

Here are some basic guidelines for expected yard maintenance:

Trees / Shrubs: Should be pruned / trimmed as needed and shall be maintained with a natural shape.

Annuals / Other Plants: All plants shall be maintained in a neat and attractive manner and replaced when diseased / dead.

Lawns:

1. Grass shall be of a cool season grass variety (Tall Fescue, Kentucky Bluegrass, Perennial Rye Grass, etc...) and shall not exceed five inches (5") in height.
2. This includes the grass between the sidewalk and the street.
3. Lawn weed treatments shall be performed as needed (Chemical treatment is permitted).
4. Should be maintained in accordance with general guidelines and recommendations from the N.C. State Agricultural Extension (<https://content.ces.ncsu.edu/tall-fescue-lawn-maintenance-calendar>)

Edging:

1. Edge trimming of all street, sidewalks, curbs, beds and borders shall be performed as needed to prevent grass from being taller in these areas
2. Grass along the walls of the house and other objects in the lawn (e.g. utility boxes) shall be edged and trimmed as well.

Mulch:

1. Mulch should be replenished as needed, and at minimum, on a yearly basis to help control weeds.
2. All mulch/rock should be thick enough to completely cover the soil and should be at least 1-2" thick for mulch and 3-4" thick for rock.
3. Faded/discolored mulch should also be replenished.

Insect and Disease Control: Insect and disease control shall be performed on an as needed basis. Failure to do so could result in additional liability if the disease and insect spread to neighboring properties. Sod that is killed due to insect/disease shall be removed and replaced within thirty (30) days of dying.

Fertilization: Fertilization of all turf, trees, shrubs, and palms should be performed according to Best Management Practices as provided by the Henderson County Coop Extension Service (<https://henderson.ces.ncsu.edu/>) or the N.C. State Agricultural Extension (<https://www.ces.ncsu.edu/>).

Irrigation: Watering and irrigation will be the sole responsibility of the homeowner. It is the Owner's responsibility to comply with all applicable watering restrictions.

Weeding:

1. All beds are to be weeded every time the lawn is cut if weeds are present and growing.
2. Weeds growing in joints of curbs, driveways, and expansion joints shall be removed as needed. Chemical treatment is permitted.
3. If landscape fabric is used, it must allow the free flow of water, air and gases to and from the soil.