



YARD APPEARANCE & MAINTENANCE

"CURB APPEAL"

RULES AND REGULATIONS

YARD APPEARANCE & MAINTENANCE (CURB APPEAL) –

In order to have the subdivision look presentable and therefore increase the value of everyone's investment, we have established the following Rules and Regulations. The rules will give everyone an understanding of what is considered proper lot maintenance.

The architectural committee will be in charge of interpreting and enforcing these rules. These rules will be used when the AC fulfills its requirements set forth in the Articles of Declaration of Covenants and as set forth in Article VII – Section 1 of these articles, the AC has the right to enforce these rules and follow up with action as defined below.

The rules give the Architectural Committee a clearer understanding of interpretation and the Declaration of Covenants allows them to notify with written notification and/or violations notices and levy fines and order outside service on any home that does not maintain their yard and lawn to curb appeal standards. The architectural committee will be in charge of interpreting and enforcing these rules. These rules will be used when the AC fulfills its requirements set forth in the Articles of Declaration of Covenants and as set forth in Article VII – Section 1 of these articles, the AC has the right to enforce these rules and follow up with action as defined below.

The areas that will fall under this rule are:

- Grass Mowing – Since everyone's grass grows at different rates, we don't require that the lawn be cut on a periodic cycle, but instead, we require that the grass be kept cut at a height of no more than 4 inches for Bermuda, and 6 inches for Fescue grass. The lawn should appear to be like a carpet, with most of the grass at the same height.



- Edging of Curbs, Driveways and Visible Sidewalks - Lawns should be edged each time when they are cut. Grass should not be creeping over driveways, walkways, curbs or into flower beds. Part of edging includes maintenance around posts and fencing. The grass should not be creeping up on these as well. Edging must be done mechanically only, not by use of chemicals.
- Weeding – Lawns should be kept free of weeds as much as possible, but the weeds should definitely be kept in the minority, not only in lawns but also in visible Planting areas. This also includes weeds and grass growing in the cracks of drives, sidewalks and where the asphalt & cement meet in front of a home in the street.
- Pine Straw / Mulch – this needs to be done if old, faded or sparse during growing season.
- Shrub & Hedge Trimming – Trimmed and maintained in a neat manner.
- Grass & edge clippings must not be left in the street, along curbs or lying in driveways.

Notification of Violation:

1. A courtesy card pointing out the violation will be placed in the mailbox of the offending home, giving 5 days to correct.
2. If not corrected within 5 days of first notification, a written violation will be placed in the mailbox giving a second 5 day period to comply.
3. If at the end of 10 days the offense is not corrected, the Architectural Committee will have an outside service come in and provide the necessary work and have the HOA Treasurer bill the homeowner a fine plus the cost of the service.

Note: If during the initial 10 day violation period contact is made between the homeowner and the Architectural Committee at ac@cobblestonega.com with a plausible explanation, the AC can delay or withdraw the violation.

FINES:

1. \$25.00 for each instance plus cost of outside service if ordered by the HOA. An instance is each time a violation notice is handed out.