

## **WESLEY PLACE HOMEOWNERS ASSOCIATION**

### **Reminders for all Homeowners**

An article in the April 7<sup>th</sup>, 2016, edition of the NEWS SENTINEL, by Joe Wisnes notes that *“buying a condo isn’t just buying a home. You are joining a network of individuals who have joined together to ensure their surroundings, their neighborhood and their community receive proper care and respect. A strong condo association bolsters everything around it, and this isn’t just about fixing windows and keeping common areas pristine.”*

While Wesley Place is a Planned Unit Development, not a condo association, the principle still applies. The Wesley Place Declaration of Covenants, Conditions, and Restrictions, outlines the protections provided to uphold the value of the properties and of the association as a whole.

As noted in Article V, Architectural Control, *“no exterior addition or change or alteration shall be made until the plans and specifications.....shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors or by the Architectural Control Committee.”*

The Board understands the desire to add some personal touches to one’s property, but the Board is also tasked with upholding the above clause from our Covenants and ensure that the Wesley Place neighborhood maintains its consistent, attractive qualities. Therefore, we wanted to provide homeowners a description for some of the Board’s expectations for landscaping and lawn art in front or side yards when visible to 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 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.