

Property Requirements/Responsibilities of Homeowner

Minimum Landscaping Requirements per lot.

Article VII Section 20

Front and side yards must be sodded and maintained as grass

2 deciduous or evergreen trees (with 3" minimum trunk Diameter) If side yard facing street(Corner Lot) then same requirements carry to the side yard as well as front.

Shrubbery consistent with neighborhood standards.

Responsibility of Homeowner

Yard must be:

Article XI Sections 10, 22,28

- Mowed and Trimmed
- Debris Free and in sightly and sanitary condition
- Fertilized
- Weed Free/Free of weed infestation
- Free of dead or dying Lawns, Trees, Shrubs.
- Properly irrigated
- Trees and Shrubs neatly trimmed
- No vegetables/grains may be planted in front or side yard
- Planting beds properly maintained

Remedy Schedule.

7 days for violations that can easily be addressed examples including but not limited to:

- Mowing/Trimming
- Debris removal
- Trimming of Trees/Shrubbery

14 days for violations that would require a remediation plan including but not limited to:

- Removal/Replacement of dead trees, shrubs, grass.
- Weed Control

Failure to remedy violations may result in fines. Fines will be assessed in accordance with the following schedule:

Month 1: \$25

Month 2: \$50

Month 3: \$100

Month 4: \$200

Month 5 and subsequent months: \$350

As with any assessment or special assessment, should there be a past due balance on an account, access to both the clubhouse and the swimming pool will be suspended, and the balance is subject to interest.