

**NEIGHBORHOODS OF HOLLY RIDGE  
OWNERS ASSOCIATION**

**YARD AND LAWN  
MAINTENANCE STANDARDS**

**ADOPTED MAY 11, 2017**

**Neighborhoods of Holly Ridge Owners Association**  
**Yard and Lawn Maintenance Standards**

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# **Neighborhoods of Holly Ridge Owners Association**

## **Yard and Lawn Maintenance Standards**

### **Overview**

The fundamental purpose of the Neighborhoods of Holly Ridge Owners Association Yard and Lawn Maintenance Standard is to establish a guide for consistent enforcement and evaluation of compliance with community aesthetic standards as applied to individual lots.

Pursuant to Article 4.5 (D) of the Neighborhoods of Holly Ridge Owners Association Bylaws, the HOA has adopted this guide as an addendum to The Neighborhoods of Holly Ridge Rules and Regulation Reference Guide.

### **Purpose**

As yard appearance is one of the most noticeable aspects of community aesthetics, poorly maintained yards have the potential to significantly detract from a neighborhood's livability and perceived value. Therefore, the Neighborhoods of Holly Ridge Home Owner's Association Board of Directors (HOA) establishes the following standards as minimally acceptable requirements for all residential lots in the community.

### **Benefits of Yard and Lawn Maintenance**

- 1) Poorly maintained yards can collectively or individually reduce the resale value of homes proximate to well-maintained properties and the perceived value of the community as a whole. Consequently, irresponsible neighbors can adversely impact the property value of responsible property owners.
- 2) Poorly maintained yards have the potential to cause ill-will and bad feelings between neighbors, thus poorly maintained yards can detract from neighborhood harmony and community livability.
- 3) Poorly maintained yards, particularly tall grass, can attract rodents, snakes and undesirable insects such as ticks and fleas. Thus, yard and lawn maintenance contributes to the sanitary condition of the community.
- 4) Lawn maintenance that fails to control the height of grasses could obscure potentially dangerous objects such as tools, shears or nails which might be stepped on. Additionally, vegetation growth into sidewalk areas can cause tripping of pedestrians. Therefore, yard maintenance also contributes to the safety of the community.

## Neighborhoods of Holly Ridge Owners Association

### Yard and Lawn Maintenance Standards

#### Definitions

**“Yard”** is considered to include all areas of an individual property not covered by permanent structure, such as house or mailbox, nor covered by permanent surfacing such as driveway, curb, patio, or sidewalk. This includes all utility easement areas and areas surrounded by curbs and sidewalks. Generally this is all area surrounding a house that would reasonably be considered appropriate for vegetation growth.

**“Lawn”** is considered to include areas of the yard that are covered with turf or what is generally accepted as decorative grass varieties such as but not limited to Bermuda or Centipede.

**“Weed”** is considered to be any of a generally accepted class of vegetation normally considered as undesirable in well maintained lawns. These could be grasses, flowering plants, or broadleaf plants that are unique from decorative grass.

**“Landscape shrubbery”** is considered decorative trees, bushes, flowers and shrubs of varying heights designed to be displayed at the individual plant’s natural stature and height.

**“Bedding areas”** are those areas of the yard in which landscape shrubbery is planted and not naturally or aesthetically designed for vegetation other than landscape shrubbery.

**“Fence”** is a decorative wood or partition rising from the yard surface.

**“Hardscaping”** refers to decorative yard structures, materials, and border trim such as statuary, figurines, pots, landscape lights, stone, brick or other yard adornments. Often hardscape border materials such as metal banding, bricks or stone separates lawn from bedding areas.

## Neighborhoods of Holly Ridge Owners Association

### Yard and Lawn Maintenance Standards

#### Standards

The following are minimally acceptable standards for all residential lots, within the confines of the community:

**1) Mowing Frequency:** During the growing season (April 1 to October 31) lawns must be mowed at least once every 10 days, or with the frequency to maintain Standard 2 as follows:

**2) Maximum Height of Lawn Vegetation:** Year-round, any lawn vegetation should be no more than 4" in height as measured from the top of the soil. This includes the areas of the lawn that adjoin surface structures, or adjoin hardscape, are next to utility boxes and underneath and around fences, therefore residents should take care to trim lawn vegetation that might not easily be cut by a conventional lawn mower.

