

3. LANDSCAPING & MAINTENANCE

3.1 *Lot Maintenance Standards.* Each Lot is required to be maintained in a neat and trim condition at all times, and the maintenance of each Lot must be performed in a manner that meets the following minimum standards:

Garden, Flower and Planting Bed Areas

- Edge the garden areas to keep the flower/planting beds established in a neat and trim condition.
- Rake and weed flower/planting beds on a regular basis.
- Water and fertilize garden areas regularly to keep plants in a green and healthy condition.
- Apply pest control (chemical or physical) on an as-needed basis to control pests such as crane fly and others.
- Apply weed control (chemical or physical) on an as-needed basis to control weeds.

Lawn Areas

- Mow any grass areas on a regular basis (at least weekly during spring and summer growing months).
- Be sure to dispose of the clippings appropriately. (This includes removing all debris from sidewalks and immediate street area).
- Edge the lawn areas regularly or take other measures to keep the lawn and beds established. A clean edge around all hard surfaces is preferable.
- Water and fertilize lawn areas regularly to keep grass in a green and healthy condition.
- Apply pest control (chemical or physical) on an as-needed basis to control pests such as crane fly and others.
- Apply and control (chemical or physical) weeds on an as-needed basis.

Structures

- Unsightly structures or worn out storage structures or buildings shall be replaced or removed as deemed appropriate by the Architectural Control Committee.
- NO metal or vinyl sheds. Sheds must be constructed using the same materials including roofing materials as was used on your house. All sheds must be painted or stained as approved by the Architectural Control Committee.
- All Swing sets need to be approved by the Architectural Control Committee.
- All fences need to be maintained in good condition by the owner.

All Areas

- All lots shall be kept free of unsightly brush, weeds, rubbish, garbage, debris, or other waste, non-operating vehicles, old tires, wheels, lawn mowers, tools, and other unsightly items.
- Remove dead branches and plants.
- Trim tree branches that cover or interfere with any utilities such as fire hydrants, streetlights, fences, etc.
- Complete any landscaping improvement projects within a reasonable period of time, and remove any unused, extra or discarded landscape materials.

- Store waste and garbage containers, tools, bicycles and toys out of sight of the street.
- All boats, trailers, campers etc, must be stored out of sight of the street.
 - For the purpose of preparing these items for use, they may be stored in the homeowners driveway for a period not to exceed 72 hours in a two week period.
- Driveways and sidewalks must be maintained by the owners in a clean and moss free condition.