

# **RULES AND REGULATIONS**

## **LEISURE TOWN HOME ASSOCIATION**

### **GARDEN CLUB**

**Started in 1967 by the Members, for the Members**

#### **GENERAL**

- A. The garden plots are intended for healthful, enjoyable participation by a group of residents with common interests in vegetable gardening. The Garden Plots are intended for raising vegetables, berries, grapes, and flowers.
- B. The Leisure Town Home Association, through its Board of Directors and assisted by the Garden Committee, owns, operates, and regulates the use of the fenced and locked Garden Plot area for the exclusive use of Leisure Town residents. The Garden Committee maintains compliance with the rules and regulations, maintains necessary records, periodically inspects the garden plots, and reports to the Board of Directors.
- C. All gardeners must be a resident homeowner in good standing or a tenant of one.
- D. LTHA Board of Directors and Garden Committee individually or collectively are not liable for loss or damage to any garden plot. Its use is solely at each individual gardener's risk.

#### **PLOT ASSIGNMENT**

- A. Garden plots are rented to Leisure Town residents on a space available basis. When necessary, a waiting list will be maintained in the office. Plots will be assigned on a first come, first served basis.
- B. Garden plots will be assigned by the Garden Committee, with approval of the Board Liaison.
- C. If there is no wait list and plots are available, a gardener may rent a second plot after gardening for one complete growing year (July 1<sup>st</sup> to June 30<sup>th</sup>), on a first come, first served basis. With the exception of residents renting more than 2 plots prior to the adoption date of this policy, there can be no more than two plots total for each resident. If there is a request to rent a plot and no plots are available, then one of the plots used by a multi-plot gardener shall be relinquished at the end of the growing year. The Garden Committee with board liaison approval will make decisions regarding additional plots and who must relinquish additional plots.
- D. A plot may be worked by partners. Any partner is limited to the rights in that one plot. Partners must be Leisure Town residents.
- E. A Gardener may have a helper. Inform the Garden Committee of your need for a helper and submit your helper's information. The helper must be a Leisure Town resident. The Gardener must accompany the helper. The Gardener may not provide their key to the helper to work on their own. If requested, one helper is allowed per Gardener.

- F. A gardener may transfer to another plot only once per year. The vacated plot must be cleaned up and inspected by the Garden Committee before any trade is approved.
- G. Rights to any plot will be relinquished effective the day a gardener no longer resides in Leisure Town.

## **BILLING**

- A. The current annual non-refundable plot rental of \$12 is payable by July 1<sup>st</sup>. Garden plots are rented July 1<sup>st</sup> to June 30<sup>th</sup>. There will be no proration of the annual fee.
- B. If the fee is not received by August 1<sup>st</sup> the plot will be assigned to the next eligible resident on the wait list.
- C. Beginning July 1<sup>st</sup>, 2023, new gardeners will pay \$30 deposit for a key to the garden plots and a one-time \$25 deposit, both refundable if the garden plot is cleared of all debris and passes inspection by a committee member when vacated and key returned. If a committee member has to clean up the plot refunds will go to the General Fund.
- D. Billing statements and the Garden Plot Agreements are to be mailed in May of each year and are payable in advance for the following year. Payment is due on July 1<sup>st</sup>.
- E. The Garden Committee must approve in writing to the liaison for the return of the deposit after inspection of plot and return of the key.

## **GARDENERS RESPONSIBILITIES**

- A. Gardeners must notify the Garden Committee and the LTHA Office of a change in address or phone number.
- B. Gardeners must notify the Garden Committee of vacation, illness or extended absence from your garden plot and coordinate with another Leisure Town resident or garden member to keep your garden maintained while you are unable. Gardeners must turn off the water in your plot(s) before leaving unless you have an automatic timer. The Garden Committee has the authority to shut off water if a timer fails. Each gardener is responsible for any water issue on their plot(s) except those which involve the main line. Gardeners are required to change dripping faucets, and leaks in their drip systems or hoses as soon as the problem arises.
- C. Complete the Garden Plots Agreement annually with a \$12 fee renewal.
- D. Use only your assigned plot(s).
- E. Work your plot personally. No unregistered persons may be in the garden area UNLESS accompanied by a registered gardener.
- F. Planting of trees (as of the date of adoption of these rules), cannabis and invasive plants such as, but not limited to Morning Glory, Calendula and Mexican primrose is NOT allowed. Berry bushes and vines must be kept pruned to a height of no more than 6' and not infringe on other gardens to create shade.
- G. Flowers are limited to no more than 25% of the plot. Companion flowers and pollinators are preferred.
- H. Composting may be done only on assigned plots. Grass clippings are permitted in composting bins only. Compost bins must be maintained regularly by turning and using each season as it becomes soil. Plant matter both green and brown are acceptable. No meat or fish remains are permitted.
- I. Dogs are not permitted in the Garden Plots
- J. Keep your key in your possession when in the Garden Plots. The last gardener to leave is responsible for locking the gate. Please make sure the gate is locked.

- K. Keep your plot neat and orderly. The use of weed cloth and plastic are permitted to keep down weed growth. No carpeting of any kind is allowed. Paths adjacent to your plot(s) must be kept clear. Plots must be in production during the growing months. Straw, bales of hay and hay farming are not allowed.
- L. Any added shed must be structurally sound, greenhouse or compost bin or raised beds must have prior approval of the Garden Committee and Board Liaison. Perimeter fencing is prohibited. Bins may not be over 4'x4'x4' and sheds 6'w x 4'd x 8'h. The Garden Committee must be contacted before building or any construction takes place on your plot and approval must be in writing as back up.
- M. Taking of others produce is not allowed unless invited to do so. Any anti-social behavior will be dealt with promptly and severely. If the problem cannot be resolved by the Garden Committee, it will be dealt with by the Board Liaison.
- N. Only non-toxic weed killers and slug and snail bait are permitted. Please apply carefully on days when the wind is not blowing.
- O. Should the Gardener coordinate a delivery of garden materials when the Gardener will not be present, the Gardener must notify the LTHA office in advance with the name, date and time the party will arrive (see attached form). Materials may be dumped only on the parking space on the right.

**COMPLIANCE**

- a. Leisure Town residents utilizing the Garden Plots must sign the Garden Plots Agreement acknowledging that the Rules and Regulations have been received and READ.
- b. Any gardener found in violation of the Garden Plot rules will be asked to correct the violation within one week. Should the gardener not comply they will be required to vacate their garden plot.
- c. LTHA may impose fines and assessments, suspend use of garden privileges and voting rights and take disciplinary action for violations of the governing documents and these rules.

I have read and understand these rules and regulations and I agree to comply with them.

\_\_\_\_\_

RESIDENT GARDENER NAME (print) \_\_\_\_\_  
DATE

\_\_\_\_\_

LT ADDRESS \_\_\_\_\_  
PHONE

\_\_\_\_\_

PLOT # \_\_\_\_\_  
RESIDENT GARDENER'S SIGNATURE

NOTICE OF GARDEN PLOT DELIVERY

Resident Gardener Name (print) & Phone Number:

\_\_\_\_\_

Date of Delivery \_\_\_\_\_ Est. Time of Delivery \_\_\_\_\_

Name of Delivery Company/Person \_\_\_\_\_

Materials in the Delivery \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature & Date