HAMPTON PLACE
North Ridgeville, OH

Title:	**Hampton Place Homeowners Association Guidelines**	**Effective:**	07/01/2011
Version:	1.1	**Section:**	**Lawn Maintenance**

1. Overview

This guideline is designed to **homeowners** understand and achieve the **MINIMUM** annual maintenance that is needed to keep your lawn and flowerbeds healthy and clean, as required by our Covenants. Follow these "Minimum" guidelines to keep your expenses and use of resources (water, time etc) as small as possible.

As a Hampton Place Homeowner, you have three options to help maintain your yard:

1. You can perform the MINIMUM maintenance plan outlined below.

2. You can hire a lawn service to perform fertilization, weed control, and maintenance

3. You can follow your own plan. If you do and your lawn and gardens do not meet HOA standards, you risk fines or other forms of enforcement.

Whatever plan you chose, the ultimate goal is that your home should meet the standards established by our Covenants which state *"a well-tended lawn and planting beds".*

These Design Guidelines contain requirements, information, and suggestions.

- Where the term "shall" or "must" are used, the statement constitutes a mandatory requirement.

- Where the terms "preferred" or "should" are used, the statement constitutes informational direction provided for the guidance and convenience of applicants, but does not necessarily require the Board of Directors to approve the design elements referenced in such statement.

2. Governance

The Board of Directors is the sole interpreter of the Guidelines, monitors their effectiveness and amends or revises them as necessary in order to administer and enforce the process. Since the guidelines may be reviewed and revised at any time, homeowners should contact the Homeowners Association Board of Directors if there are any questions of specific guidelines or lawn maintenance issues. The latest design guidelines will always be available online at http://www.hamptonplace.org

The Board of Directors reserves the right to add, modify, or remove items from the list at any time.

Additionally, rules, regulations, and authorities granted by the Hampton Place governing and supporting documents are superseded by all local, county, state and federal codes, ordinances, statues, and laws.

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4. Guidelines

4.1. General Considerations

Important Note: The dates of WHEN to do work are as critical as WHAT to use.

- March 15th – April 15th. Use some form of Spring weed-feed with pre emergent crabgrass prevention on your lawn.
- Cut lawns weekly in Spring and Fall. During the hot and dry months, cut once every ten days. **(Lawns should not exceed 8 inches in length).**
- Sidewalks, driveways, and walkways must be free of lawn debris (clippings, twigs, etc) resulting from lawn maintenance
- Edge all areas that touch concrete (curbs, sidewalks, etc) in May and once again in August.
- Keep lawn and all flowerbeds free of weeds and maintained in a neat fashion.
    - Remove weeds regularly (Use a liquid weed killer as necessary).
    - Use mulch as a ground cover in flowerbeds to help prevent weeds and water evaporation. (Replace mulch annually for best results).
- September 15th – October 1st. Use some form of Fall weed-feed on your lawn and trim bushes.
- Additionally, for the respect of your neighbors, it is requested that pet owners regularly cleanup their yards after their animals. Animal defecation should not be visible from common areas, street, or sidewalks.

  Note: It is the responsibility of the pet owner to immediately and thoroughly cleanup all common areas and/or neighbors yards after their pet goes to the bathroom.

  The "Minimum" guide assumes that you have an established lawn and it is in reasonable condition[1,2]. This also assumes you are using "cool" season grass, such as fescue, perennial rye, bluegrass, etc

4.2. Enforcement

Upon received complaint, your lot will be assessed by the HOA for non-compliance. If your lot is determined to be in violation, you will receive a letter from the Hampton Place Homeowners Association outlining the items not compliant with the HOA Requirements and/or Guidelines. If lot does not comply with all requirements within timeframe dictated by the HOA Governing documents, the HOA may exercise its right to maintain the lot at the owner's expense.

4.3. Lawn Service

Many homeowners hire professionals to keep their lawns looking great. This is a good option if you don't like yard work or don't want to invest in equipment. Lawn Service companies will follow their own schedule, provide the necessary fertilizers and chemicals, and will guarantee results. The cost is very reasonable if you sign up for their yearly plan.

4.4. Conclusion

This guide will work no matter what water restrictions the town or other government agencies place on our community. Be sure you follow the North Ridgeville's watering rules! A nice yard with healthy grass enhances that value of your home, and helps keep our neighborhood a great place to live.

5. Revision History

Date	Version	Description of Change
07/01/2012	1.0	Document Ratified
03/30/2012	1.1	Document Reformatted to updated template

1 North Ridgeville City Ordinance (4707-2009)

2 Code of Regulations for Hampton Place Homeowners Association