

## **Lot and Lawn Guidelines**

Covenants and Restrictions of Hillside number three. States "The owner of each lot shall properly maintain all improvements located thereon, including keeping the yard properly maintained in an appropriate condition and all buildings properly painted." The Board of Directors have developed lots and lawns guidelines to clarify properly maintained in an appropriate condition. The following guidelines need to be followed.

### **Lot and Easement Areas**

1. Lawns shall be covered in turf grass or other acceptable ground cover.
  2. Lawns shall be edged around turf borders, walkway, driveway, sidewalk and curbing.
  3. Concrete joints shall not have vegetation growing in the walkways, driveways, sidewalks or curbing.
  4. Lawn grass shall be maintained even with the surrounding grass, to a structure, a house, a tree or a fence.
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### **Planting Bed Areas**

1. Plant beds shall be maintained without excessive weeds growing in plant bed.
  2. Turf grass surrounding plant beds shall be trimmed in plane with the height of the lawn
  3. Contents of the planting bed and shrubs shall be trimmed and kept healthy looking.
  4. Palm trees and other trees shall be kept pruned properly.
  5. Tree limbs shall not be low enough to interfere with pedestrians.
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### **House Maintenance**

1. Exterior of the structures shall be maintained without excessive mildew or stains
  2. Concrete surfaces shall be kept clean and free of excessive dirt, oil, and grease.
  3. Exterior walls of house shall be maintained in proper condition and properly repaired
  4. Concrete street drainage gutters shall be free of soil, mud, dead vegetation, grass or other living material growing in cracks.
  5. Fences visible from the road, shall be maintain properly to include no rotten wood, holes in fences, missing pickets, or in need of repair.
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### **Other**

1. Garbage cans and recycling bins shall not be out to the curb prior to 24 hours of pickup and must be returned behind a fence within 24 hours after pick up.
  2. Garbage cans and recycling bins shall not be stored in sight from the street.
  3. In-operable vehicles, trailers, boats, RVs, etc shall be stored behind a fence. No vehicles shall be parked on grass visible from the road.
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Homeowners have 30 days for the first violation, Thereafter, homeowners will have 15 days for the second and third violations, pursuant to the governing documents. If any questions arise, please refer to the community governing documents. Failure to take immediate corrective action may result in the issuance of final violations and fines.