

# **KENSINGTON PARK PROPERTY OWNERS ASSOCIATION**

## **Lawn Rules**

The main purpose of these rules is to assist community members and help motivate all homeowners to be more diligent in caring for your property. Each homeowner maintaining his/her property makes our community a beautiful and welcoming community and helps maintain property values.

**Yard must be kept and maintained according to covenants, which can be found under Article 5.2 Guidelines. The guidelines are:**

1. Properly water your lawn abiding by any water rationing regulations. If more than 70% of yard is brown, then it is noncompliant.
2. Weeds and grass over **3 inches tall** are noncompliant (unless fresh sod or chemically treated with proper certification). This includes area in front of sidewalk.
3. Sidewalks and driveways must be free of weeds and edged.
4. Front flowerbeds must maintain **proper ground coverage** (i.e. pine straw, pine bark, decorative rocks or equivalent to as covered by covenants) and **weed free**.
5. Sides and portions visible from road must be properly seeded or sod and maintained.
6. Sides and portions visible from road must be properly seeded or sod, maintained and weed free.
7. All grass that is mowed or edged must **not be left** on the driveway or street. Sidewalk must be swept or blown clear of clippings, as well as driveway and street curbing. The clippings must be discarded and cannot be left on the street.
8. Trees and shrubs should be kept pruned.
9. Damaged or dead trees and/or branches, and shrubs should be cut, removed, and replaced.

**Homeowners will receive one notice and two (2) warnings before being fined and will be considered repeat offenses. See Community Standard for details.**

**If repeat offense(s) or warning goes ignored, then a lawn company will be hired at the homeowners expense.**