

2026
HOME PLACE METRO DISTRICT
COMMUNITY GARDEN POLICIES & GUIDELINES

The following is an overview of responsibilities and rules for community gardeners. These policies and guidelines are intended to help ensure that everyone using the community garden has a productive, safe, and enjoyable experience. To help maintain a neighborly and attractive community garden, gardeners are to adhere to the following:

Common courtesy: Community gardens are in public spaces. Please maintain the garden area to a high standard of aesthetics and care.

- Allow adequate space within your designated plot for vining and spreading crops and keep them from encroaching on paths and adjacent plots.
- Do not walk in others' garden plots. Use the paths.
- Do not harvest, weed or water other gardener's crops unless given permission.
- Be respectful of your fellow gardeners, garden neighbors and visitors to the site.

FEE: Non-resident gardeners agree to pay a deposit of \$100 (the “**Deposit**”). Resident gardener agrees to pay **\$40 per plot** and a Non-Resident gardener agrees to pay **\$80 per plot** (the “**Garden Fee**”) for the use of a garden plot in the Home Place Community Gardens for the 2026 season. A convenience fee will also be charged if the Deposit or Garden Fee is paid via credit card. Your payment of the Deposit and Garden Fee is an implicit agreement to follow the 2026 Home Place Community Garden Policies and Guidelines as outlined in this document.

The Deposit will be refunded to the gardener no later than **December 15, 2026** provided there is no maintenance or clean-up of the gardener’s large plot or small plot. In the event there is a deduction from the Deposit, the District Manager will provide the gardener with the remaining balance of the Deposit and an itemized list of amounts deducted from the Deposit no later than **December 15, 2026**.

GARDEN HOURS: The Home Place Community Garden area is open from dawn until dusk, seven days a week. Please be respectful of neighboring properties and refrain from behavior which may disturb other residents of the Home Place community.

GARDEN ETIQUETTE: Use of personal radios, cell phones, or electronic games are not prohibited in the garden, but please keep their use to a minimum. Many people come to the garden to enjoy nature and quiet. Feel free to bring items such as chairs, coolers, or umbrellas to make your gardening experience more enjoyable. All personal belongings should be removed from the garden when you leave.

GARDEN COMMITTEE: A Garden Committee may be involved in organizing social, maintenance, and educational events. The Garden Committee can be the synergy that takes the individual gardeners and makes them into what is truly a “community” garden. Please contact the

District Manager at Clientservices@advancehoa.com if you would like to begin a Garden Committee in order to help make this a truly special season.

MAINTENANCE: All garden plots are to be watered, weeded, and generally maintained on a regular basis. This includes keeping your plot free of weeds, spent plants, debris, and trash during the growing season.

- If your plot appears untended (overgrown weeds, unharvested), you will be contacted. If your plot is not cleaned up within two weeks of receiving a message, it will be reassigned, and you will forfeit the Deposit and Garden Fee. This will help us keep weed seeds to a minimum and the gardens cared for.
- If season extension materials such as row covers, tarps, or walls of water are used, they must be adequately secured to prevent blowing in windy conditions.
 - It is preferred that all coverings are neutral, solid colors.
 - They may not exceed the height of the garden fence.
 - Please remove and store frost protection materials from the garden as soon as the threat of frost has passed.

WATER: Make sure all faucets are turned off when you leave the garden. Gardeners must return all hoses neatly rolled up when watering is completed. Please contact the District Manager at clientservices@advancehoa.com if any leaks are observed in the water line.

- When watering, be careful not to drag hoses through others' plots. Try not to over-spray onto others' plots, as they may be planning to plant or work their soil.
 - If others are waiting to water, limit your time to 15 minutes.
- Remember that water is a precious and limited resource.

GARDEN PATHWAYS: Gardeners are responsible for keeping the paths surrounding their garden plot free of weeds and debris.

