





*Jonathan's Landing Condominium & Yacht Club Association*

**Jonathan's Landing Landscape Enhancement Request Form**

I have reviewed Jonathan's Landing landscape standards for my request and I agree to conform to the standards. I assume all responsibility for this project to include but not limited to future repairs and required permits.

I AM \_\_\_\_\_ AM NOT \_\_\_\_\_ seeking to participate in the reimbursement program.

TOTAL expense of landscape enhancement for which you seek reimbursement: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Neighbor Name (print)	Neighbor Unit Address	Neighbor Signature	In Support Yes or No	Date

Actual Installation Completion: \_\_\_\_\_ Inspection For Compliance to Plan By: \_\_\_\_\_

Board Approval: \_\_\_\_\_ Date: \_\_\_\_\_



**Jonathan's Landing Landscape Enhancement Request Form**

Some Unit Owners may be interested in enhancing the landscaping around their units. However, since this is common area, it falls under the Association's jurisdiction, not the individual unit owner. This form defines a process for unit owners to request landscape enhancements. Our goal is to provide some consistency and standards across our association while allowing unit owners the ability to enhance their landscaping. All landscaping enhancement requests, both around the unit and in adjacent common areas, require the completion of Jonathan's Landing Landscape Enhancement form at the end of this document.

Unit owners are responsible for any and all costs associated with their landscaping enhancements. It is expected that the maintenance of these enhancements will be minimal and will be handled as part of the overall JL landscape maintenance, or that the unit owner will do the maintenance. Since this is common area, the association reserves the right of removing any landscape enhancements not sufficiently maintained or not in keeping with the overall JL landscape plans.

Note that any unit owner landscape enhancements must be restricted to existing mulch beds or limited common area (e.g. decks, patio, front steps/stoop). Any landscape enhancement may not be placed in any location that may obstruct or hinder maintenance such as mowing in the summer or plowing in the winter.

Unit owner plans should also draw from the JL list of recommended plants & shrubs document or consult a JL approved landscaper. The JL Landscape guidelines prefer a heavy usage of perennials rather than shrubs to avoid overgrowth, pruning expenses in the future, inability to paint the units due to shrub blockage, etc. Using perennials will reduce overall maintenance and help provide expedited approvals.

The unit owner must provide sufficient details on plants, shrubs, materials, locations and any other proposed changes in the "**Description, Picture &/or Diagram of Project and Contractor Documents**" section of the Landscape Enhancement form along with appropriate acknowledgement that neighbors has been notified. Any neighbor with concerns can send them in writing or email to the JL Board within 7 days of the Request Date and the JL Board will make the final decision. This form requires approval before any work is to start. The JL Board, may choose to delegate this to any standing landscape committee.

The JL management company will maintain a list of any approved landscapers and nurseries that may offer a discount to JL residents. Any authorized landscaper is then responsible for following JL Landscape guidelines. By using a JL authorized landscaper, you may get any JL group discount rate; any JL warranties; and will expedite approval process.

Submission, notifications and Approvals can be done electronically via email. Neighbors with concerns can send them in writing or email to the JL Board either directly or through Management within 7 days of Request date. This input will then be taken into consideration before final Board Approval.



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**UNIT OWNER LANDSCAPE REIMBURSEMENT PROGRAM**

**PURPOSE AND GENERAL DESCRIPTION**

The Board of Directors has established a rebate program in order to encourage unit owners to install landscape enhancements around their individual units. This approach is being implemented to give interested owners some input into the landscaping around their units and at the same time allowing the Association the ability to maintain reasonable uniformity as is appropriate in a condominium community. The areas in front of each unit will receive priority over other areas. These areas are part of the common elements of JL and as such the Association is responsible for approval and maintenance of all plantings.

Each fiscal year the board may establish a separate budget amount to fund the program. Approved landscape enhancements will be reimbursed at the rate of 40% of actual costs up to a maximum of \$400. So, a project costing \$1,000 to complete would be eligible for a \$400 rebate.

**WHAT OWNERS NEED TO KNOW**

1. Owners wishing to participate should develop a drawing that details proposed locations and specific plant materials to be installed. Request should be submitted to the Property Manager on the JL Landscape Enhancement Request Form which will be available on the new JL owners' website. All plant materials should be selected from the approved list attached to the form on the JL owners' website.
2. Owners are encouraged to work with the JL Maintenance Manager in selecting specific plant materials and developing layouts before submitting request.
3. Request will be processed on a first come first served basis and will be considered until the then current year's budget has been spent. Any approved projects submitted after current years funds have been exhausted will be eligible for any future years reimbursement funding that may be approved in the next budget year.
4. Some unit owners may prefer to install approved landscape enhancements on their own, which is acceptable, but all owners are encouraged to have these plantings done by the current JL landscape contractor who will offer a discount on plants and installation of 10% to all owners. Utilization of our official landscape contractor will help ensure that all plantings are professionally installed and that appropriate soil treatments, irrigation requirements, etc. are considered.