

KEN-CARYL RANCH TOWNHOUSE ASSOCIATION GUIDELINES FOR TOWNHOUSE PLANTING

The Ken-Caryl Ranch Townhouse Homeowners Association, commonly known as Sunset Ridge, acting through the Board of Directors, is responsible for the planting and maintenance of townhouse landscapes and all landscape plants and materials within the townhouse common areas and/or becomes the property of the Ken-Caryl Ranch Townhouse Association, dba Sunset Ridge.

By covenant, management and maintenance of the landscape, including that of the townhouses, is under the authority of the Ken-Caryl Ranch Townhouse Association, dba Sunset Ridge.

Townhouse owners in Sunset Ridge have expressed interest in removing and/or replacing dead or overgrown plantings in front of their properties. In an effort to offer an equitable application of decision making by the Board of Directors, the attached guidelines for planting in front of and behind the townhouses has been approved by the Ken-Caryl Ranch Townhouse Association, dba Sunset Ridge.

Townhouse owners' property does not extend beyond the actual building/patio area; however, in an effort to accommodate the individual preferences of owners within the legalities of the association Bylaws and Rules, the following planting guidelines are set forth:

1. Townhouse owners may request changes in the current planting beds by preparing a specific plan with justification to the Board of Directors prior to taking any action. The plan must be approved before the homeowner can proceed to remove the plantings or to replace them. If the Board of Directors is responsible for removal and replacement, a plan must be jointly approved by the board and the homeowner prior to any action toward removal or replacement.
2. If homeowners desire to remove plants that are in good shape and that were originally planted by the Association, cost of removal would be the owner's responsibility. If plants, shrubs or trees are dead or no longer trimmable, the association will bear the cost of removal and replacement. When the plantings have been removed by the Board, the previously approved plan will be implemented.
3. If a homeowner wishes to replace or remove plantings, he or she must complete the attached "Architectural Request – Home Improvement Form."
4. These guidelines do not apply to seasonal flower plantings. However, vegetables will not be planted on common townhouse property.
5. Planting and maintenance of the property on either end of the townhouse buildings is the responsibility of the Association. Townhouse owners will not plant in those areas unless approved by the Board.

The Board of Directors reserves the right to remove any non-approved plantings. A listing of recommended planting species is attached.

DATE APPROVED: April 2009

SHRUBS & BUSH LISTING

Species	Variety	Mature Ht.	Mature Spd.
Almond	Flowering	6	5
Barberry	Crimson Pygmy	2	3
	Emerald Carousel	4	4
	Golden	3	3
	Green	4	5
	Red	4	5
	Rosy Glow	4	4
	Buckthorn	Columnar	10
Burning Bush	Dwarf	5	4
Butterfly Bush	Standard	5	5
	Dwarf	4	4
Cranberry	Compact European	5	5
	Dwarf European	2	2
	Spring Red Compact	5	4
Currant	Alpine	5	5
	Green Mound	3	3
Daphne	Carol Mackie	3	4
	Russian	4	4
Dogwood	Isanti	6	4
	Ivory Halo	5	5
	Kelsey	2	2
Forsythia	Spring Glory	8	5
Honeysuckle	Clavey's Dwarf	6	4
	Emerald Mound	3	2
Hydrangea	Annabelle	4	4
	Blue	4	4
	Endless Summer	4	4
	Pee Wee	3	3
Lilac	Dwarf Korean	5	5
	Little Boy Blue	4	5
	Miss Kim	5	5
	Tinkerbelle	5	5
Mockorange	Golden	4	3
	Littleleaf	4	4
	Dwarf Minnesota	3	3
Ninebark	Dart's Gold	4	4
	Dwarf	5	5
	Mountain	3	4
	Summer Wine	4	4
Potentilla	Abbotswood	3	3
	Coronation Triumph	3	3
	Gold Drop	3	3
	Gold Star	2	3
	Goldfinger	3	4
	Jackman	4	3
	Katherine Dykes	2	3
	McKay's White	2	3
	Pink Beauty	3	3
	Red Robin	2	3
Privet	Cheyenne	4	4
	Lodense	3	3
Quince	Regel	4	5
	Pink Flowering	3	5
	Red Flowering	6	4
Sage	Russian	4	4
	Dwarf Russian	2	2
Snowberry	Standard	6	4
	Amethyst	4	4
	Marleen	3	2
Spirea	Anthony Waterer	3	3
	Blue Mist	3	3
	Daphne	2	2
	Dark Knight	3	3
	Froebel	4	4
	Goldflame	3	2
	Goldmound, Pink	2	2
	Japanese	2	2
	Neon Flash	3	3
Snowmound	4	3	