

Section 32: Ridge and Woodmoor Landscaping

Subsection 32.1 - Need for the Rule As yard appearance is one of the most noticeable aspects of community appearance, poorly maintained yards have the potential to significantly detract from a neighborhood's livability and perceived value. Therefore, the Home Owners Association (HOA) of Walden Woods establishes the below standards as minimally acceptable requirements for all residents, both owners and renters, of the community councils of Woodmoor and Pond Bridge.

Subsection 32.2 - Benefits of Yard and Lawn Maintenance 1. Poorly maintained yards can, collectively or individually, reduce the resale value of homes proximate to well-maintained properties and the perceived value of the community as a whole. Consequently, irresponsible neighbors can adversely impact the property value of responsible property owners. 2. Poorly maintained yards have the potential to cause ill-will and bad feelings between neighbors, thus poorly maintained yards can detract from neighborhood harmony and community livability.

Subsection 3.2.3 - Standards The following are minimally acceptable standards for all residents, including home owners and home renters, within the confines of the community:

1. Mowing Frequency: During the growing season (April 1 to October 31) lawns must be mowed at least once every ten (10) days. This includes edging.

2. Grass Encroachment of Permanent Surfacing: Lawn grass should not encroach or extend more than 3" over permanent surfacing such as driveways, curbs, and sidewalks. Residents are required to trim or "edge" areas of their lawn adjacent to driveways, curbs, and sidewalks to prevent vegetation encroachment of those permanent surfaces. Grass often grows between sidewalk slabs in the seams, so grass growing in the seams of the sidewalk is, likewise limited to 3" in any direction from its approximate center.

3. General Appearance: The appearance of the lawn during the growing season should be predominantly green in color. "Bald" areas or dry spots must be treated by the resident to facilitate growth.

4. Weeds: Residents must take care to either pull weeds by hand or apply chemical treatments to reduce the area of weed coverage.

5. Landscape Trimming: Landscape shrubbery, including trees, will be neatly trimmed so as to be visually appealing, symmetrical and proportionate to the property. At no time should landscape shrubbery be so thick as to prevent lawn areas from growing. Dead landscape shrubbery material must be promptly removed. The exception is entire dead trees above 15' in height, and dead trees that must be removed within 60 days of complete browning.

6. Bedding Area Maintenance: The appearance of weeds in bedding areas will greatly depreciate the visual appearance of a yard. Residents should maintain bedding areas by regularly pulling weeds and grasses by hand or treating the areas chemically.

7. Leaf or Natural Lawn Debris: Dead vegetation matter such as leaves, pine needles, or visible clumps of lawn clippings must be collected along with winter debris. Be considerate of your neighbors. Many pay for regular maintenance of leaf clean up. It is frustrating to have leaves blowing back into yards due to proximity of someone that has not had clean up done. Also remember to include the curb areas. Clippings (grass, leaves, etc.) should be cleaned off the sidewalk(s) and never blown into the street for

someone else to drive thru or clean up. This is a HO responsibility – if a Landscaper does the work for the resident, please let them know.

8. Foreign Objects: Objects that are not reasonably considered hardscaping should be removed from the yard. These include bicycles, toys, tools, garden implements, newspapers, trash, and other objects or materials not normally associated with yard decoration should not be left on lawns.

9. Gardens: Vegetable gardens whose purpose is to grow edible items are prohibited in any area of the resident's yard that is visible from the street.

10. Composting: Compost materials or containers are permitted in any areas of the resident's yard that is NOT visible from the street.

11. Subsection 32.4 - Remedies and Penalties for Non-Compliance Residents who are out of compliance with the above standards will be subject to enforcement. A yard that has not been maintained to the above standards will be declared "out of compliance.

" Subsection 32.5 - Reporting Residents are asked to report any issues with properties to the Property Management Company. The management company is assigned (contractually) to weekly checks to assure all is being followed.