

TOWN PARK HOME OWNERS ASSOCIATION, INC

Landscaping Standard

4/15/15

The Town Park Home Owners Association encourages homeowners to provide as much landscaping and flora as necessary to ensure lots are attractive, clean, trimmed, sanitary, in good repair and maintained as lushly as possible in accordance with our Covenants. The Association, through the requirements of the Codes, Covenants and Restrictions, Article VII, Sections 1 and 2, is mandated to enforce the landscaping standard stated below:

Standards

1. All flower beds shall be neatly edged to ensure that grasses do not invade the flower beds or exterior improvements.
2. Grasses along sidewalks and driveways shall be neatly edged to ensure that grasses do not encroach onto sidewalks, driveways or streets.
3. All flower beds shall be maintained in a substantially weed free manner. Beds shall be adequately mulched with a mulching material in keeping with the community. (wood or stone based).
4. Homeowner's grasses shall be cut to ensure grass is below 6" in height.
5. All dead plantings shall be replaced as soon as practical but no more than 1 month after plantings die.
6. All plants and bushes shall be neatly trimmed to maintain a neat and clean appearance. Dead Palm fronds shall be removed at a minimum annually or more frequently to ensure a neat and trim appearance. Dead trees shall be removed and replaced within 2 months.
7. All litter and debris shall be picked up and disposed of in approved containers or methods. Keep garbage containers in the garage and not visible from the street.
8. The lots shall be fertilized, weeded and irrigated sufficiently to keep grasses green, plantings fresh/alive and lots weed free.

Enforcement

The Board of Directors of the Community Association shall furnish notice to the homeowner of Non-Compliance with the Standards. The Homeowner shall have ten (10) days to bring the property into compliance. If a Homeowner requires more than the specified number of days to bring the property into compliance, the Homeowner may request an extension of the time period from the Board of Directors of the Association. Should a homeowner not comply with the request to adequately clean and/or maintain the landscaping for their property, the Board of Directors will direct the property manager to clean and/or maintain the property.

All costs incurred to bring the property up to the standards expressed in this document will be charged to the homeowner. Payment must be received within 30 days. The Association may place liens for uncollected costs.
