

Update to the Rules and Regulations

7. Improvements and Maintenance of Common Elements: All improvements, maintenance and landscaping of the Common Elements shall be handled only by the Association, with one and only one exception.

This exception applies to condominium unit owners who wish to personalize their unit entrance with annuals, perennials, and/or petite shrubs. It does not cover removal of any existing shrubs or trees.

To enhance the visual appeal of the condominium complex, promote environmental sustainability, and strengthen community bonds by allowing owners, at their own expense, to plant and maintain flowers in front of their unit.

Plants Selection Guidelines

Choose plants that are drought-resistant, low-maintenance, and non-invasive.

No climbing vines, climbing flowers, or spreading ground cover.

No invasive plants to SE Virginia.

No produce or fruits (these invite rats, squirrels, raccoons, or insects)

No poisonous plants to people or pets.

No plants closer than 3 feet to a building.

No plants that will mature higher than 3 feet

No Trees.

No plants that require heavy watering.

No sprinkler, soaker hose or running hose can be used. All watering must be by hand.

Permitted use is only for annuals and perennials, and/or petite shrubs that mature no higher than 3 feet and complement the overall aesthetic of the property.

Trees and Shrubs: No existing trees or shrubs may be removed. Using the Architecture Review (ARC) application and approval, trees or shrubs that are a clear safety hazard will be considered for removal.

Maintenance

The owner, at their expense, is required and must commit to regular maintenance of the plants, including only hand watering, pruning, dead heading, and removing or replacing any dead or diseased plants. No

<https://brightonparkgreenbrier.org/>

sprinklers, running hose or soaker hoses are permitted. The condominium association will not be responsible for plant upkeep or damage by vendors. Association will notify you if appearance becomes unacceptable. The site must be cared for in a timely manner to maintain compliance, otherwise, the association will issue a violation.

Placement

All plants must be placed within the designated planting areas to ensure safety and uniformity. Plants may not obstruct walkways, entrances, gas or power lines and meters, or communal areas. The approved area is the existing garden area directly in front of the unit and around the side up to the fence, shown on the ARC. A 5" brown garden edging may be used. The preapproved edging is Virgo 5"x 20 foot Brown Composite (woodgrain) Edging found at [Home Depot](#) or [Lowe's](#) Brown Terrace Board Woodgrain Edging 5"x 20'.

Approval Process

Residents must complete a detailed planting plan using the Garden Request form (found on the community website or log into thinkpma.vmsclientonline.com) and submit to condominium association management company via email or USPS for approval before beginning any planting.

Benefits

Aesthetic Enhancement: A well-maintained landscape will improve the overall look of the condominium complex, making it more attractive to residents and visitors.

Environmental Sustainability: Planting greenery contributes to a healthier environment by reducing carbon footprint, promoting biodiversity, and providing habitats for local wildlife.

Community Engagement: Encouraging residents to take an active role in beautifying their surroundings, fosters a sense of ownership and pride in the community.

Implementation

Once approved, residents can begin planting according to their submitted plans. The condominium association will periodically review planting areas to ensure compliance with the guidelines.

Suggested Plants

Brighton Park Greenbrier is in Hardiness Zone 8a. This means the plants need to be able to withstand minimum temperatures of 10 to 15 degrees Fahrenheit.

Choose plants that align with your location's sun exposure and are draught resistant.

Full sun – more than 6 hours of direct sunlight per day

Part sun – 4-6 hours of direct sun per day, including some afternoon sun

Part shade – 4-6 hours of direct sun per day, mostly before midday

Full shade – less than 4 hours of direct sun per day

Things Not to Plant

- No invasive plants to SE Virginia – see partial list below and do your research for others.
- No climbing vines, climbing flowers, or spreading ground cover
- No Trees
- No produce or fruits (these invite rats, squirrels, raccoons, or insects)
- No poisonous plants to people or pets
- Nothing closer than 3 feet to a building
- Anything that will get higher than 3 feet must be pruned regularly.
- No plants that require heavy watering. All watering must be by hand. No sprinkler or running hose can be used.

Honeysuckle

Wisteria

English Ivy

Ligustrum

Multiflora Rose

Stilt Grass

Porcelain Berry

Bradford Pear

Autumn olive

Wax Myrtle

Chinese privet

Mimosa

Chinese Silver grass

Suggestion on Things to Plant

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|-------------------|---------------|--------------------|------------------------|
| Black-eyed Susans | Sage | Shasta Daisy | Cornflower |
| Hosta | Lamb's Ear | Speedwell | Eastern Columbine |
| Begonias | Chrysanthemum | Garden Phlox | Dwarf Eng. Lavendar |
| Blanket flower | Liriope | Virginia Bluebells | Aster |
| Azaleas | Dianthus | Verbena | Japanese Plum Yew |
| Pansies | Marigolds | Petunias | Verbena |
| Zinnias | Geraniums | Impatiens | Violas |
| Daffodils | Tulips | Daylilies | Crotons |
| Hyacinth | Daffodil | Turk's cap Lilies | Pugster Butterfly Bush |
| Radiance Abelia | | | |

Homeowner Garden Request

The architectural review board (ARC) form ensures understanding of Brighton Park's Rules and Regulations around modifying unit garden area, a common area described above. This form is kept on file and may be referenced if modifications are found to not be as described on this form. Homeowners found to have made unauthorized modifications will be subject to removing any unapproved alterations and liable for all costs related to restoring modified elements to their original state. Architectural review ensures common elements are conformant throughout the property. The Board reserves the right to revoke approved privilege as common elements evolve.

Homeowner Information

Date:

Homeowner (s):

Address:

Email:

Mobile Phone:

Alteration Information

In accordance with the Brighton Park Rules and Regulations as amended, I/we are requesting approval for the following described garden planting:

Mark and provide at least one of the following review documents:

Plans, photographs, drawings, and/or specifications including type of materials to be used.

Acknowledgment

Written approval must be granted by the ARC before beginning alterations to the previously described existing garden area. Approval by the ARC does not release the homeowner from applicable laws, permitting processes, and/or building code requirements. Approval may be revoked as alterations evolve.

I understand that this Garden Request is not complete and will not be considered until I provide at least one review document as noted above.

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Primary homeowner signature

Secondary homeowner signature