

Stonewater Landscaping Maintenance Requirements

Homeowners are responsible for maintaining their landscaping in accordance with our governing documents. This document provides clarification regarding (1) homeowner requirements, (2) routine requisite maintenance, (3) examples of properly maintained lots, and (4) examples of unsightly conditions. Hiring a professional landscaper to maintain the property is recommended for those who are not familiar with these practices.

Homeowner Requirements:

The Declaration of Covenants, Conditions and Restrictions, Article VII, state:

- J. Unsightly Conditions.** It shall be the responsibility of each Lot Owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or ground on the Owner's Lot that tend to substantially decrease the beauty of the Subdivision as a whole or any specific area thereof. The front yard areas of all homes shall have well-maintained lawns. Well maintained lawns shall mean lawns of a uniform recognized grass type for lawns, regularly cut to a uniform height appropriate for such grass in a first-class residential development, trimmed and edged to preserve a neat, groomed and cared for appearance.
- P. Refuse and Stored Materials.** No Lot shall be used or maintained as a dumping ground or for outside storage for rubbish, trash, garbage or other materials. Other waste shall be kept in a sanitary container, properly concealed from public view... No trash should be put out earlier than 6 PM the evening of the preceding day designated for pick-up. All containers shall be removed by the end of such designated pick-up day.

Stonewater Homeowners Rules & Regulations, Building and Ground Restrictions state:

- 3.** Each Owner shall maintain the site and residence owned and any Common Elements for which he has maintenance responsibility in a safe, clean, and sanitary condition including mowing grounds timely to provide a neat appearance
- 5.** Sidewalks, yards, landscaped areas, driveways, roads, parking areas, and porches shall not be obstructed in any way, nor shall they be used for purposes other than for which they are reasonably and obviously intended. No bicycles, portable game equipment, athletic equipment, boats, chairs or benches may be left unattended.
- 6.** The Common Elements (including Limited Commons) shall not be used for storage of supplies, materials, personal property, or trash or refuse of any kind, except as provided in the Association's Rules and Regulations. Trash receptacles shall be maintained by each Owner within his residence or within the areas designated by the Board of Directors, and shall not be permitted to remain elsewhere on the Common Elements, except for such periods as may be reasonably necessary to permit periodic collection of trash. In general, no activity shall be carried on, and no condition maintained by an Owner either in his residence or upon the Commons, which spoils or adversely affects the appearance and enjoyment of the Complex.

Required Routine Landscape Maintenance:

- Spring cleanup to remove dead plants/leaves, branches, and refuse. Secure any planting bed edging heaved up from winter's frost and reset. Add fresh mulch as necessary.
- Replace any dead trees or shrubs. Lawns must be repaired with sod.
- Cutting the edges of planting beds and lawn.
- Ongoing removal of weeds and trash. This includes weeds growing through concrete expansion joints.
- Weekly lawn mowing and trimming. Fertilization and weed treatment as needed.
- Pruning of trees and shrubs. Street tree branches shall be pruned symmetrically with the canopy providing pedestrians with 8 feet of clearance over the sidewalk and road.
- Fall cleanup to remove dead plants/leaves, branches, and refuse as required for a neat appearance.
- Winter snow and ice removal within 24 hours from all front yard paved surfaces.

Examples of Properly Maintained Lots:

The following sections provide examples of landscaping kept in accordance with the CC&Rs.





Examples of Unsightly Conditions:

The following sections provide examples unsightly conditions that will be sent violation notices.



