

SEAL BEACH MUTUAL NO. SIXTEEN

Physical Property

Garden Areas, Trees, Shrubs

Purpose

This policy is adopted so that the landscaping of Mutual Sixteen will present an environment that enhances the ambiance of its' surroundings and thus add to the enjoyment of the cooperative living style. This policy is designed to outline the responsibilities of the residents and the Mutual in accomplishing this aim.

Mutual 16 have two types of landscape areas:

1. Resident Gardens

Gardens in front of apartments.

2. Common Areas

2.1. Turf areas (areas planted with grass).

2.2. Areas at the ends of the carports.

2.3. Areas adjacent to and/or at the ends of apartments 50 A&L, 50 F&G, 51 A&L, 51 F&G, 52 A&L, 52 F&G, 53 A&L, 53 F&G, 54 A&L and 54 F&G (which may only be used by residents of those units with the approval of the Board of Directors or its designee).

Resident Gardens

Resident Gardens in front of the units extend the length of the apartment and are limited to 36-inches wide as measured from the face of the building and must align with the existing gardens in front of the building and extend the length of the apartment.

- Any deviations from alignment with existing gardens must be approved by the Board of Directors or its designee.
- At the time of resale, the resident may be asked by the Board of Directors or its designee to bring back any deviations from alignment with existing gardens at the seller's cost.

Planting in gardens at the ends of apartments 50 A&L, 50 F&G, 51 A&L, 51 F&G, 52 A&L, 52 F&G, 53 A&L, 53 F&G, 54 A&L, and 54 F&G may not block entry to the attic by a ladder. An

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40 unobstructed path to the bedroom window or door must be maintained for the access of
41 emergency personnel.

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43 All plants in resident gardens must be trimmed back 6 inches from the building, 12 inches from
44 the eaves and must remain within the 36-inch-wide border of the garden.

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46 The boundaries of the resident gardens are marked by concrete scallop edging. Edging
47 materials, other than the standard concrete scallop edging, require the approval of the Board
48 of Directors or its designee.

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50 Potted plants may be permitted by the Board of Directors or its designee on the entrance
51 walkway as long as they do not inhibit the 36-inch entry requirement (per Patio Policy
52 7415.16). Nothing that will in any way impede the full use of the 36-inch-wide walkway is
53 permitted on the walkway, in order to allow emergency personnel to enter the unit.

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55 Potted plants cannot be placed on top of the pad mount transformers. Furthermore, potted
56 plants cannot be hung from or placed on pad mount enclosures (per Policy 7492), telephone
57 vaults, cable vaults, Southern California Edison vaults, or telephone poles.

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59 The resident gardens are the responsibility of the residents. Residents are responsible for the
60 care of their garden, which includes watering, fertilizing, and pest control. The cost of
61 fertilizers, herbicides, and pesticides are the responsibility of the resident. All chemicals must
62 be used in accordance with the package instructions. Installation of an irrigation system in a
63 resident garden must be approved by the Board of Directors or its designee and installed by
64 the Mutual's landscape contractor at the resident's expense. Maintenance of this irrigation
65 system will be at the resident's expense.

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67 A resident must use a hose equipped with a self-closing water shut-off nozzle, when hand-
68 watering a garden.

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70 If a resident uses a soaker hose in their garden, they must not leave it unattended for more
71 than 15 minutes.

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73 Routine trimming, cultivating, and weeding of resident gardens are provided by the Mutual's
74 landscape contractor. Rose bushes are pruned annually, usually in December or January. All
75 other service requests must be paid by the resident.

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77 If a resident does not want the services of the Mutual's landscape contractor, then the resident
78 should contact the Board of Directors or its designee and request that red flags be placed in
79 the resident's garden. The landscape contractor will not work on resident gardens with red

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80 flags.

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82 The resident should contact the Board of Directors or its designee if there are any problems
83 with the services provided by the landscape contractor. Residents should refrain from talking
84 to the landscape contractor's crew, because it slows down their work schedule.

85 Plants which have invasive roots that could damage building foundations and sidewalks may
86 not be planted in resident gardens.

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88 Plants which are on the Mutual's prohibited plants list may not be planted in resident gardens.

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90 Some prohibited plants may be allowed in resident gardens, if planted in pots that are placed
91 on root barriers, such as concrete pavers, so that the roots remain contained within the pot.
92 Check with the Board of Directors or its designee, if you have any questions about prohibited
93 plants.

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95 The resident may not grow any plants which may become entwined in the building's deco
96 block walls or touch any other parts of the building.

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98 Installation of plants and the placement of potted plants in the common areas are not allowed,
99 without the approval of the Board of Directors or its designee.

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101 Trees may be planted in resident gardens with the following restrictions:

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103 • A tree must be planted in a pot which is placed on a root barrier, such as a concrete
104 paver, so that the roots remain contained within the pot.

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106 • A tree must be kept trimmed so that there is a clearance of 6 inches from the building's
107 walls and a clearance of 12 inches below the eaves.

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109 Fruits and vegetables are allowed in resident gardens with the following restrictions:

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111 • The garden must be kept tidy.

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113 • Ripe fruits and vegetables must be removed promptly, to avoid attracting vermin.

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115 The Mutual has the right to trim, prune, or remove any plant growth that:

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117 • Damages the building;

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119 • Interferes with building repairs and painting;

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- Creates a safety hazard;
- Attracts vermin;
- Is Untidy.