**3) Grass Encroachment of Permanent Surfacing:** Lawn grass should not encroach or extend more than 3" over permanent surfacing such as driveways, curbs and sidewalks. Residents are required to trim or "edge" areas of their lawn adjacent to driveways, curbs and sidewalks to prevent vegetation encroachment of those permanent surfaces.

**4) General Appearance:** The appearance of the lawn during the growing season should be predominantly green in color. Residents should water frequently enough to encourage greening of lawns, unless government authorities have issued watering restrictions. "Bald" areas or dry spots must be treated by the resident to facilitate growth of a desirable decorative grass such as but not limited to Bermuda or Centipede. At no time during the growing season should a lawn be more than 50% brown or yellow unless watering restrictions are in place, or unless unseasonably cold weather has prevented greening.

**5) Weeds:** At no time should a lawn area be more than 10% weeds. Residents must take care to either pull weeds by hand or apply chemical treatments to reduce the area of weed coverage. Decorative grasses such as but not limited to Bermuda or Centipede should be the dominant vegetation in a lawn.

**6) Landscape Trimming:** Landscape shrubbery, including trees, will be neatly trimmed to be visually appealing, symmetrical and proportionate to the property. At no time should landscape shrubbery be so thick as to prevent lawn areas from growing. Dead landscape shrubbery material must be removed within 10 days of browning. The exception is entire dead trees above 15' in height, dead trees must be removed within 60 days of complete browning. (Note that the property owner remains liable for wind damage to the property of others caused by dead trees as insurance normally does not cover damage caused by dead trees. The HOA will not accept responsibility for damage to property by the failure of a property owner to remove dead landscape shrubbery including dead trees, and encourages immediate removal of dead trees.)

## Neighborhoods of Holly Ridge Owners Association

### Yard and Lawn Maintenance Standards

#### Standards (Continued)

**7) Bedding Area Maintenance:** As bedding areas are aesthetically designed to be vegetation-free except for landscape shrubbery, the appearance of weeds and even decorative grasses in bedding areas will greatly depreciate the visual appearance of a yard. At no time should bedding areas have more than 10% coverage of weeds or grasses. Residents should maintain bedding areas by regularly pulling weeds and grasses by hand or treating the areas chemically.

**8) Leaf or Natural Lawn Debris:** Dead vegetation matter such as leaves, pine needles, or visible clumps of lawn clippings must be bagged disposed of promptly. Bagged clippings and debris should not remain on the property for longer than ten (10) calendar days.

**9) Foreign Objects:** Objects that are not reasonably considered hardscaping should be removed from the yard every 12 hours. These include bicycles, toys, tools, garden implements, newspapers, trash, and other objects or materials not normally associated with yard decoration.

## **Neighborhoods of Holly Ridge Owners Association**

### **Yard and Lawn Maintenance Standards**

#### **Remedies and Penalties for Non-Compliance**

Residents who are out of compliance with the above standards will, reluctantly, be subject to enforcement. A yard that has not been maintained to the above standards will be declared “out of compliance”. A member of the managing agent or two members of the HOA Board shall be required to visually inspect a yard and must agree that the yard is out of compliance with the above standards.

- 1.) At the time a yard is declared out of compliance, a notice will be sent to the resident whose property includes the offending yard informing them of the declaration by the HOA and requesting that the resident take the needed steps to bring the yard into compliance with the standards.
- 2.) Fourteen (14) calendar days following mailing of the notice, if the resident has failed to bring their yard into compliance with the standards or provide documentation that they are taking the necessary steps to bring the yard into compliance, the resident will be scheduled for a maintenance hearing.
- 3.) Seven (7) calendar days following the hearing, if the resident has failed to bring their yard into compliance with the standards or provide documentation that they are taking the necessary steps to bring the yard into compliance, at the HOA’s option a yard maintenance crew will be hired to mow, trim, and perform other maintenance duties to bring the yard into compliance with the above standards. The owner of the home with the offending yard will be billed at the HOA’s cost of completing the maintenance, plus administrative fees.\*

\*If the resident fails to pay the bill sent by the HOA to cover the cost of arranged maintenance, plus administrative fees, the account will enter the established collection process.