

Policy on Screening Outside Equipment in Cole Mill Townes

Approved by the CMT HOA Board on 2/2/2026

The Landscaping Policy enumerated in the Cole Mill Townes Policies and Procedures document (Adopted July 2003) charges the HOA to “preserve and enhance the appearance of the [CMT] grounds.” That is the purpose of this policy. In the spirit of Section 1 of Article XII of the By-Laws of the CMT HOA, which covers the powers of the HOA Board to make amendments to CMT policy documents, the HOA Board assumes the duty to develop and publish this new policy.

Background

On occasion, CMT residents may have no choice other than to place desired auxiliary equipment on the outside of their townhouse that is visible from the streets. This equipment may include HVAC units, backup generators, etc. Because of the mechanical nature of this equipment, its appearance may be considered somewhat unsightly. Hence, it is appropriate to mitigate its conspicuousness by screening it with plants.

Policy Statement

All external equipment, and its location, must be approved by the HOA Board.

Once installed, exterior equipment must be screened from sight by landscaping. The nature, number, and specific location of the plants in the screen must be approved by the HOA Board. The requesting homeowner will be responsible for arranging for the installation of the approved plant screen and all associated costs.