

MAPLE RIDGE HOMEOWNERS ASSOCIATION LANDSCAPING MAINTENANCE AND GUIDELINES POLICY

The Association contracts with a landscaping company to maintain all common areas of the Maple Ridge Community. "Common Area" is defined as any area in front of or on the side of units and beyond patios, decks or outside of fenced back yards. Assistance is needed from all owners to keep the Common Area clear so as to not impede the work of our landscaping company. Area responsibilities are outlined as follows:

ASSOCIATION RESPONSIBILITY:

- Mow the grass area in front of and around the townhomes, with the exception of grass within the confines of a fenced back yard
- Porches, patios, sidewalks, and driveways will be blown clearing away grass clippings, yard debris and leaves.
- Edge the grass area
- Aerate, fertilize and seed the grass area
- Perform weed control
- Trim bushes and prune trees on common area
- Remove and/or replace trees, bushes on common area. Any replacement will be at the discretion of the landscaping committee.
- Mulch beds throughout the community, except in back yards
- Repair drainage problems around patios and throughout the development
- Remove fallen tree limbs and yard debris
- Leaf removal from the common areas and around townhomes during the fall season.

HOMEOWNER RESPONSIBILITY:

Homeowners should refer to the plat map for their unit to define the dimensions of their

lot. *Guilford County Plat Maps may be found online at <http://rdlxweb.guilfordcountync.gov/guilfordNameSearch.php>
Your plat book and page numbers may be found on your deed. There is also a link to this plat map website on the Lambeth Management website.

- Maintain any trees or bushes on their lot. Removal and/or replacement of trees or bushes at homeowner expense require prior approval of the Landscape Committee.
- Maintain the patio area landscaping on each lot, including trees and shrubs. Trees within the fenced patio area are the responsibility of the homeowner, who should ensure that tree limbs are kept away from the roof line.
- Maintain any grass within a fenced in back yard.
- The homeowner must obtain approval from the Landscaping Committee before any shrubbery planting, decorating, or any other noticeable change to the exterior landscaping of the residence is begun. This includes, but is not limited to, the following:
 - Landscaping alterations such as removal of shrubbery or trees, extending or modifying mulch beds, installing borders around beds, installing landscape lighting, etc.
 - Any expansion or elimination of existing planting beds

- Any permanent structure such as planting bed walls that use wood, brick, cement or stone
- Hardscapes such as bricks, rocks, wood structures (arbors, arches), large fountains or yard art, tile paths.
- All homeowners and residents must have the proposed area marked showing all underground lines, wires and cables prior to approval

Please note that the Committee will expect all changes to be consistent with Maple Ridge Architecture and Landscape.

- Planting of flowers in existing mulched beds need not be approved by the Landscaping Committee, but must comply with the following guidelines for planting:
 - Plants shall be set sufficiently off the walls of buildings so that no growth will be closer than 18” from a brick or painted wall.
 - Except in specified areas, no vines, ivy, or other plants with climbing or spreading habits will be permitted to grow over common grassed areas, sidewalks, mulched beds or up buildings. There can be no plantings in any beds that are invasive on the grassy and/or common areas or that will interfere with turf growth and maintenance.
 - Trees, shrubs, or vines planted behind units – whether it is fenced in or not – must be pruned or trimmed on a regular basis. They may not infringe on any neighbor’s property by growing over or through fences. All vines should be kept off the ground.
 - At the end of each season, all dead flowers and/or plants shall be removed and the bed re-mulched by the homeowner or resident.
 - Installation of plantings shall be completed within a reasonable time.
 - Any planting that does not meet these criteria when installed, or ceases to meet these criteria, may receive written notice from the Board. The homeowner or resident will have 30 days to bring plantings into compliance or the Association’s cost to have them removed will be the responsibility of the homeowner or resident. The Board reserves the right to impose fines.
- General Guidelines are as follows:
 - A limit of up to five (5) exterior ornaments and accessories are allowed but must be approved by the Landscaping Committee. These should be used in moderation and should complement the area and neighborhood.
 - Keep the front of your home neat, clean, uncluttered, and well-kept to maintain a quality and welcoming appearance to our community. Brooms, toys, bicycles should not be stored at the front entrance of your home.
 - Dumping any trash or landscape materials on common ground in front of or behind units is prohibited. Do not put yard clippings, leaves, shrub trimmings behind or outside your fence. Dispose of your landscape materials appropriately. All landscape materials including grass clippings, leaves, shrub trimmings, dead flowers, etc. must be put in the dumpsters.

- Limbs and tree branches must be cut to 3-4' lengths before putting in the dumpster. If the landscape materials are too much for the dumpster, leave them on the curb in front of your townhome and we will have the landscaping company pick them up when they are mowing. Landscape clippings DO NOT go into the Bulk Trash Area.
- Lambeth Management should be notified in writing of dead trees and dead limbs that could damage a unit. Any damage from unreported limbs or trees is the responsibility of the homeowner/resident.
- The Chairman of the Landscaping Committee may give approval of most grounds projects. However, large or unusual projects may require the approval of the Board. Rejections may be appealed in writing to the Board, but must be accompanied by a full sketch with a description of the project.
- In the case of a transfer of ownership of any home, the Homeowner is responsible to disclose to the new owner what they will be responsible to maintain as outlined above.
- Any violation of the above landscape policies may result in a fine of twenty-five dollars (\$25) per day until the violation is brought into compliance.

Single Family Homes

Single family homeowners are responsible for their own lawn care, and the Association encourages homeowners and residents to keep their yards in good condition by proper aerating, over-seeding and weed control in both the lawn area and mulched areas. During the growing season, mowing should be done on a regular basis. Shrubbery should be pruned and/or trimmed on an “as need” basis during the growing season. If a yard becomes unmanageable, a notice will be sent to the homeowner requesting the yard be mowed and/or shrubbery trimmed. If the homeowner does not comply with the request within ten (10) days, the Association has the right to clean it up. The cost incurred will be billed to the homeowner and the Board **also** reserves the right to impose fines **of** twenty-five dollars (\$25) per day, per incident until the violation is brought into compliance.

Dumping yard waste on common ground is forbidden. Disposal of yard waste must follow the City of Greensboro collection rules:

Can It – Use your own 32-gallon trashcan. Filled cans should weigh no more than 50 pounds.

Bag It - Use only heavy-duty CLEAR plastic bags. Filled bags must weigh less than 50 pounds.

Bundle It – Tie yard waste in bundles no more than four (4) feet long and no heavier than fifty (50) pounds.

Loose-leaf collection is not done by the City of Greensboro. Leaves must be bagged and left by the curb on the day of garbage collection.

To notify Lambeth Management of a violation of any of these procedures, please use the **General Concern or Request** form found on the Lambeth Management website – www.lambethmanagement.com – under the “**Contact Us**” tab.

Homeowners requesting to change their landscape by the addition or removal of plants and/or hardscapes must submit a **Landscape Modification Request** form which can be found on the Lambeth Management website – www.lambethmanagement.com – under the Maple Ridge section.