

VerCello Homeowners Association
Agricultural Control Committee
Landscaping and Maintenance Standards
June 8, 2011

I. Landscaping Standards

- a. Definition of the high-visibility standard. In areas of high visibility, grass around the property shall be maintained to a reasonable height and in a neat and kempt condition by trimming around flowerbeds, utilities, and the house foundation. All paved areas (driveways, curbs, sidewalks, etc.) shall be edged. Lawns that show high infestation by weeds must be treated to remove the weeds. Except during the Winter, dead grass shall not be visible. Annual plants shall be removed as soon as they die. Mulch in garden beds shall be removed/replaced as soon as it begins to "look bad" (e.g. if there are visible bare patches).
- b. Front and side yards visible from the street should be maintained according to the high-visibility standard.
- c. Portions of the back yard visible from the street, at any angle of view, should be maintained according to the high-visibility standard.
- d. Portions of the back yard that are not visible from the street, perhaps being behind a fence, should be kept in good condition for the sake of the adjacent homeowners. "Good condition," in this regard, means that grass shall be maintained to a reasonable height.
- e. These standards pertain to portions of each lot that include a berm or hillside. The fact that a berm or hillside is not covered with grass does not mean that it is not a portion of the homeowner's yard.
- f. All areas of each homeowner's property must be maintained in good order in recognition of the impact each lot has upon the appearance of adjacent lots.
- g. These standards are promulgated in order to ensure that all homeowners work to maintain the appearance of respectability in our neighborhood.

II. Maintenance Standards

- a. General philosophy: Homes must be maintained such that there are no visible maintenance needs. Any external home maintenance needed that is obvious to a casual observer from the street must be addressed.
- b. This includes, but is not limited to, the following:
 - 1. Large cracks in driveway or paved walkway.
 - 2. Cracking or peeling exterior paint.
 - 3. Broken windows.
 - 4. Bent or loose rain gutters.
 - 5. Sagging or leaning fences.
 - 6. Badly warped or splitting fence pickets.
- c. Clean Up
 - 1. Keep your property clean. Make sure to sweep up or blow all grass clippings, leaves, garbage etc. after you mow. No one likes to see grass covered sidewalks nor do they want it blowing onto their property. Pick up any garbage that occasionally lands on your property. This includes the street in front of your home, if everyone pitches in and takes care of their small part, it will be easy work for us all.
- d. Trash Bins
 - 1. Trash bins should be kept out of the street until trash day. Please place your bin on the street the night before and remove it in the evening after pick-up. Trash bins should not be viewable from the street when put away, place them either in the garage, or behind a fence out of sight.
- e. As outlined by the Protective Covenants of VerCello (aka Wedgewood Lane) Section 10.1, the VerCello HOA has been empowered to enter onto and provide necessary and appropriate maintenance at the expense of the Lot Owner via special assessment.