

Harvest Valley Decorations and Plantings Rules Updated August 19, 2025

DECORATIONS

Decorations are allowed in the front shrubbery beds which are defined in length by the front porch and the area adjacent to the porch that extends under the front bedroom window.

Decorations include

Seasonal wreaths - may be displayed on the front door or storm door throughout the year.

Flags - One (1) large American Flag may be hung from a pole attached to the front porch. One (1) small seasonal or decorative flag can be displayed in the front shrubbery area; it may not be hung from the pole attached to the front porch.

Garden Decorations - Six (6) decorations, such as the following, may be placed in the front shrubbery area noted above.

- well maintained bird bath.
- bird feeder **from November 1 through March 31** - winter season only as summer feeders attract unwanted wildlife. Hummingbird feeders are allowed in the summer.
- bird house on a pole.
- small gazing ball w/stand
- landscaping stones
- small metal/concrete sculpture (approximately 30" or less)
- shepherd's hook with item
- small seasonal flag

Landscape Lights - Six (6) small lights may be placed in the front shrubbery area. Lights cannot be placed in tree rings or utility boxes areas. If you have other lighted objects in your front garden area, such as a gazing ball light, that will count as one of your small lights as well as one of your 6 garden objects.

Potted plants - A total of six (6) live (not artificial) potted plants are allowed and may be placed on:

- front steps
- at the head of the driveway
- in hanging planters (maximum of 4) suspended from the porch above the railing
- in window boxes or decorative containers (the type not permanently attached to the railing)
- hanging from a shepherd's hook in the front shrubbery area
- front shrubbery beds

Plants should not impede mowing.

Front Porch hangings - A total of 4 items may be hung from the porch. Those items can include live (not artificial) potted plants and/or decorations, such as Hummingbird feeders, mobiles or art objects. Wind chimes are not allowed due to potential sound levels that could disturb neighbors.

Garden Edging – If used, should be rectangular brick style. Notification to board in advance is needed.

Seasonal Decorations –Are limited to four (4) items and must be contained within the front allowed shrubbery area or on the front porch.

- Fall decorations can be displayed from September through November
- Winter Holiday Decorations may be put up on the weekend before Thanksgiving. They should not be illuminated until Thanksgiving day. These decorations should be removed by the end of January.
- No more than 4 items can be illuminated
- Blinking Lights, Inflatables, Icicle Lights, and/or other lights/decorations suspended from the roof line, are not allowed.
- Seasonal wreaths can be hung on garage lights in addition to being placed on the front door.

Unit owners shall have full responsibility for any damage to the decorations they choose to use. The Association and its agents are not responsible for any damage done by contractors hired by the Board. No decoration or ornament should interfere with lawn maintenance activities, the sprinkler system, or snow removal operations.

Nothing can be mechanically/permanently attached to your unit other than a flag pole and the four hooks for hanging plants or decorations above the porch railing. Therefore, welcome signs, thermometers, or other objects cannot be mechanically/permanently attached to your unit.

Smart doorbells may be installed in place of existing doorbell.

PLANTINGS

Definitions related to shrubbery areas

Unit Owner Maintained: Front shrubbery areas where unit owners have taken responsibility to maintain their own plantings.

Front Shrubby beds: area defined in length by the front porch and the area adjacent to the porch that extends under the front bedroom windows.

Foundation Beds: The area adjacent to the units along the foundation, including front, back and sides of units.

Utility boxes: Enclosures for common services (power, cable, etc).

Unit Owners who maintain their front garden area may plant annuals and perennials in the foundation beds described above. Signs indicating the area as owner maintained will be placed in the front; contractors will be notified.

Plantings in any beds should be from the management approved list (available by a link on HPMG website) Plants should not grow to a height taller than the bottom of any adjacent window. Plants should not block any window, including cellar windows. Plants should be trimmed to allow space between the unit and the planting. Overgrowth is a maintenance issue, insect issue and safety issue. Plants must be well maintained, trimmed, watered, etc. The beds should also be weeded. Annuals are to be removed in the fall; perennials must be trimmed/cut back as appropriate for the plant type.

If guidelines are not adhered to and the association has to “redo” an owner garden, costs incurred will be billed to the owner.

Mulch will be added by the association to the owner-maintained areas when it is applied to the rest of the property.

Shrub and planting maintenance - With the exception of units on the Owner Maintained List, shrubs will be maintained by the association's contractor. Trimming will be based on each shrub species and impact on association property.

Utility box area will be maintained by the Association unless the responsibility is assigned to a unit owner by the Board of Trustees. No decorative items should be in the utility box areas as they can impede work needed on utility services.

Note regarding Association responsibility - The Association and its agents are not responsible for damage to owner supplied plants if damage occurs during normal landscaping practices.

Enforcement - Enforcement of the rules will be achieved with a three-strike policy. The property manager will first notify a unit owner by phone or letter if decorations do not comply. If the owner chooses not to comply with the rules, a written notice will be issued and, if necessary, a third notice will be made in writing imposing a fine of \$20 per day for each day the violation exists.

Decoration rules developed by committee March 2009

Revised by committee July 6, 2009

Clarified April 2010

Restated/amended June 2011, June 2012, May 2013, April 2014, May 2015, December 2015 (Winter Holiday Decorations change), April 2017, April 2018, June 2019, February 2021, April 2025, August, 2025.