

FAIRWAY VIEW CONDOMINIUM GARDEN OPERATION RULES (GOP)

GARDEN PROGRAMS

1. There are two (2) Board approved garden programs which **may** be offered each year and are open to all condo owners and condo tenants (renters):

A. The Garden Space Program (GSP)

B. The Community Flower Planting Program (CFP)

2. To participate in either program, you will need to fill out a **Garden Program Application (GPA)** and a **Fairway View Condominium Liability Waiver Form (CLW)** and submit them to the **Landscape Committee Chair (LCC)** or designated representative **between April 1 and April 14** of each year.
3. No applications will be accepted after April 14.
4. The current (LCC) is **Kirki Coleman**.
5. Both garden programs are listed on the GPA so you only need to submit one form if you want to apply for both programs.
6. **The GPA application is available on the FVCA website.**
7. The gardening season starts on April 15 and ends on Oct 15 of each year.

A. GARDEN SPACE PROGRAM (GSP)

Once you have submitted your GPA to participate in the GSP, applicants will then be assigned a shared or non-shared garden space based on the results of a random lottery conducted by a member of the Board or designated representative on or around April 15. Applicants will be informed of the lottery date and **do not need to be present** on the day of lottery in order to get a garden space assigned to them.

GSP PARTICIPANT PROGRAM NOTES:

- Only one space per condo unit is allowed.
- If there are more applicants than available spaces, applicants will share spaces until all applicants have been assigned a garden space.
- Trading of lottery assigned spots is not allowed.

B. COMMUNITY FLOWER PLANTING PROGRAM (CFP)

Once you have submitted a GPA to participate in the CFP, applicants will then have the opportunity to participate in planting annual flowers in shared community garden spaces in any year when there are one or more unclaimed garden spaces left after the GSP lottery has been completed.

CFP PARTICIPANT NOTES:

- This program will only be offered if there are unassigned garden spaces left after the lottery has been conducted.
- Participants still need to apply for this program between the dates of Apr 1-14 even though the it may not be offered.
- Participants will be notified by the LCC or designated representative whether or not the CFP program will be offered in the current gardening season on or about one day after the GSP lottery has been completed.
- If the CFP program will be offered, participants will be notified by the LCC or designated representative of the planting date/time to bring their flowers and planting tools to the community garden to plant the flowers. The selected date will be weather dependent.
- Participants will be told the maximum number of flowers they can purchase and plant. This maximum number will be based on the number of participant applications received and the number of garden spaces available for planting and will vary from year to year.
- The list of acceptable flowers that participants may purchase is located on the condo website or from the LCC. Participants will only be allowed to plant flowers contained on that list. No exceptions will be allowed. Participants will need to purchase their flowers and bring them, and any appropriate planting tools, to the community garden area on the specified planting day/time in order to participate in the planting event.
- The LCC or representative will be present on the planting day/time to direct the planting session. This is a community event so bring chairs and refreshments!
- Participants who can't attend on the selected planting day/time must make arrangements for someone else to attend and inform the LCC or representative.
- Participants must agree to share the maintenance burden of watering, weeding, and end of season plant removal as need and managed by the LSC.

GARDEN PROGRAMS APPLICATION PROCESS

Any owner wishing to participate in one or both garden programs will complete the two (2) forms listed below. Forms can be found on the FVCA website page or obtained.

- A. Garden Programs Application Form (GPA).
- B. Fairway View Condominium Liability Waiver Form (CLW).

GARDEN RULES AND RESPONSIBILITIES

1. All gardeners agree to exhibit courteous, considerate, and peaceful behavior toward the land and all gardeners or visitors at all times.
2. Only non-invasive, non-toxic, and appropriately sized annual plants will be planted in designated garden space. The Board reserves the right to request that inappropriate plants be removed immediately.

3. No new addition or expansion of any garden space is allowed. Doing so will forfeit your gardening privilege for the remainder of the garden season and subject you to forfeiting the privilege to submit a garden application for future gardening seasons.
4. No planting or disturbance of any kind will occur outside the perimeter of the garden spot or in the four (4) foot border buffer adjacent to the association perimeter wall.
5. No individual garden space borders are allowed.
6. No personal items of any kind including, but not limited to, pots, planters, tchotchke (decorative knick knacks), or vertical growing items will be placed in the garden. The only exception are the use of board approved cloches and tomato cages. The specific type of approved cloche is an all-purpose garden fabric type tunnel cloche. Contact the landscape committee chair for the current Board approved cloche product.
7. Only environmentally conscious garden practices, products, and water usage methods will be used. Gardeners will avoid doing anything that unnecessarily wastes water. Checking soil moisture levels before watering and watering only towards morning or evening hours is strongly encouraged as a best practice.
8. Hoses must be stored off the common grass area after each use and the water always turned off at the "Y" junction turn-off valve.
9. Only non-invasive, non-toxic, and appropriately sized annual plants will be planted in designated garden space. The Board reserves the right to request that inappropriate plants be removed immediately.
10. The garden area and all paths must remain neat, clean and orderly at all times to ensure appropriate visual appeal, cleanliness and safety standards are met.
11. The garden bench will only be used for the purpose of sitting and the area surrounding the bench will not be used for storage or dumping of unwanted garden items.
12. No personal garden tools or other miscellaneous gardening items will be left or stored in the garden for any length of time and are subject to confiscation if found unattended.
13. Compostable plant material only (no dirt), will be placed in the designated discard spot for weekly removal by the landscaping contractor. All non-compostable material will be the responsibility of the gardener to immediately remove from the garden area.
14. Pets are allowed in the garden on a short leash and must be allowed only on the grassy area that are at least 10 feet away from any garden area. If a pet soils anywhere while in the vicinity of the garden area, the owner will be responsible for immediate clean-up and properly disposal of the waste material.
15. If a gardener is an owner who sells their condo unit or a tenant who ends their rental contract, all plants in their garden plot must be removed prior to ownership transfer or departure from the condo unit.
16. All gardens will be completely cleared of all plant material by CSP participants and as directed by the LSC Chair for CFP participants not later than Oct 15 in order to be ready for the winter season.
17. Any known violations of rules will be reported to the Landscape Committee. Any nuisance violation will be reported to a Board member and addressed by the Board.

Board Approved: 5/23