In these situations, the Mutual Board or its designee will determine if the cost of plant removal will be paid by the resident or the Mutual.

Hanging pots and ornamental objects are permitted in resident gardens. The resident is responsible for any damage to wood and stucco surfaces as a result of watering hanging plants. Wind chimes are permitted if the noise does not disturb other residents.

Ornamental objects are permitted in resident gardens but must have a clearance of 6 inches from the building, a clearance of 12 inches from the eaves, and must remain within the borders of the garden. A water fountain or other decorative water feature in a resident garden must use re-circulated water.

Freestanding trellises are permitted but must have a have a clearance of 6 inches from the building, a clearance of 12 inches from the eaves, and must remain within the borders of the garden.

Installation of a flagpole in a resident garden requires the approval of the Board of Directors or its designee. A flagpole bracket, mounted on the building, is allowed.

Bird feeders are permitted in a resident garden, but with the following restrictions:

- Bird feeders with birdseed are permitted, if the bird seed is in a container that can only be accessed by birds.
- Open tray type bird feeders with birdseed that can be accessed by other animals, such as rodents, are prohibited.
- Hummingbird feeders are permitted if the nectar is in a container that can only be accessed by birds.

Outdoor rated furniture may be placed in a resident garden with the approval of the Board of Directors or its designee.

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160 A resident garden may not be used for the storage of items such as garden soil, fertilizer,
 161 empty pots, tools, cabinets, scaffolding, shelving, bicycles, tricycles, kayaks, and surfboards.
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163 A barbeque may be covered and stored in a resident garden adjacent to the main entry
 164 walkway ONLY if the unit has no open patio for storage (per Barbeque – Usage and General
 165 Safety Precautions 7427.G).

Common Areas

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- 168 • Turf areas (areas planted with grass).
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 - 170 • Areas at the ends of the carports.
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 - 172 • Areas adjacent to and/or at the ends of apartments 50 A&L, 50 F&G, 51 A&L, 51 F&G,
 173 52 A&L, 52 F&G, 53 A&L, 53 F&G, 54 A&L, and 54 F&G (which may only be used by
 174 residents of those units with the approval of the Board of Directors or its designee).
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176 Common Areas include all turf covered areas, encompassing both those areas immediately
 177 adjacent to resident gardens and the greenbelt areas.
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179 The common areas are maintained by the Mutual. Any alterations to the common areas
 180 require the approval of the Board of Directors or its designee.
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Residents are NOT permitted to:

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- 184 1. Install, remove, or relocate plants or any other landscaping features in the common
 185 areas without the approval of the Board of Directors or its designee.
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 - 187 2. Install, remove, relocate, or adjust sprinklers in the common areas.
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 - 189 3. Water the turf areas. These areas receive sufficient water from the irrigation system. If a
 190 resident is concerned that a particular turf area is receiving insufficient water, the
 191 resident should contact the Board of Directors or its designee.
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 - 193 4. Alter the plants, trees or turf in the common areas. That includes, but is not limited to,
 194 applying chemicals, trimming/pruning, digging in tree wells, digging in the turf areas,
 195 and removing turf.
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 - 197 5. Place any inanimate objects in the common areas, such as furniture, sculpture, storage
 198 containers, bicycles, tricycles, and recreational equipment, without the approval of the
 199 Board of Directors or its designee.

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If residents would like to donate trees, plants, or any other landscape features to the common areas, they can present their proposals to the Board of Directors or its designee. Projects requested by residents which would result in changes in the common areas must be approved by the Board of Directors or its designee. All tree, plants or any other landscape features donated to the Mutual become the Mutual's property and responsibility.

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The Mutual common areas can be used for temporary reasons, such as construction activity, moving, picnics, group gatherings, and placement of holiday decorations, with the approval of the Board of Directors or its designee.

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- The sidewalk lamp posts may be decorated during the holidays with the following restrictions: The decorations must be attached to the lamp post in such a way that the lamp post is not damaged.

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- Holiday decorations must be removed within 2 weeks after the holiday.

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- No permanent alterations to the lamp posts may be made without the approval of the Board of Directors or its designee.

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Water Conservation

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Mutual 16 is situated in a geographical area with a dry climate and limited water resources. In order to ensure the availability of water resources for the future, the Board of Directors or its designee wishes to promote the conservation and efficient use of water.

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Residents are not permitted to water the turf areas. If a resident is concerned that a particular turf area is receiving insufficient water, the resident should contact the Board of Directors or its designee.

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Water shall not be used to wash down patios, entry walkways, or sidewalks. Water shall not be used to clean sidewalks or other concrete surfaces that do not lead directly to the resident's patio or main entrance. Ordinary cleaning of all hard surfaces should be done with brooms, vacuums or blowers.

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Washing down such patios or entry walkways may occur ONLY when it is necessary to alleviate safety hazards. In such cases, the use of a hand-held bucket, a hand-held hose equipped with a self-closing water shut-off nozzle, or a low-volume, high pressure water broom shall be used.

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240 To minimize the loss of water due to evaporation, it is recommended that resident's water their
241 gardens between the hours of 5 p.m. and 9 a.m.
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Document History

Adopted: 05 Jan 21 Amended:

Keywords: Mutual Garden Trees Shrubs
Sixteen Areas

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