PESTICIDES AND FERTILIZERS: Gardeners are encouraged to use natural gardening techniques. Although synthetic fertilizers and pesticides are allowed, we absolutely encourage gardeners to use a minimum of these products and encourage the use of scientifically-based organic methods when possible. Remember that responsible use of garden products means that your use will in no way affect other gardeners or their crops or soil. **DO NOT use chemicals on windy days!** Gardeners may not use any chemicals in the common areas, including: herbicides, pesticides, or fertilizers that contain organic or non-organic ingredients. The use of herbicides and black plastic mulches is strictly forbidden. Use of herbicides will be grounds for termination of your plot or non-renewal for future years.

STRUCTURES: Seasonal and temporary gardening structures such as trellises and cages are allowed if they do not encroach upon paths, community spaces, or neighboring plots. Be considerate of your neighbors and orient your structures and plantings to avoid casting shade on other plots. All structures must be removed for the season by midnight on November 15, 2026.

PLANTS:

- Vegetables, herbs, flowers and/or small fruit plants are allowed.

- Due to the aggressive nature of these plants, they may not be planted in the community gardens: mint, raspberries, horseradish, and Jerusalem artichokes. Growing cannabis is prohibited.
- Plants or small trees in pots or containers, which you will remove at the end of the season, are allowed. All containers must fit within the bounds of your plot.
- All plants must be considered legal by Adams County, State of Colorado and Federal laws, and the rules and regulations of the District that may be adopted from time to time.
- Plants classified by the State of Colorado or Adams County as noxious weeds are not allowed.
- Crops must be harvested once they mature. If you do not feel that you can use all of your crops, feel free to leave them on the picnic table in the garden area. Any vegetables or flowers that are left on the picnic table will be considered “up for grabs” and may be disposed of if they linger for several days.

DOGS/BIRDS: No dogs are allowed in the gardens, including dogs on leashes. No bird feeders are allowed in the gardens.

PLANT HEALTH: Organic practices are encouraged to control insects, diseases, and weeds in the gardens.

- Insects and diseases prefer to attack stressed plants. The first line of defense with organic gardening is to keep plants as healthy as possible by amending the soil with compost and selecting disease and insect free seedlings for planting, and watering properly.
- The second line of defense is to rely on sustainable gardening practices:
 - Insect pests
 - Regularly inspect all garden plants, and look for pests;
 - Hand-pick and remove insects, eggs and larvae of pests;
 - Wash insects off of plants by spraying with a hose;
 - Use sticky traps;
 - Practice crop rotation to help minimize disease and pest issues.
 - Diseases
 - Plant disease-resistant varieties;
 - Remove weeds and damaged or diseased plants from garden area;
 - Avoid overhead watering to reduce incidence of mildew and fungus.
 - Weeds
 - Hand-pull;
 - Apply mulch; and
 - Dense plantings.

TOOLS: The Home Place Community Garden does not provide gardening tools. You will need to bring your own. We ask that you do not leave any garden tools unattended. Please take them home when done gardening.

PLOT PLANTING AND CLEAN UP: All gardeners agree to have their plot planted by midnight on **June 1, 2026**. Any garden not planted by midnight on **June 1, 2026** may be assigned to a new gardener and the Garden Fee will not be returned. All garden plots must be cleared/cleaned of

plant and non-plant materials by midnight on **November 15, 2026**. Any personal possessions or plants that still remain in your plot after midnight on **November 15, 2026** will be disposed of.

TRASH/GARDEN WASTE: The trash cans located in/near the gardening area are not meant for plants and other garden waste. Please take any plants and other garden waste with you to be disposed of.

VACATIONS/ABSENCES: Notify the District Manager or the Garden Committee if you are no longer able to tend to your garden plot or if you will be absent for a long period of time.

EARLY BIRD PROGRAM: At the end of the season, all gardeners who are Home Place residents who have followed these policies and who are in good standing will be given the opportunity to reserve the same plot(s) for the 2026 season that they tended in 2026. This provides the opportunity for gardeners to keep plants in the ground that need multiple seasons to mature.

Your observance of the above guidelines will help everyone to have an enjoyable season and a bountiful harvest. Thanks for participating in the 2026 Home Place Community Garden season, and we can't wait to see what we can all grow together!