

Landscaping and Garden Guidelines and Application

(6-12-2024)

This document is meant to provide homeowners with guidelines for incorporating and enjoying flowers, plants and other landscape materials in their individual unit areas. Such improvements should comply with the original BRR objective of maintaining a landscape compatible with the existing alpine environment while minimizing additional cost to the overall HOA.

Homeowners must submit their request, signed application and requested items at least 60 days prior to starting their project to allow time for the Board to review, discuss and vote on your requested plan.

Prior to installation of any landscaping the home owner shall read the Landscaping Guidelines, understand his/her responsibilities and proceed as follows:

1. Plans must be provided with an application and shall include drawings and pictures showing which existing gardens are to be modified or the location of a proposed new landscaping area.
2. A detailed list, with descriptions and pictures of the types of plants, flowering plants, bushes, trees, and landscaping materials, shall be provided along with a drawing showing the placement of these items in relationship to building foundation and any existing utility devices.
3. The homeowner shall provide any other matters requested by the Board or designated committee. Plans should be in sufficient detail so that the Board may make an informed decision.
4. The addition of trees, shrubs or other landscape features must be reviewed and approved by the landscape chair/HOA board.
5. Coordination with utility companies is required so that underground lines can be identified. Snow storage areas must remain available to snow removal equipment.
6. Flowers may be planted in existing beds which include the beds established next to the duplex buildings, beds next to townhome buildings or beds that contain other plant materials such as trees or shrubs.
7. No stand alone or new flower beds may be created without approval of the HOA Board.
8. No structural features, permanent or temporary, may be installed without approval of the HOA Board. Examples include statues, water features, dry beds, French drains, etc.
9. No adjustments or changes to the existing irrigation system will be made for these gardens without the expressed approval of the HOA Board. If approved, owners will assume the cost of these changes.

10. Noise from work is prohibited from 7:00pm to 6:59am daily.
11. Any costs associated with repairing damage to the existing irrigation system, lawn or common area caused by changes in the irrigation system or to any damage related to new plantings will be assessed to the homeowner.
12. Maintenance of owner installed garden improvements (weeding, pruning, fertilizing, etc.) will be the responsibility of the owner or unit resident.
13. Gardens not maintained will be removed. The area will be replaced with mulch, rock, grass, or other landscape materials as determined appropriate by the HOA Board.
The cost of any such removal or replacement will be assessed to the homeowner.
14. To provide the best opportunities for success with the gardens, homeowners are encouraged to use plant materials indigenous and compatible with the high altitude environment.
15. List the company providing the installation _____

For Association records and to fulfill your requirement to receive Association permission to proceed with patio project please fill out the information below and return to:

