

# Tollgate Woods Homeowners Association

## Landscape Policy

Approved by the board and adopted at  
the November 14<sup>th</sup> Annual Meeting

The purpose of the document created by virtue of the bylaws, declarations of easements, covenants and restrictions is to ensure that the Homeowner's Property shall always be maintained in a manner:

1. Providing visual harmony
2. Avoiding activities deleterious to the aesthetic or property values and
3. Promoting the general welfare and safety of the Owners, such Owners' tenants, and such Owners' (or Tenants') households, guests and invitees.

Owners who expect to be away from their homes for an extended period and unable to attend to, must make arrangement with lawn care contractors or persons, hired or not, to keep in compliance with the policy. Prolonged absence is not a justifiable reason for failure to comply with any of these.

### General

Each Owner shall maintain the site and residence owned and any Commons for which he/she has maintenance responsibility, which includes bordering sidewalk and trees, in a safe, clean, and sanitary condition including **mowing** grounds frequently enough to provide a neat appearance. There should be no weeds or grass growing in the tree ring. Maintenance also includes **trimming** along all yard beds and tree rings, as well as **edging** along all owners' concrete walking/driving areas. Trimming of all shrubs and trees is also required

The following must be specifically taken care of by the homeowner.

### Lawn Cutting

All lawn mowers shall be set at a height not exceeding **4** inches.

### Watering and Fertilizing

All lawn areas are required to be taken care to prevent weeds, insects, and to maintain grass to ensure that it is not brown or burnt out. Watering of the lawn is subject to the local township watering regulations/restrictions/ordinance.

### Weeding

All landscape beds, tree rings, and lawn are required to be maintained by removing weeds.

### Lawn Maintenance Signage

It is the Owner's responsibility to ensure all lawn maintenance signage (weed control, fertilizing, etc.) are removed from their property (which includes the front boulevard tree areas), no later than 48 hours after the application of said services.

### **Edging OF Walks and Drives**

All concrete walks and/or drives are to be edged **Bi-weekly**. All concrete curbs are to be edged **Monthly**. (If none specified, edging shall be done BI-weekly.) Debris and trimmings will be cleaned and removed from site the day the edging is completed.

### **Spring Clean Up**

Remove all debris (sticks, papers, leaves, garbage, etc.) from turf areas, tree, and planting beds, parking areas, and sidewalks. Should be completed by the end of April each year.

### **Fall Clean Up**

Rake, gather and remove all leaves and debris from the property in the fall. Should be completed by the end of November each year.

### **Others**

1. Dead plantings must be removed or replaced. This includes annual/or seasonal plantings for each season. Each Owner shall also use due care to avoid damaging any of the Commons, including, but not limited to, the communication, water, gas, plumbing, electrical or other utility conduits and systems.
2. Tree stakes and/or ties (ropes) must be removed no more than one year from the date of the tree installation(s). This is the responsibility of the Owner of the premises after closing.

### **Reporting Violations**

When an Owner or Resident wishes to report a violation, the violation should be noted in writing and delivered to the Managing Agent. The name of the person reporting the violation must be indicated. This is for possible legal reasons that could arise in the future, if requested/needed. Currently, the email address that can be used to report such violations or questions/concerns is [customerservice@kramertriad.com](mailto:customerservice@kramertriad.com)