

ACC Guidelines Pertaining to Homeowner Yards:

Excerpts from

Rules for Owners of Single Family Attached Houses (Townhouses) in Lafayette Village

1.1 Lawns, plantings, trees, and beds (both inside and outside fenced areas)

Lawns, shrubs and trees must be retained and kept trimmed. Limbs of trees on private property that hang over sidewalks or fences are to be trimmed so that they are no lower than 7 feet over the sidewalk. Homeowners must replace dead trees and shrubs as soon as practical. Replacement or additional trees and shrubs must either be from the approved lists (see page 13) or approved in writing by the ACC. Replacement trees must be at least 5 feet in height at the time of planting. Homeowners must request approval from the ACC to remove front yard trees without replacement. Artificial turf is not permitted as a cover for areas originally intended by the developer to be covered by live grass.

Shrub beds should be no more than 4 feet in width from the front of townhouse and side of end unit. Borders for shrubs and flowerbeds may be built of landscape timber, brick, or stone as long as they do not cause run-off problems for adjacent properties or common areas. Such borders may not be placed along any sidewalk.

Plantings in the common areas may be done with the approval of the ACC. Residents are not to trim, cut, or remove trees and shrubs in common areas. Residents who believe trees or shrubs in common areas should be trimmed, cut, or removed should request ACC review. Residents disregarding this section will be liable for any damage they cause to trees or shrubs in common areas.

The Grounds Contract stipulates that, in addition to providing for the care of association common areas, the contractor will mow and edge front lawns, hand edge and mulch front yard shrubbery beds and tree bases, and will shear front yard shrubbery three times per year. It is the homeowner's responsibility, however, to lay down sod or seed on bare areas on their property to the front or to the side of their home. Homeowners may confer with a professional landscaping company toward electing alternate ground cover; however, they should obtain ACC approval prior to changing the outward appearance of the property. Requests should be submitted by using the "ACC Request for Exterior Improvement Form."

In addition, homeowners are responsible for tree roots that have become prominent and unsightly. The tree with the offending roots should be removed and replaced with one on the approved tree list.

1.8 Back yards

Back yards should be kept clean and tidy. It is the homeowner's responsibility to ensure that back yards do not become overgrown with grass or weeds, or filled with debris. Dogs may be allowed into back yards without a leash as long as they cannot escape from the back yard, however, it is required that their droppings or feces be disposed of so that malodors or health hazards do not arise.

1.29 Ivy

While ivy is not prohibited on town homes, the ACC recommends against it, because of its destructive effect on brick and siding.

Excerpts from:

Rules for Owners of Single Family Detached Houses on Merrimac Trail Supersedes all Rules and Guidelines published before June, 2006

2.1 Lawns, plantings, trees, beds, and gardens

Lawns, shrubs and trees must be maintained in a neat and orderly fashion. Limbs of trees on private property that hang over sidewalks are to be trimmed so that they do not impede pedestrians - no lower than 7 feet over the sidewalk. Homeowners must **remove** dead trees and shrubs as soon as practical. Artificial turf and plants likely to spread on to neighboring property are not permitted.

Plantings in the common areas may be done with the approval of the ACC.

2.15 Ornaments

Exterior holiday lights and ornaments must be removed one month after the holiday. Permanent front yard ornaments are permitted, with prior ACC approval.

2.23 Ivy

While ivy growth is not prohibited on homes, the ACC recommends against it, because of its destructive effect on brick and siding.