Summit Resort Group
PO Box 2590
Dillon, CO 80435

via fax: 970-468-2556
via email: KSchneweis@srgsummit.com

Unit _____ Owner _____

Email _____ Phone # _____

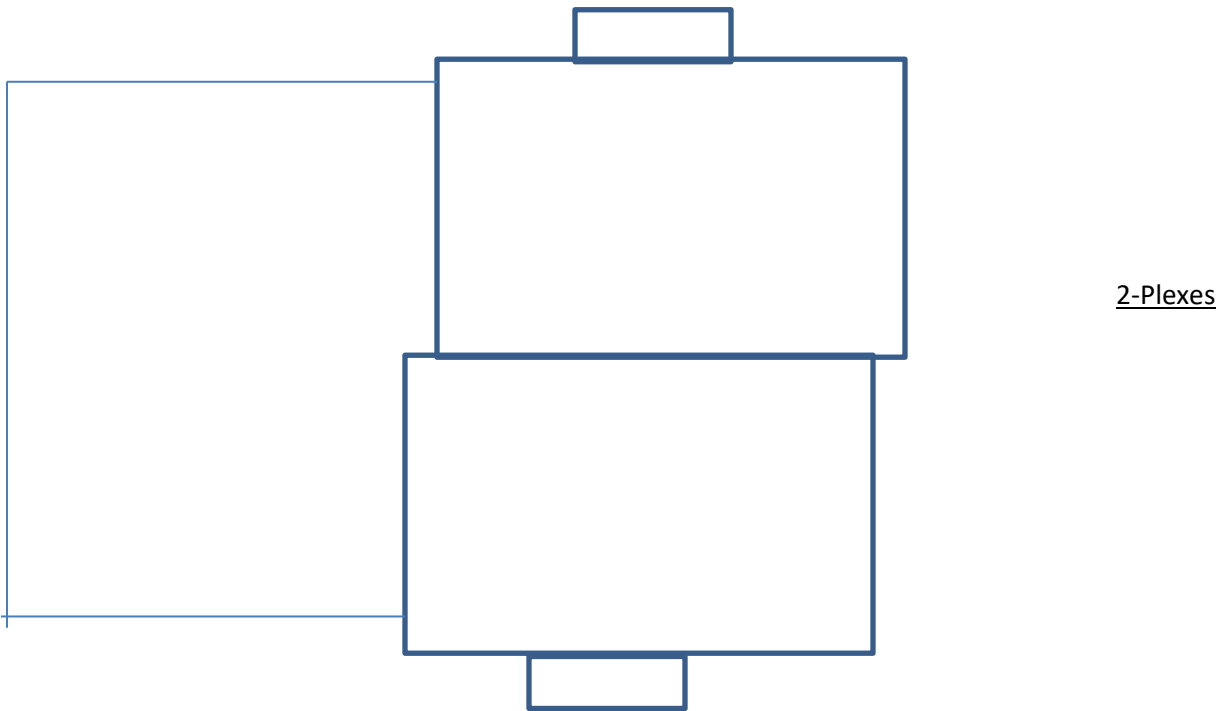
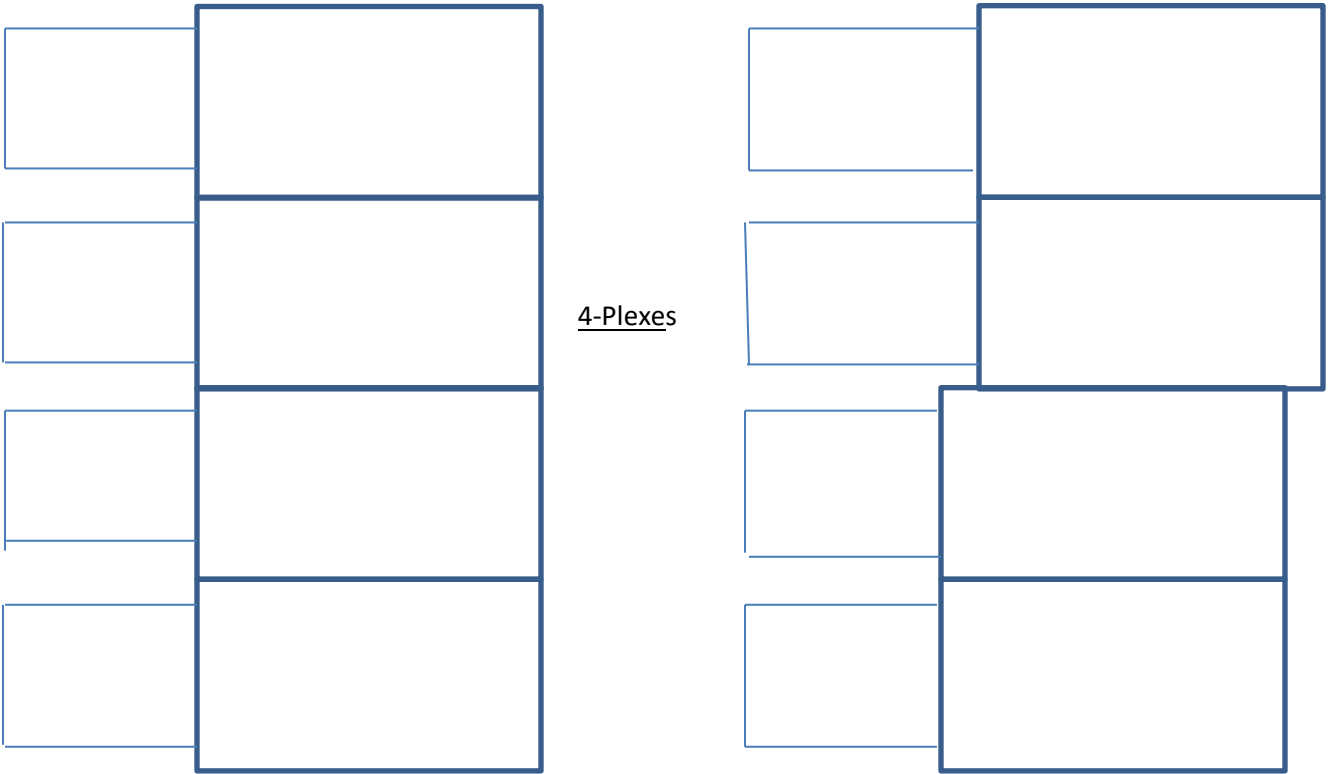
I, _____, for myself and my successors and assigns agree that the Blue River Run Homeowners Association, its members and its Board of Directors, and Summit Resort Group Property Management are not responsible for damage to my unit or adjoining property. I further understand that I am responsible for any damage to common area, utility lines and devices, irrigation system and building resulting from the installation and am responsible for restoring any damage including, but not limited to the exterior of the building to pre-installation condition. I, for myself and my successors and assigns, agree to each of the applicable foregoing specifications and guidelines and to comply with the terms of them.

