale" signs, political signs, etc. Staked items can damage the sprinkler system.

C. Holiday decorations may be placed in the common areas temporarily, **during holidays**. Regular lawn decorations may not be placed in common areas.

D. No resident may change, add to or remove from the common areas.

2. Common areas continued;

E. Recreational equipment including but not limited to swing sets, volleyball nets, badminton nets, croquet sets, horseshoe stakes, tents or basketball hoops are not allowed. Beyond the possible damage to the sprinkler system, Association insurance does not cover such items or activities. Please use the park at the North end of Crystal Lake Way for such activities.

F. Homeowners must clean up after their **pets**. Homeowners may not use the property directly to the East as a pet run. This is private property. The Village of Frankfort and the Frankfort Square Park District have leash and clean up laws that apply to our community. Dogs cannot be left out barking for extended periods of time. Consider your neighbors and control your pets. Pet owners will be charged for any landscape, lawn or bush damage caused by their pets. A maximum of two dogs are allowed per unit.

3. Rules Governing Planting Areas

A. Flowers whether in decorative planters or in the ground, must be well kept. Flowers are to accent, not overrun the landscaping.

B. Dead plants must be removed within 2 weeks. Planted flowers must be at least 2 inches in from the grass as to not interfere with edging and mowing.

C. The planting areas are not to be used for **storage**.

A unit's sidewalks and planting areas may contain no more than a total of ten(10) **pots of any kind**, regardless of how they are displayed.

D. Empty pots/planters must be stored out of sight.

E. Wire Mesh Fencing may be used to protect plants from animals year round.

F. Styrofoam rose cones may not be placed prior to December 1 and must be removed by March 1.

3. Planting Areas continued;

G. Bulb plants can multiply and must be maintained. It is the homeowner's responsibility to prevent bulb plants from multiplying excessively or allow the display to get out of control.

H. Ground covers of any kind are not allowed.

I. All **changes** to the original landscape previously allowed by the builder such as bushes, flowers, bulbs, planters, bird feeders, etc., must be removed and the landscape returned to its original condition by the time a property is put up for sale. *The association will not maintain or be held responsible in any way for these additions.*

J. Mulch added by the homeowner, must be the same color and material as currently installed by the landscaper.

K. Mulched areas adjacent to the building may not be used as storage for unused pots, garden tools, patio furniture, etc.
One hose reel is allowed.

L. Dead plantings policy:

Homeowners will replace all **dead plants** in the planting area around their unit. Replacements should be of the same or similar to the plant adjacent to the dead planting. **Variations** may be approved by the Board prior to planting.

M. Maintenance of the plantings and the planting area around each homeowner's unit is solely that homeowner's responsibility.
(This policy is in accordance with article 5.02 of the Declaration)

N. Original plantings by the developer which are overgrown and interfere with other plantings such as blue spruce trees, will be removed by the landscaper at Association expense. Any new plantings after that removal will be the homeowner's responsibility and should comply with the Dead Bush Planting policy (Section 3,L).

3. Planting Areas continued;

O. Vegetable plants may be grown in pots or planters on patios (see "Patio" information).Vegetables may not be grown in the planting areas.

4. Rules Governing Decorations

A. December holiday decorations may be put up after Thanksgiving and should be down by the end of January (weather permitting). All other holiday decorations may be put up no more than 2 weeks prior to, and must be taken down by 2 weeks after the holiday.

B. Trellises are permitted in the planting area. A trellis may not be attached to or touching the building.

C. Arbors are not allowed.

D. "Malibu lights" are permitted in the planting areas. Spotlights are not allowed as part of normal everyday landscaping.

E. Bird feeders are allowed, but must be kept clean and in good condition. Ground feeding of birds with bread, birdseed, or other food, which could attract unwanted animals is not allowed.

F. One bird bath per unit, maintained with fresh water to minimize mosquito breeding is allowed.

G. Lightweight Christmas wreaths may be temporarily attached to the building or hung over the outside lights. Be aware the outside light fixtures are only held on by two small screws in an electrical box. Hanging planters and most other objects are too heavy and can damage the fixture.

5. A Flag holder may be attached to the building.
No other permanent attachments to the building may be made.

6. Rules Governing Patios

A. Patios must be kept neat and orderly. Patios are not storage areas.

B. No more than eight (8) **planters/pots** may be kept on the patio. These can be used for flowers, vegetables or herbs. Planters/pots must be well maintained and stored indoors when not in use and during non-growing seasons.

C. Patio furniture and grills may stay on the patio year round but all other items must be removed by November 1.

7. Rules Governing Swimming Pools / Hot Tubs SEP **A.** One **child's wading pool**, not to exceed 10 inches in depth is allowed, but it must be drained and stored out of sight each night.

B. Swimming pools and hot tubs are not allowed in the townhome community

8. Miscellaneous

A. Any plantings, decorations or other additions to the planting areas are the sole responsibility of the homeowner. Any damage is the responsibility of the homeowner. The Association, nor any agent of the Association, will not be held responsible.

B. No **water collection device** is to be used in any common area, walkway, driveway, patio, or any other part of the Crystal Lake Townhome Community.

C. Driveways are not storage areas for hose reels, unused pots, planters, etc. A unit's driveway, may be used to park visitors vehicles. Do not park in the common driveway. Commercial vehicles or trailers may not be parked in driveways overnight. To accommodate snow removal, parking is not allowed in turnarounds when snow is 2 inches or more.

9. Penalty For Non Compliance

A. Any homeowner violating these guidelines may be contacted by telephone, mail, e-mail, or in person to resolve an issue. If the violation is not resolved, a written warning will be mailed describing each violation and allowing 30 days to comply with the guidelines.

B. If the written violation is not resolved within the 30 day period the homeowner will be fined \$25 per week per violation.

C. The 30 day period begins with the first contact, telephone call, e-mail, mail or in person conversation.

10. Disputes must be presented by e-mail or in writing, and signed, to the Association Board.

The board will respond in kind to the resident(s) involved. The board will not accept anonymous or unsigned complaints from or regarding any resident.

11. Variations

Homeowners considering any changes covered by these guidelines should contact the board for pre approval.

Non-Emergency landscaping problems should be mailed to;

**Crystal Lake Town Home Board
20147 Crystal Lake Way
Frankfort Il.60423
or email clthboard@gmail.com**

Crystal Lake Town Home Board of Directors has the final decision on any disputes, in the interpretation of these guidelines.