

# LANDSCAPING STANDARDS

Adopted October 2023

## Landscape Definitions:

- Front Yard: The area from the front door/garage door to the street
- Side Yard: Any side of the house or garage that is clearly seen from the street
- Backyard: Areas not part of the front yard or qualified side yard(s). All space from the front face of the home to the rear property line.
- Greenspace: The 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 trees or shrubs in the front yard will be removed, as deemed appropriate, by the Association but, depending on location, may or may not be replaced.
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. Foundation beds will be weed whacked in the same manner as garden beds that are visible from the street, but **they will not be mulched or maintained in any other way.**

The edge of the LLD (Greenspace) 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 such as a limb that is hanging over the roof. Owners are not allowed to expand backyards into, alter, or clear the LDD/Greenspace areas. These 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 an owner is unable to do this, it is recommended that someone is hired by the Owner to do so. 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. 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 Grassed areas 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. 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.**