Signature

Date

Drawings

Mark Location of Proposed Landscaping Relative to Building



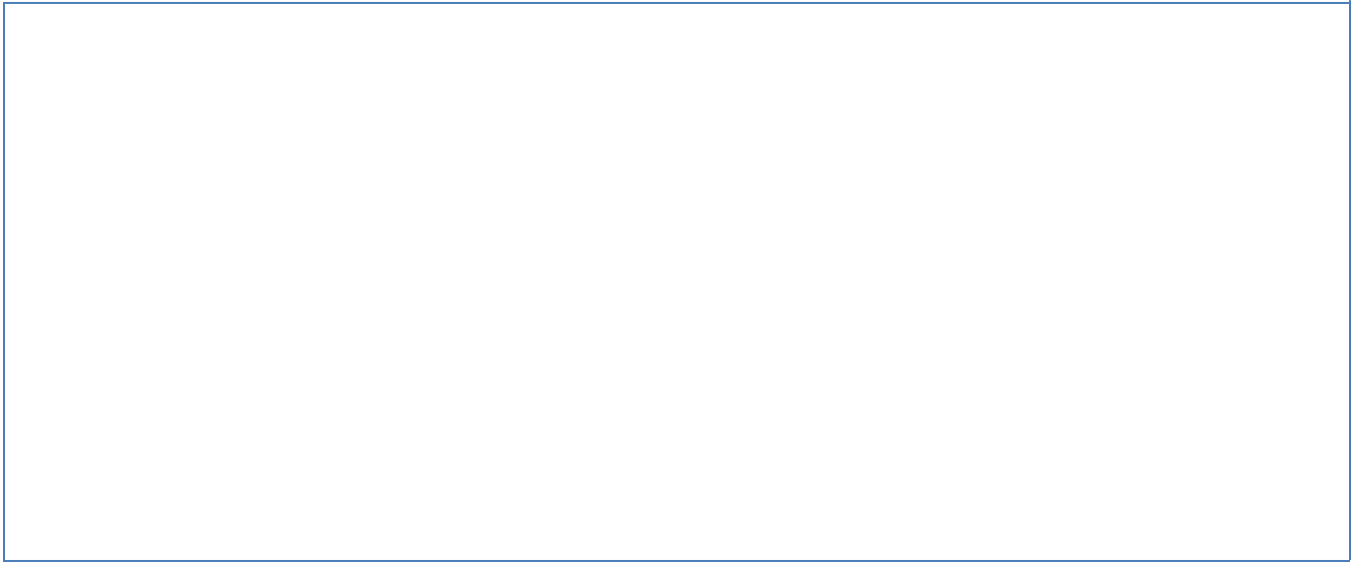
Drawings

Draw Detailed Landscaping Design - Types of Plantings and Materials, and Their Location

Or

Provide Professional Design with Types of Plantings

Drawing



List of Plantings

List of Materials
