

Chestnut Trails Homeowners Association

Landscaping Maintenance Standard

The purpose of the Chestnut Trails Landscaping Standard is to promote the health and enjoyment of all homeowners and maintain value of all properties in the neighborhood. Landscaping maintenance can discourage criminal activity and is probably the single most important factor in how potential home shoppers view the neighborhood.

The authority of the landscaping standard is CC & R section 7.1:

7.1 Maintenance of Lots. Each Owner, at said Owner's sole cost and expense, shall promptly and continuously maintain, repair and restore said Owner's Lot (including the yard and landscaping) and Home and other improvements located thereon, and also such other areas as may be required pursuant to Sections [5.4.6](#) and [5.4.7](#), in a good, clean, attractive, safe and sanitary condition and in full compliance with all applicable governmental laws, rules and regulations and the provisions of this Declaration and the rules and regulations of the Association.

Good, clean, attractive, safe and sanitary landscaping is identified by the following characteristics:

- Lawns are neatly mowed, edged and trimmed regularly, free of bare patches and generally weed free.
- Plants are healthy, vigorous, well rooted, neatly trimmed, proportionate for their location and free of defects, decay, disease or infestations.
- Beds are kept well-maintained with no visible weeds or grass when viewed from the street.
- All dead, dying or diseased plant material are removed or replaced by the property owner.
- Trees have tops which display a natural growing shape or condition. Trunks are healthy and free of defects or mutations such as, but not limited to, over guying.
- Plants, shrubs or tree branches extending over any sidewalk, street, or other public way are trimmed so they do not obstruct vision or the travel of motorists and people.
- Junk, litter and debris is not left in the yard, but instead disposed of promptly and properly. This includes auto parts, vehicles, appliances, furniture, building and/or landscaping material, tires, discarded paper, cardboard, plastics, tree trimmings, fallen tree limbs, or any other items that have been discarded.
- Graffiti is promptly removed from all sidewalks, walls, fences, signs and other structures or surfaces visible from beyond the bounds of the property.
- Standing water is eliminated or properly treated to prevent mosquitoes.
- Roof, siding and paved areas are free of grass, weeds and moss visible from the street.
- Parking strips, sidewalks and street gutters are maintained and kept clear of debris.
- Outdoor furniture is kept in good condition and is not stored in plain view from the street.
- Homeowners seek ACC approval for outdoor fences, screens and awnings and they are kept in good repair.