



Property Owner Guidelines for Joint Beautification of the Common Areas

As outlined in the GreenBelt 3 Association's *Articles of Incorporation*, one of the purposes of GB3 is to "establish and enforce reasonable rules and regulations for the use" of the common areas. Part of that responsibility calls for the maintenance and management of "any and all facilities and improvements (including personal property) presently or in the future constructed or located thereon; all for the benefit of the owners"

Over the years, some property owners have extended landscaping beyond their own property lines into the common areas, mostly between building units. In each of these cases, the landscaping has added to the overall aesthetics and "curb appeal" of the common areas and Talbrock Circle, thereby benefitting all property owners.

GB3, which would like to see this practice of joint beautification continue, has established some written guidelines for property owners to follow. In general, all proposed beautification projects must be submitted in writing and require approval by the GB3 Board of Directors *before* beginning the project. Beautification projects that are currently in effect as of January 1, 2005, and meet the guidelines outlined below will be "grandfathered" by GB3 under this agreement.

Guidelines for Cooperation:

- The common area beautification agreement between GB3 and any property owner addresses *only landscaping* (no vegetable gardening) that aesthetically enhances the common area and *excludes* all permanent structures such as fences, sheds, decks, etc., and any landscaping that may resemble a permanent structure defining a property boundary.
- A beautification project can only extend into the adjacent common area of the participating property owner, and not that of an adjacent property owner, unless both are joint participants on the project.
- The maintenance and all associated expenses of a beautification project are the sole responsibility of the participating property owner.
- The City of Columbus and all public and private utilities have right-of-way access to common area property should it be necessary to perform construction and/or repair services. If requested to remove and/or modify a beautification project in order to perform necessary services, GB3 and the participating property owner will comply.
- The common area property directly affected by the beautification project remains under the ownership of GB3 and is not to be misrepresented or misconstrued by the participating property owner to prospective buyers, realtors, title companies, appraisers, etc., as part of his/her property boundaries.

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I _____, as a participating property owner on a common area beautification project located at _____ Talbrock Circle, agree to the above guidelines as of _____, 20____.

Effective Date: April 5, 2005