

Proposed General Considerations for Condo Improvements

Utility Easements (UE on the plats) run through the front, street-side yards of most of the condos. 15 foot Drainage Easements (DE on the plats) run behind the even-numbered condos on Daffodil and the odd-numbered ones on Monarch. UEs and DEs consume most of the “open” lot space around most of condos. <https://www.homemindset.com/can-you-concrete-over-an-easement/>) explains that one can concrete over easements, but the dominant estate (Monroe County Stormwater Program) can do whatever it wants for stormwater management on its easement. The subsidiary estate, the owner of the lot, could be required to cover the cost of ripping up and hauling off the concrete if such were required for stormwater remediation.

All of the condos appear to abut the Drainage Easement, at best. When considering improvements, owners should also consider Summerfield's overall “pastel aesthetic”. The color of paving stones and retaining walls should compliment adjacent structures.

The characteristic height and width of a proposed ornamental trees and shrubs should be such that, as an adult, it would inflict little if any damage if blown onto an adjacent condo by high wind. Nor should the foliage of large bush or tree ornamental obstruct the view from a shared-wall neighbor's window.

Please send suggestions, questions, or other considerations to *summerfelddesigncommittee@gmail.com*.