

# Summerset Village Homeowner's Association

## Balcony Plants Standards September 2023

### Philosophy

These standards are meant to ensure that the balcony structures that are the responsibility of Summerset Village remain safe, structurally sound, and aesthetically appealing while not being detrimental to the homeowner's property or the surrounding property.

### Appearance

A balcony with plants must be maintained in good condition and any deteriorated or structurally unsafe components must be repaired, replaced or removed. The pots and plants should not detract from the appearance of the property and plants should be well cared for. Plants should not grow on the building structure including railing, fences, or walls. All pots are required to use a plastic protector underneath to prevent water and dirt from causing damage to wood structures.

Excess water from potted plants must not run off onto patios below infringing on other resident's patio/ balcony space, and damaging property.

A homeowner may have a maximum of 15 gallons of potted plants spread out evenly on a balcony so as to not stress the structural integrity of the building. Examples of this to include:

1. (3) 5-gallon containers
2. (2) 5-gallon containers, (1) 3-gallon container, and (2) 1-gallon containers
3. (1) 5-gallon container, (2) 3-gallon container, and any combination of 1- or 2-gallon containers until 15 gallons is reached

### Location

Location shall be on the balcony of the owner's home or common area that does not restrict the ease of movement for other homeowners.

An owner may not put a plant within common areas that are expected to be:

1. owned or maintained by the Association;
2. owned in common by the members of the Association; or
3. located in an area other than an area designated by the Association

### Materials

Potted plants are to be restricted to semi-light weight materials. Restrictions include 5-gallon planters made of terra cotta, ceramic, concrete, and/or heavy metal. Suggested materials include fiberglass, wood, plastic, and baskets.

### Violations

Any and all plants on balcony structures within Summerset Village are subject to the standards listed above. Any homeowners found to be in violation of the above will be subjected to the standard Summerset Village fining policy.