

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC003D
POLICY TITLE: SHRUB REMOVAL/REPLACEMENT POLICY*
POLICY ADOPTED: JULY 21, 2008
POLICY REVIEWED: FEBRUARY 7, 2019
**POLICY REVISED: MARCH 16, 2009, MAY 21, 2012,
OCTOBER 17, 2016**

POLICY STATEMENT:

1. Generally, living shrubs will not be removed at the Association's expense.
2. Shrubs that have been infested by pests or disease will be appropriately treated and pruned by the Association.
3. A shrub shall be defined as needing removal when:
 - a. It is obviously losing or devoid of leaves or needles;
 - b. It is under stress from disease or pests;
 - c. It has sustained significant damage from natural causes or
 - d. It has grown to a height or size which is unsightly or unmanageable or presents a risk to other plants.
4. Shrubs that meet the above criteria will be replaced at Association expense provided there continues to be adequate space for the replacement to grow. Recommendations for the replacement will be appropriate to the location of the planting and availability at local nurseries.
5. If the co-owner wishes to replace the shrub(s) with other than the one(s) recommended by the Association, the co-owner shall:
 - a. Submit an appropriate Modification Request Form and a detailed landscape plan for approval; and
 - b. Accept responsibility for the difference in cost if the co-owner's choice is more than the price of the recommended substitution.
6. If the Board deems shrub replacement unnecessary, a co-owner may replace a shrub provided that the co-owner:
 - a. Submits an appropriate Modification Request Form and a detailed landscape plan for approval: and
 - b. Accepts full responsibility for all cost and planting.

***NOTE: Co-owners must submit a MODIFICATION REQUEST FORM and a DETAILED LANDSCAPE PLAN to the Management Company. APPROVAL must be obtained PRIOR to having this work started.**