

POLICY – PLANTING ALONG PARKSIDE DRIVE

The following policy created for Niagara North Vacant Land Condominium Corporation No. 232 has been adopted to provide guidance regarding planting **by owners** in the common areas along Parkside Drive.

Prior to any alteration to the common area, notification to the Board of Directors specifying compliance with the following guidelines is required and should be forwarded to Chown Management.

The policy and guidelines reflect two significant considerations:

- The original plantings which are located on the common elements (refer to “Unit Common Elements” Definition for more detail) or subsequent planting undertaken by the Condominium Corporation are to be replaced by the condominium when necessary. These plantings are identified in the site landscape plan and any replacement or alteration by the condominium corporation will be documented. *If owners want to add or replace plantings in these areas, the owner is responsible for future replacement. Any exception to this is at the discretion of the condominium corporation.*
 - Access to the rear yards and to the common area between Sandalwood and Blossom is required for grounds maintenance and grass cutting and can not be impeded.
1. Each unit owner holds the sole responsibility for all cost including materials, application and/or damage.
 2. A variety of small trees, shrubs and flowering plants are allowed but should be consistent with existing landscaping with respect to size and colour. Mature height should not exceed 15 feet.
 3. Trees/shrubs with an invasive root structure are not permitted.
 4. Nothing should be planted that will cause unattractive/messy debris (e.g. berries, leaves) in the common areas or on sidewalks.
 5. Nothing should be planted that impedes access to rear yards for grounds maintenance.
 6. Garden edging including brick may be used provided that drainage and access for grass cutting is not obstructed.

The attached list of plants was prepared by resident garden “experts” and provides owners with a variety of alternative trees and shrubs that would comply with these guidelines.

Common Name	Latin	Cultivars	Mature Size (HxW)
Small trees			
Japanese Maple - red leaf Japanese Maple - coral bark	Acer palmatum x	Emperor 1 Sango Kaku	15x15 15x15
Golden Chain Tree	Lauburnum watereri x	Vossii	15x10
Chinese Dogwood	Cornus kousa x	Milky Way Summer Gold Satomi	15x15 10x15 15x15
Larger flowering shrubs			
Pagoda Dogwood	Coruns alternifolia x Wstackman	Wstackman/ Golden Shadow	12x15
Magnolia (girl series)	Magnolia x	Ann Jane	10x10 15x10
Magnolia -white star	Magnolia stellata x	Royal Star	12x12
Serviceberry shrub (multistem/ clump)	Amelanchier x	Shadblow (clump)	15x15
Smaller shrubs			
Black Lace Elder	Sambucus nigra x Eva	Black Lace	8x8
Lemony Lace Elder	Sambucus racemosa x SMNSRD4	Lemony Lace	5x5
Purple Smokebush	Cotinus coggygria x	Royal Purple	8x8
Golden Smokebush	Cotinus coggygria x Ancot	Golden Spirit	8x8
Copper Ninebark	Physocarpus opulifolius x Mindia	(Mindia) Coppertina	7x7

Common Name	Latin	Cultivars	Mature Size (HxW)
Hydrangea	Hydrangea arborescens Hydrangea paniculata x Hydrangea paniculata x Jane	Incrediball Limelight Little Lime	5x5 7x7 4x4
Dwarf Burning Bush	Euonymus alatus x	Select (Fire Ball) Compactus (dwarf winged)	6x6 7x7
Butterfly Bush	Buddleia davidii	Nanho Blue Nanho Purple Black Knight Blue Knight Miss Ruby	5x5
Weigela - variegated	Weigela florida x	Sunny Princess Variegata	5x6 4x5
Dwarf Lilac	Syringa meyeri x	Palibin	4x5
Shrub Rose - pink, hardy	Rosa x	Bonica	5x5
Spirea	Spirea x bumalda	Magic Carpet Goldflame Goldmound	2x3 3x4 3x4
Evergreens			
Hick's Yew	Taxus x media	Hicksii	10x3
Emerald Cedar	Thuja occidentalis x	Smaragd	12x4
Boxwood (pyramidal)	Buxus x	Green Mountain	5x3