**COLONY COVE LAWN AND LANDSCAPING**

**MAINTENANCE STANDARDS**

REVISION: SEPTEMBER 11, 2013

BOARD APPROVAL SEPTEMBER 12, 2013

The revised Colony Cove Covenants and Restrictions recorded on 6/21/2013 empower the Colony Cove Civic Association (CCCA) to take action when an Owner's property is neglected. Properties must meet the exterior standards established by these Covenants, with lawns and landscaping regularly maintained in a neat fashion.

# **REFERENCES**

COVENANTS AND RESTRICTIONS: Article IV, Paragraph 4

Maintenance: Each lot and all improvements thereon shall be maintained in good order and repair and kept in an attractive condition by the Owner. Such Owner shall keep such lot free of all tall grass, undergrowth, dead trees, dangerous or dead tree limbs, weeds, trash and rubbish.

COVENANTS AND RESTRICTIONS: Article IV, Paragraph 4, Subparagraph b.:

Yards and Landscaping: The lawn and other landscaped portions of the lot and that portion of the public right-of-way located between the lot line and the paved portion of the street shall be maintained in a neat and attractive condition. Lots must be kept free of litter, debris, and nuisances and undergrowth removed.

GUIDELINES FOR MINIMUM LAWN MAINTENANCE:

"Minimum" maintenance assumes that a lawn is already in reasonable condition. If a lawn is in poor condition, additional work is required to restore the lawn up to maintainable levels.

1 . The front, side and rear yards must be sodded or plugged with sufficient grass or appropriate live ground cover (e.g. ivy, Mondo grass, shrubbery, flower beds, Xeriscaping, etc.). Landscape design is up to the discretion of the lot Owner in keeping with the Covenants. Shade tolerant lawns or appropriate live ground cover is suggested for heavily shaded lawns that cannot grow grass. Submitting a written plan to the CCCA Board is required prior to the commencement of a major landscape installation or overhaul.

1. All lawn and garden areas must be kept free of weeds and tree debris and maintained in a neat fashion.
2. Lawns should be cut regularly during the growing season such that no areas of lawn grassing shall exceed 6 inches in height. Care should be taken to avoid mowing too close to the grass roots.
3. Grass clippings shall not be permitted to remain on any street, driveway, or sidewalk after mowing is completed. All clippings must be raked, swept, or blown off these surfaces. Clippings shall not be swept or blown into storm sewer inlets or onto neighboring yards.
4. All lawn areas that face public streets and touch pavement or concrete (curbs, sidewalks, etc.) shall be neatly edged no less than monthly during the growing season.

**GUIDELINES FOR OTHER LANDSCAPING MAINTENANCE:**

1. Shrub and Ground Cover Beds: Planted areas consisting of groundcover and shrubs should be regularly maintained to prevent an unkempt appearance -created by overgrown or leggy plant growth or invasive weeds. Weeds should be routinely removed. General trimming of shrubs to maintain a natural shape which is characteristic of the plant is encouraged. Mulching of shrub and groundcover areas is also encouraged. The borders of planted beds abutting a lawn or structures should be maintained with a clean, trimmed edge.
2. Trees: Dead trees must be cut down, and sumps removed or ground down to ground level. No CCCA Board approval to remove dead trees is required. Consulting a certified arborist before removing a dead or diseased tree is recommended. Do not rely wholly on the advice of lawn services or tree trimmers. Trees shall be pruned to remove dead limbs and suckers and in such a manner to maintain the general natural shape characteristic of the species. Limbs, or trees, which endanger physical property (e.g. fences, houses, etc.) on an adjacent property should be trimmed or removed.
3. Vines: Non-ornamental vines (e.g. Kudzu, creeper vines, etc.) must be kept from proliferating on fences and home exteriors. Honeysuckle and jasmine are acceptable vines provided they are not so invasive that their growth is engulfing a neighboring tree or shrubbery, or so heavy on a fence that the fence is at risk of **deterioration or being pulled down by the weight of the vine.**