



Wesley Place Homeowners Association Resident Information Compendium

ACC Policy: Landscaping and Lawn Guidelines

The Board understands the desire to add some personal touches to one's property, but the Board is also tasked with ensuring that the Wesley Place neighborhood maintain its consistent, attractive qualities. Therefore, the following are the expectations for landscaping and lawn art in front or side yards when visible from the street.

Front Yards and Beds

Landscape beds should cover the front foundation of the residence and be large enough to accommodate a row of evergreen shrubs 3-5 gallon size (planted in ground) and an ornamental tree/shrub ten to fifteen gallon size. Foundation shrubbery must be maintained in the manner as the home was first designed and landscaped. If the original landscaping is removed, replacement beds must follow the above specifications.

Empty planters/flower pots should be stored out of view. All hoses should be neutral color and stored neatly out of sight from the street or in a hose reel or similar container of neutral color.

The addition and/or removal of all trees must be approved by the ACC.

Any change in the footprint of landscape beds must have approval of the ACC.

Edging

All edging borders around curbs, sidewalks, driveways and approved planting beds shall be installed and maintained in a professional manner and shall be consistent with the character of the neighborhood. Green or brown metal edging may be used provided that it is installed to below the height of the top of the grass but not more than three (3) inches above ground. Decorative landscape stone, landscape brick (no holes, as it allows grass to grow through) or landscape concrete products may be used if they are consistent with the house exterior color scheme, in which case pre-approval is not required if it is no more than six (6) inches above the ground. Any edging which is higher than six (6) inches above the ground, or which does not conform to this standard, must be submitted for approval prior to installation.

Mulch

Hardwood shredded mulch will be applied by the HOA contractor to all landscape beds in the front yards, side and backyards visible from the street. Consistency throughout the neighborhood is the desired outcome. No straw, stones, or synthetic material will be used in beds. Homeowners are responsible for mulching areas not visible from the street.

Lawn Art

Lawn art may be defined as anything in a yard including but not limited to birdbaths, fountains, sculptures, iron pieces, birdfeeders, flower pots, benches, statuary and outdoor art. Items visible from the street are normally limited to no more than four (4) pieces. Lawn art is only allowed in beds. Outdoor furniture should blend in with the landscaping and should be limited to patio and deck areas. No furniture should be placed on lawns that are mowed. The items displayed should be in harmony with



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other homes in the neighborhood. All other yard fixtures or furnishings beyond the descriptions above must be approved by the ACC. No artificial vegetation of any kind is permitted.

Vegetable Gardens

Vegetable gardens whose purpose is to grow edible items are prohibited in any area of the resident's yard that is visible from the street.

Flags

No more than two flags (e.g., American, sports team, military service, etc.) of reasonable (e.g., 3 x 5') size may be displayed at the front or side of the house. Flagpoles attached to the ground are forbidden. One small, low wattage spotlight is permitted to illuminate an American flag from sunset to sunrise.

All flags shall be maintained in good repair and flown observing proper flag etiquette.

Lighting

Small solar lights (maximum of 18") are permitted as long as the color does not distract from the landscaping or the home. The use of colored bulbs is prohibited. The style must be traditional and consistent with the architectural design of the community. Solar lights must be maintained to ensure they remain vertically upright and in working order.

Holiday lights are allowed between November 15 and January 15.

Adopted by the Board May 2107