

Bear Hill Landscaping Policy – Buyers Notice

Bear Hill Condominium Association has a unique and liberal owner landscaping policy. Under certain guidelines and with specific Board approval, owners may add to the Association's plantings in the vicinity of their unit. The policy requires the owner to maintain the Board-approved additional plantings at their own expense. When the unit is transferred, the buyer assumes responsibility for the maintenance of the additional plantings unless the buyer declines before the property transfer occurs. If the buyer declines, the seller is required to remove all added plantings and return the area to its prior state.

The Hampshire Property Management Group has a record of the status of owner-added plantings for each unit. Buyers may find more information in the Bear Hills Senior Estate Condominium Rules and Regulations Rule 2.6 and Appendix B.