

## **BY-LAW XV**

### **LANDSCAPE PLANTING BY-LAW**

A By-Law relating to the planting of deciduous trees, evergreens, shrubs, vines, hedges, ornamental grasses, and perennials within the front yards, back yards, or adjacent common areas of units within Tecumseh Co-operative Homes Inc. ("The Co-operative")

MEMBERS ARE RESPONSIBLE FOR ANY PLANTING DONE WITHIN THE CONFINES OF THEIR UNIT OR ADJACENT COMMON AREA. THE COST OF MAINTAINING OR REMOVING THESE PLANTINGS WILL NOT BE ABSORBED BY THE CO-OPERATIVE.

Where inappropriate planting has taken place, or where there has been an infringement on a neighbours yard or common area, or where said planting could conceivably cause structural damage to the building or fence, the member is liable for the cost of removing the planting(s) in question.

Shown below is a description, by category, of plantings which are considered unacceptable, and if planted the member will be held liable for any expense incurred in their removal.

#### DECIDUOUS TREES

Trees that will grow to a height of 6 feet or greater are not permitted in back yards. This would encompass all Shade Trees- i.e. Maples, Oak, Birch, Ash, Locust, etc.

NOTE: Those shade trees ending up in members backyards due to the new fence lines of July 2000 are the only exception to this rule- member had no choice in this Instance.

#### EVERGREENS

No evergreens that will grow to a height greater then 6 feet, or have a spread of greater then 3 feet are permitted in back yards. Full size species of Yews, Junipers (Skyrocket, Mountbatten, etc. Cedars, Pines and Spruce are not an acceptable species. Dwarf varieties only of these species will be permitted if they meet the height and width requirements.

#### SHRUBS (Flowering, etc.)

Any shrubs from the Sumac or Willow family are not permissible. Only shrubs that can be kept pruned to a height of 6 feet will be permitted- again, dwarf varieties will be permissible. Shrubs such as Lilacs, Rose of Sharon, Snowball, etc. will be allowed provided they were kept pruned to the 6 feet height requirement.

#### VINES

Vines such as English Ivy, Boston Ivy, Virginia Creeper and Hops are some of the vines that cause damage to the brick and aluminum siding and can not be planted. Vines such as

Clematis, Honeysuckle and climbing Roses that are attached to a trellis are acceptable.

### HEDGES

All hedges cannot exceed three (3) feet in height. Any planting beside a roadway that impedes the vision of motorists is not permitted.

### ORNAMENTAL GRASSES

If ornamental grasses are planted they must be of a clump forming variety. Grasses such as Ribbon Grass are considered extremely invasive (spread by runners under the soil) and are not permissible. Read the labels and ask before purchasing any ornamental grass plants.

### PERENNIALS

All perennials multiply (this is the nature of the species) ... All perennials must be divided to maintain not only a healthy plant, but also to keep them from spreading to undesirable areas. Some of these plants are best known as ground covers and must not be planted, i.e. Goutweed, also known as Bishops Weed (Aegopodium), Baltic Ivy (Hedera) and the Chameleon plant, to name a few. Others that multiply quite rapidly and need to be watched very closely for spreading are Lily of the Valley, Forget-Me-Knots, and Cranesbill (perennial type of Geranium).

**ABSOLUTELY NO SHRUBS OF ANY TYPE ARE TO BE PLANTED WITHIN 3 FEET FROM THE FOUNDATION OF THE UNIT, (FRONT OR BACKYARD). ONLY PLANTS WITH SHALLOW ROOTS CAN BE PLANTED WITHIN THESE AREAS.**

**TO ENSURE THAT STRESS IS NOT PLACED ON FENCES, SHRUBS MUST BE PLANTED WITH SUFFICIENT SPACE TO MATURE (MAXIMUM 6FT. HEIGHT AND 3 FEET WIDTH).**

Certified to be a true copy of the By-Law no. \_\_\_\_\_ of Tecumseh Co-operative Homes Inc., passed by the Board of Directors at a meeting held on the

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And confirmed by a two-thirds vote at a meeting of the members held on the

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This By-Law takes the place of, or amends all previous By-Laws, policies, resolutions or written agreements that deal with planting of trees, shrubs, vines, hedges, ornamental grasses and perennials by members within the confine of units of Tecumseh Co-operative Homes Inc.