



Wesley Place Homeowners Association

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 maintains 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 or flowerpots 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.

New landscape beds, or any change in the footprint of existing landscape beds must have approval of the Grounds Committee using the Landscaping Change Request Approval form.

Trees

Trees, whether on common grounds or personal property, are a shared resource of this community, and are managed by Wesley Place Homeowner's Association (WPHA), as specified in our Rules and Regulations (see Article VII of the WPHA Declaration of Covenants, Conditions, and Restrictions). Unlike other types of neighborhoods, Planned Unit Developments (PUDs) like Wesley Place have the right to manage trees and other landscaping features throughout the neighborhood to maintain a harmonious and appealing character. This is like the Board's approval process for any changes to the exterior appearance of individual residences and is intended to enable the Board the authority to maintain a consistent look in the neighborhood and preserve its attractiveness to current and future residents.

Wesley Place is well known for its mature vegetation, particularly its trees, which are often cited by new homeowners as one of the reasons the neighborhood appealed to them. The WPHA Board of Directors has sought to preserve that quality by maintaining, to the extent possible, as many mature trees as possible in its community.

However, it is recognized that trees have finite lives, and can become diseased, rotted, struck by lightning, etc. and in such cases may pose a threat to residents or their homes. The Board recognizes that such trees must be taken down and removed to protect property and residents. When possible, replacement trees of an appropriate size and species are planted to maintain the look of our treed neighborhood in the future.

To codify the position of the Board, it issued the Tree Removal Policy in 2021 ([jump to topic](#)). The addition and/or removal of all trees must be approved by the Grounds Committee using the Landscaping Change Request Approval form. To expedite the approval of a new tree, please follow the Tree Replacement Guide ([jump to topic](#)).

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.

Landscaping and Lawn Guidelines

Green or brown metal edgings may be used provided that the edgings are installed 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.

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.

Pesticide Use

Residents should not apply toxic or poisonous pesticides or chemicals or other substances in their *private yards*. Please check the warning labels of all products to ensure that they are safe to use for children and pets.

No pesticides or other chemical substances can be applied on *common grounds* unless they are applied by licensed contractors of the HOA.

Adopted by the Board May 2107

Updated 9/10/2024