



Minutes away. A world apart.

**SWEETWATER STATION HOMEOWNERS ASSOCIATION, INC.
Mandatory Community Landscaping Guidelines**

The Sweetwater Station Board of Directors has established community landscaping guidelines in order to provide all owners and residents a clear understanding of the expectations relative to landscaping requirements for residential properties within Sweetwater Station subdivision. Pursuant to Article 3 of the Declaration of Covenants, Conditions and Restrictions for Sweetwater Station Subdivision and Sweetwater Station Homeowners Association, Inc., prior architectural approval is required prior to any addition of structures, clearing of trees, or change of grade of the property, or any change to the property, and the By-Laws of the Association allow the Board of Directors to formulate, publish and enforce reasonable rules and regulations concerning the use and enjoyment of the lots in the subdivision. Accordingly, the Association is subject to the following community landscaping guidelines:

1. **Mowing, Trimming & Edging – Frequency:** All yards must be mowed, trimmed and edged a minimum of every two weeks from March through October and monthly from November through February or as frequently as required to maintain yard in a “groomed” (freshly mowed and trimmed) state.
2. **Edging:** Thoroughly edge along the roadside, walkways and driveways.
3. **Trimming:** Trim grass and weeds along the house and around the base of the mailbox, trees, planting areas, and any other objects on the property such as: patios and other approved structures. Trim all bushes as frequently as required to maintain a neat appearance. Do not allow bushes to grow above the midlevel of front-facing windows.
4. **Weeding:** All landscape beds must be kept free of weeds and maintained in a neat fashion. You must remove weeds regularly. Use weed-free & pre-emergent weed control on your lawn as needed to maintain a healthy lawn. If you are unsure of when and how much to apply, consult with a local landscape supply company or contractor.
5. **Completion and Continued Maintenance of Landscaping:** Owners are required to complete the landscaping of their yards, front, rear, and sides, in accordance with the approved architectural review submission. Landscaping includes installing grass in open areas and planting decorative plants, trees and bushes. The Association recommends that owners consult with a local nursery or landscape experts to assist with this task.
6. **Undeveloped Lot Maintenance (no existing structure constructed on property):** Undeveloped lots which are “primarily grassed” must be mowed, trimmed and edged a minimum of every two weeks from March through October and monthly from November through February, unless more frequently required to maintain the lot in a “groomed” (freshly mowed and trimmed) state. Undeveloped lots that are “primarily wooded” may be left in their natural state until the start of approved construction.
7. **Trash and Debris:** The yard, including any approved structures (i.e., pools, fences, mailboxes, houses, etc.), should be kept in a clean, neat and orderly manner, and should be free of trash and debris. Owners should remove containers that allow standing water to prevent mosquito breeding.
8. The above guidelines apply to the entire property, including front, rear and side yards, as well as areas enclosed by a fence.