

LANDSCAPING STANDARDS

Revised July, 2022

Landscape Definitions:

- Front Yard: Along the sidewalk and front door
 - Side Yard: Any side of the house or garage that is parallel to the street
 - Backyard: Areas not covered by Front and Side Yards, including areas beyond the front door
 - Forever Wild: Green areas at the edge of the property lines
1. The Association places priority on the appearance of front and side garden areas that are visible from the street. Dead, badly-damaged or overgrown plantings installed by the original builder or the Association will be removed. This is done when, in the sole judgement of the Board of Directors, such removal and/or replacement is deemed appropriate. Dead or damaged owner-installed plantings in areas visible from the street will be removed but not replaced by the Association.
 2. Areas not visible from the street or which, while visible from the street, are clearly "backyard" areas, are maintained by the Association at a fixed level. In these areas, the grass is mowed, fertilized and treated with pesticide as needed. Foundation beds, around the rear of the home only, will be weed whacked in the same manner as garden beds visible from the street but, **they will not be mulched or maintained in any other way.**

The edge of the LLD (Forever Wild) areas will be maintained in a manner to avoid encroachment into grassed areas and to remove trees or limbs which represent a danger of damage to a Home.

Owners are not allowed to expand backyards into, alter, or clear the LDD or Forever Wild areas without the approval of the Association. These Forever Wild areas are part of the Town approval for the community and must be left as is.

3. Owners are responsible for maintaining **all** improved areas around their Home, whether the improvements were installed by the current Owner or a previous owner. This is to assure that they are not unsightly to their neighbors and do not block their neighbors' views. If, in the sole judgement of the Association, the Owner fails to adequately

maintain such improved areas, the Association may choose to maintain the area and charge the maintenance cost to the Owner as per Declaration Article VI, Section 6.02.

4. Fruit and vegetable plants are not allowed in areas visible from the street, but, upon approval by the Association, a limited number of vegetable plants may be placed in the rear of the Home only in locations not visible from neighboring homes. The association suggests planting such vegetables in pots.
5. Owners shall not add plantings to berms or eyebrows without Association approval. The Association strives to maintain a consistent look throughout the community.
6. The Association will mow existing lawn areas only—no further. Where the landscaping crew deems it unsafe, mowing will be discontinued

Grassed areas are generally mowed weekly during the growing season. At certain times of the year, depending upon the weather and the judgement of the Board, mowing may occur more or less frequently.

Owners who, because of sprinkler systems or applying extra fertilizer, require mowing more than once a week, should contact the Association's Landscaping Contractor to arrange for extra mowing at the Owner's cost or mow it themselves.

7. If, for the convenience of the Owner, the Association approves moving an Association planting, that item becomes the property of the Owner. The Association will not replace such plantings if they die.
8. It is the HOA's responsibility to remedy the situation if a tree or significant limb may damage the residence.

PLEASE BE REMINDED THAT NO WORK IS TO BE STARTED OR DONE WITHOUT AN APPROVED VARIANCE.