# Is Your Lawn and Landscaping Consistently Maintained in a Reasonable Manner?

The founders of The Pointe at Beckett community envisioned a neighborhood where properties are well maintained, and this expectation was written into the HOA governing documents over 30 years ago.

> **Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements Article VIII Upkeep of the Community, 8.1 Lots:** Each and every Lot, its Dwelling Unit and any improvement erected thereon shall be maintained in a reasonable manner in accordance with the standard generally prevailing throughout the Properties.
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> **Architecture Standards:** LAWN MAINTENANCE, MOWING, WEEDS: Lawns must be well kept with uniform ground coverage and be free of excessive weeds. All lots must be kept mowed and free of debris and clutter. The Board shall have the right to assess any Owner for the cost of mowing, seeding, weeding, fertilizing, or clean up in the event that the Owner fails to do so.
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> **Architecture Standards:** LANDSCAPING/DRIVEWAYS, Front yards must be professionally landscaped and maintained in a professional manner. Rear and side yards must be well maintained such that the value of the properties in the neighborhood are not adversely affected by the look of any other property.

By purchasing a home in this community, each owner agreed to abide by these standards. The governing documents are available at **pointeatbeckett.com**.

The Board sincerely thanks the **90%+** owners who maintain their lawns and landscaping to these standards. Your efforts not only enhances the beauty and curb appeal of your own property, but also contributes to the overall value and welcoming atmosphere of our neighborhood. Your attention to this matter truly makes a difference!

Unfortunately, your Board must occasionally issue Violation Notices to owners whose properties do not meet these expectations. This is not a task we enjoy spending our free time on – but as elected volunteers, it is our duty to enforce the community's standards fairly and consistently. We appreciate the owners who have responded promptly to such notices and have taken corrective action.

**Please take a moment to inspect your property and take any corrective actions.**

**Then please take a moment to inspect your property at least monthly and take any corrective actions.**

Maintaining your property in a "reasonable manner" does not require hiring a professional- but it does require regular upkeep. To comply with HOA standards, homeowners should meet the following conditions:

1. **Lawns -** Lawns must be well-kept with uniform coverage, free of excessive weeds, and mowed regularly with a height generally consistent with neighboring lawns.
2. **Trimming –** Edging must be neat around landscaping beds, driveways, sidewalks, mailboxes and structures.
3. **Cleanliness –** lawn clippings should not be left in the yard, driveway, sidewalk, street, or neighboring lots. Cracks in driveways, sidewalks, and curbs must be free of grass and weeds.
4. **Landscaping –** Front yards must be professionally landscaped and maintained in a professional manner. Rear and side yards must be well maintained to avoid negatively affecting neighborhood property values.
5. **Plants and Trees –** Shall be regularly pruned and trimmed. Remove all dead, hazardous or dying vegetation and tree suckers.
6. **Tree Clearance –** Tree limbs must maintain a minimum clearance of 7' above the public sidewalk, and 14' above the street.
7. **Mulch –** Shall uniformly cover exposed soil and remain free of excessive weeds.
8. **Leaves –** Shall be removed regularly from the lot and curb.
9. **Yard Waste and Debris** must not accumulate on any lot.