

Landscape Maintenance

A. Property Maintenance

It is the primary responsibility of each homeowner to maintain his property in a way that does not detract from the overall beauty of the community. Each homeowner should take this responsibility seriously, as this can severely affect the enjoyment and value of all properties. Following areas should be reviewed on a regular basis to ensure that your home is in good repair:

- Shrubbery, Trees, and Lawns
 - Trees are to be pruned and maintained as needed. Do not prune or trim trees into unnatural shapes.
 - Palms are to be pruned as needed to remove any hanging, dead, yellowed or unhealthy fronds. All dry, wilted or diseased fronds should be removed. If a large number of fronds are yellowing, you may need to fertilize your palm.
 - All shrubs are to be trimmed as needed and should be maintained at window ledge height.
 - All plants shall be maintained in a neat and attractive manner and replaced when diseased/dead.
 - Pine straw and mulch should be replenished as needed, and at minimum, on a yearly basis to help control weeds. All mulch should be thick enough to completely cover the soil and should be at least 1-2" thick. Faded/discolored mulch should also be replenished.
 - Grass should be well maintained and shall not exceed five inches (5") in height. This includes the grass between the sidewalk and the street.
- Driveways, Sidewalks and Pavers.
- Patios & Decks
 - Any color changes must be submitted to ACC for approval.
- Fences
 - Fences should be regularly checked for damage or discolorations.
 - Any color changes must be submitted to ACC for approval.
- Roofing
- Paint and Stain
 - Any color changes must be submitted to ACC for approval.
- Garbage Can Screening
 - Trash and Recycling receptacles should not be visible from the front of the home or from the street without appropriate screening. Screening areas should be maintained in accordance with the architectural guidelines.

B. Decorations

- Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ACC.
- Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.
- Holiday lights and decorations are considered temporary and must be removed within 30 days (maximum) from the end of the Holiday (midnight). Brackets, clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.
- No more than 3 individual inflatable display items are permitted for any holiday.
- The American flag may be displayed year-around and must be displayed in accordance with U.S. Code Title 4 § 5-10. A flagpole is permitted for the American flag only and must have prior ACC approval. When flags other than the American flag are flown, the design shall be non-offensive. The ACC can approve, deny, or limit these displays as to the size, quantity, location, color, etc. as the ACC deems appropriate.