

ARBOR VILLAGE HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE

GUIDELINES FOR YARD MAINTENANCE STANDARDS OF CARE AND APPEARANCE

The Architectural Control Committee (ACC) under the direction of the Board has developed a standard for yard maintenance within Arbor Village. This standard sets expectations for routine yard care which is required without exception throughout the community and will be upheld to preserve property values and to ensure that Arbor Village remains an attractive place in which to live.

The standard includes:

1. Regular Mowing of Lawns
Regular mowing that prevents appearance of grass seed heads, dandelion flowers or stems, blooming clover, tall weeds, and overgrown grass is required. Grass clippings are to be removed and not left on lawns.
2. Edging
Regular edging should accompany mowing so that lawns do not encroach into flower beds, grasses do not grow tall and overtake landscaping plants, sidewalks, or along fencelines or driveways.
3. Moss Treatment and Fertilizing
Moss treatment should be applied as needed so lawns do not die back with bare patches. Fertilizer should be applied to encourage green color and regular growth. Bare patches should be re-seeded when they appear.
4. Weeding
Regular weeding of planter beds, and along fencelines and driveways is required. Homeowners are responsible for applying weed killer to the sidewalk areas in front of their homes and to remove the dead weeds.
5. Dead Plants
Dead or dying plants should be removed from yards and not left as an eyesore.
6. Pruning
Misshapen or overgrown plants and trees should be pruned routinely and cut back from encroachment outside of Lot lines.
7. Raking and Disposal of Leaves
Leaves are to be raked up in the fall on a regular basis until most leaves are down. Lawns may not remain covered with leaves throughout the season.

Homeowners who do not meet this standard may receive notice and be fined if compliance is not achieved. To avoid fines, do your part to ensure that your yard meets the community standard and thereby keep Ridgefield an attractive place to live. Your neighbors will appreciate it!