

OCHA LANDSCAPE GUIDELINES

1. An **OCHA Request for Approval** form must be completed prior to any landscape projects.
2. Lawns are to be treated with weed killer and fertilizer and kept properly mowed to 3 ½” and trimmed.
3. The approved mulch is dark brown shredded bark or dark brown rubber mulch. A smaller natural stone (2B decorative gravel) in Eastern Seashore or River Rock color may be used. Other materials such as white stone, red mulch, black mulch, etc. are not approved and may be covered to conform to the approved type of mulch or stone.
4. The approved landscape border is natural edging or one course high Belgian block between the grass and dark brown mulch/ or natural stone. Bricks, iron, metal, plastic, wood and any other materials are not approved and should be removed. If, in the past, you have submitted a Request for Approval form and received approval for any of the above borders, please send a copy of the approval letter to the current management company. You will be required to comply with the Guidelines upon the sale of your home.
5. Annual flowers may be planted in the ground or in pots. Potted plants are permitted on the front porch, either side of the garage door, and the rear patio.
6. All landscape beds, shrubbery, and flowers on an Owner’s property must be maintained, trimmed, and kept free of weeds and debris.
7. Front yard landscape accents and/ or décor is permitted, but is limited in number and size. No ornamental statues, stone images, signs, or other free standing décor, whether for decoration or otherwise, more than 12” tall or 12” wide shall be permitted in the front landscape beds or within view from the street without prior written approval from the OCHA Board of Directors (BOD). Seasonal flower pots or small garden flags are permitted, but no more than 3 small items total per front landscape bed.
8. Artificial flowers or artificial plants of any type are not approved.
9. Patio material should be a poured or stamped concrete pad, 2’x2’ or 2’x3’ concrete slabs. Another alternative is 2’x2’ OR 2’x3’ smooth, Techo-Bloc (manufacturer) & Para HD is the style of blocks that are available in the color of Grey Nickel. Any patio material used must be a natural stone color.

For Edging around the patio & if the patio abutted a garden/plant bed the approved Techo-bloc material will be the Edge Pietra block in the color of Shale Grey. Edge blocks must be flush with patio blocks & may not be higher creating a border or tripping hazard.

All patio alterations or extensions must be approved prior to beginning construction and cannot extend to the end of (or beyond) an Owner’s property line. Additionally, all Owner patios must permit reasonable passage and access to neighboring properties for lawn care needs, maintenance, etc.

These additions to approved material apply to back patios & may not extend around to side of units if used on an end unit.

Other materials are not approved.

10. Fixed or retractable awnings are permitted on back patios. Fixed awnings should be in the Sunbrella fabric and Cadet Grey color. Retractable awnings should be the Sunbrella fabric in either Cadet Grey or the same color as a Unit's siding. Trim thread colors must stay within color guidelines and valance style may be the squared or rounded dentil, scalloped, or wave. Any new awning or replacement cover must be approved by the OCHA BOD prior to installation.
11. Birdfeeders are limited to the back of homes and must not exceed 2 small feeders. They must be within the Owner's property and cannot infringe upon neighboring properties. Notably, wildlife feeding in any other manner is not permitted due to the nuisance animals and pests it may bring.
12. Solar lights are limited to six (6) in the front area of the home and six (6) on the side of the home (where applicable). Low voltage lights are also permitted with pre-approval. All lighting must be contained within an Owner's property and meet the specifications as outlined in the OCHA Rules and Regulations.

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OCHA Articles of Declaration

Article X , Section 2 - Owners may plant flowers and shrubs on their own lot provided they assume the responsibility for their maintenance, and provided the landscaping plan is submitted to and approved by the Board of Directors or its designated (Architectural) committee.

Revisions: 06/09/07; 04/24/08; 01/04/09; 09/03/09; 11/13/09; 05/25/12, Rev. 5/18, 03/2021