

Lookout Landing III Landscape Maintenance Standards

An attractive lawn secures property values and is an asset to the community. The covenants for the Lookout Landing III Owner's Association contain landscape requirements for the homes within the community. Pursuant to the covenants, maintenance is subject to reasonable standards that are established by your Board of Directors. These guidelines are provided to assist you in maintaining your yard within the reasonable standards established. Please refer to Exhibit G of the Declaration for additional information.

Each home has a landscape plan on file with the HOA. Any changes to front yard landscaping must be pre-approved by the HOA.

1. Each lot shall have no less than three (3) live trees at any time, two (2) evergreen trees and one (1) deciduous tree, along with four (4) shrubs. Each evergreen tree must be a minimum of six (6) feet in height, each deciduous tree shall be a minimum of eight (8) feet in height, and each shrub a minimum of two (2) feet in height. Certain lots have lesser requirements due to limited front yard area.
2. Lawns must be kept mowed and edged on a regular basis with grass not to exceed four inches (4") in height.
3. Grass clippings and other yard waste must be removed from roadway and driveway areas immediately after mowing or other yard work, and stored out of sight until trash day.
4. Lawns must be kept healthy, green and reasonably free of noxious weeds (including, but not limited to dandelions, chickweed, broad leaf and clover).
5. Water and feed (lime, fertilizer, etc.) your yard as needed to maintain a green, healthy appearance.
6. Flowers, planters, garden beds, and barked or rocked areas, must be maintained and kept reasonably free of noxious weeds, dead blooms, dead plantings, non-ornamental grasses, dandelions, etc. Vegetable gardens are not permitted in front yards.
7. Trees and shrubs shall be pruned and shaped. Dead or dying trees or shrubs shall be promptly replaced to maintain yard compliance with item number one (1).
8. Bare patches in lawns, including winter kill and grader damage must be promptly replanted.

A properly maintained yard may look like:



Your landscape is part of your home investment, please protect it wisely!