VMHB Substantial Landscape Modification Policy
Homeowners who want to make substantial changes to their Personal Garden Area (PGA) must get approval from both the Landscape Chair and the Board of Directors.

Substantial landscape modifications are defined as:
Any significant expansion or reduction in size (10 square feet or more) of an existing PGA.
Any significant redesign of a PGA. (Removing or replacing more than 50 percent of the existing plants.)
Any gardening an owner wants to do in a common garden area island bed, including around the midrises.

Tree pruning and removal are not covered under this policy. Requests for tree removal must be submitted via the Tree Removal Form. Requests for tree and shrub pruning should be submitted through the maintenance portal.

Any stonework/hardscaping will adhere to the standards set forth by the Architectural Review Committee.

Substantial changes must be approved by the Board of Directors after review and recommendation by the Landscape Chair. The Landscape Chair review will include a determination that the modification is compatible with the landscape design and character of the community and follows the Landscape Policy. The plant list must not include any plants on the Restricted Plant List. Residents should realize it will take some time for the request to be approved by the Landscape Chair and the Board of Directors.

If you use a landscape contractor, they must submit a certificate of insurance to the HOA documenting general liability coverage ($1,000,000) and Workers' Compensation coverage ($500,000) to the HOA prior to commencement of any work. The Village at Mount Hope Bay Condominium Association must be listed as an additional insured on the certificate presented.

You (Unit Owner) and your successors and assigns agree to a long-term replacement commitment of all approved plantings. The association will assume regular maintenance (weeding, mulching, edging, fall and spring clean out) of the new garden areas. The Village on Mount Hope Bay Condominium Association will have NO responsibility to replace any approved plantings.

The permanent approval and signed copy of this application will be retained in The Village on Mount Hope Bay Condominium Association records and documented in any "Resale Certificate" prepared prior to the sale of your unit.

The Substantial Landscape Modification form must be signed by the Unit Owner(s) and must include a detailed description of the proposed changes; photographs, an illustration or sketch of the landscape plan as close to scale as possible, and a general plant list with botanical names are strongly encouraged. Photographs and other documents may be attached to the form. If preferred, the Unit Owner may print the form and provide hard copies of the necessary documents to the Property Manager.

After review, the Landscape Committee will present this application to the Board of Directors with recommendations for either approval, approval with changes, or rejection. The final step is approval or rejection by the Board of Directors and communication of the final decision to the Unit Owner.