

**The Landing at Mill Creek Community Services Association, Inc.**  
**PO Box 494**  
**Sneads Ferry, North Carolina 28460**

**Landscaping and lot appearance in the Landing at Mill Creek Community**  
**Regulation 2-2014**  
**January 1, 2015**

**Purpose.** To provide regulations that clarify the reference and address community standards regarding landscaping and exterior house maintenance within the Landing at Mill Creek at large.

**Reference:** Master Declaration of Covenants and Restrictions at Mill Creek (47F-1-101 et seq.)

**Effective Date.** This regulation is effective as of January 1, 2015.

1. Homeowners are responsible for mowing lawns regularly on their privately owned lots, including the grass strip between the sidewalk and street where applicable. Landscape beds, sidewalks, driveways, roadway curbs and other appropriate areas shall be edged and weeded as needed, which is typically every other mowing, but at a minimum of once monthly. Maximum grass length at any time shall not exceed six inches.
2. Architectural Control Committee (ACC) approved sod is required in the front and side of each residence. Either sod or seeded grass is acceptable for the remainder of the property and all lawns shall be repaired with seed or sod as required according to its location, to eliminate bare unsightly spaces and to repair areas of erosion. The ACC, in its sole discretion, will make determination regarding the appropriate condition of seeded or sod areas.
3. To maintain a neat appearance, after mowing, edging, etc., all sidewalks, curbs and driveways shall be blown or swept clean. Debris shall not be blown into streets or storm drains.
4. Underground irrigation systems are not required, but all flower and plant beds, and sodded and seeded areas shall be irrigated or watered as needed to sustain viability.
5. All landscape material shall be pruned according to Southern Horticulture standards.
6. Flower and plant beds shall be uniformly and adequately covered with ACC approved mulch. Mulch must be replenished regularly, but no less than once each two years. All mulched areas must be maintained debris and weed free, and contained within their defined areas.
7. Street pavement, curbs, other hard surfaces, flower and plant beds and sodded and seeded areas shall be maintained for weed control.
8. Dead plant material shall be removed and properly disposed of at all times. Burning is not permitted in the community.
9. Any exterior decorative item(s), including but not limited to: flags and banners; lawn art and statuary; bird baths, houses and feeders; trellises and arbors; house numbers and ornaments; wind chimes and catchers; flower pots, outdoor furniture, fountains and other similar item(s) may be displayed in harmony with the natural and surrounding setting. Any decorative item(s) MAY require an ACC submission. The ACC can approve, deny or limit its approval as to the size, quantity, location, color, etc. as the ACC shall deem appropriate in its sole discretion.
10. Structures are to be kept free of mold, mildew and algae. Structures with mold, mildew and algae in excess of ten (10) percent of the structure's surface area are deemed to be in violation. This is primarily applicable to the siding, windows, gutters and shingle areas of the house and other approved structures.
11. Trash bins may not be stored in the front of any residence. Storage on the side of the residence is acceptable, but all trash must be in the bin. Trash may be put out no earlier than one day prior to the trash pick-up day. Trash bins must be stored no later than the evening of the trash pick-up day.

12. Basketball posts, back boards and nets, whether on movable stands or placed in the ground, may only be placed to the rear of homes in the back yards, whether fenced or not.
13. Holiday decorations may be displayed 45 days in advance of a specific holiday. Holiday decorations must be removed no later than 30 days after the holiday.
14. All landscaping debris, clippings etc. must be bagged and disposed of properly. Do not leave tree limbs, clippings or any debris in front of your residence. Burning debris is not allowed in the community. Exceptions may only be granted for the development of new property but must be in compliance with State and local laws.
15. All pet feces left in any portion of the yard shall be removed and properly disposed of no less than every other day. Pet feces in common areas must be immediately picked up and properly disposed of by pet owners.
16. All landscaping projects creating waste and/or debris must be disposed of immediately. There will be no piling up of trash or debris at any time.
17. Homeowners with ACC approved fences are required to maintain them. Fences may be stained with commercially available wood tone stain to match existing decorum but may not be painted with opaque or other colored paints. Contact the community property manager as necessary for clarity on stain colors. Fences that are broken, leaning, have missing or rotting boards, or display an otherwise unsightly appearance must be repaired or replaced. The ACC, in its sole discretion, will make determination regarding the appropriate condition of community fences.
18. Mailboxes are the personal property of homeowners and must be maintained in appearance and in good working condition. Homeowners who desire to replace original mailboxes located at the home at closing must submit an ACC approval form for approval to the property manager. In general, mailboxes must match those located on homes on the same street or Phase of the community.
19. All homeowners are responsible for their own homes and privately owned lots. Homeowners are urged to assist in keeping the common areas policed as needed. If there concern that a home is not meeting standards, a notification should be sent to the Association property manager for proper notification. (CAMS can be reached at [csmorehead@camsmtg.com](mailto:csmorehead@camsmtg.com) or at phone number 910-239-5959.)
20. **Violations:** All homes deemed to be in violation of the above guidelines will be given a courtesy notice by the Association to correct the deficiencies.
  - a. Lawn care violations. Once a ten-day period has concluded following notification of the discrepancy, the Association will contract a lawn service to bring the deficiencies to the standard set forth above. The cost of these services is \$50.00 per lot plus a \$25.00 processing and administration fee that will be directly billed to the homeowner's Association account. Contracted costs in excess to those above that may be charged to the Association for extreme discrepancies are billed to the homeowner. Homeowners who rent their properties are responsible for lawn care and are not absolved of the responsibility to maintain community standards when their homes are vacant or rented. Homeowners are urged to contact their realtor or property manager and insure the requirement for lawn care is appropriately addressed. Homeowners are afforded an opportunity to refute the discrepancy to the Association before being billed for the services performed.
  - b. All other violations. Once a courtesy notice and warning notice has been issued, and a hearing has been conducted, the homeowner will be fined \$100.00 daily, per the procedures in the reference, and Chapter 47F North Carolina Planned Community Act, until the deficiency is corrected.
  - c. For recurring property maintenance and upkeep, once an individual property has been issued four discrepancy notices, the homeowner will be deemed as a habitual offender and a bi-monthly maintenance service will be established and billed to that homeowner, as appropriate, until they meet with the Association Board of Directors to discuss Association standards and intent to comply.



Board of Director