

Lakestone Village Homeowners Association Landscape Guidelines

This document should be used as reference for homeowners and tenants of Lakestone Village. Proper landscape maintenance protects and retains property value. Lawn and tree maintenance, including the area between the sidewalk and the street, is the responsibility of the homeowner. All lawns should be maintained on a regular basis. Properties are inspected regularly to ensure homeowners are in compliance. If a home is found to be out of compliance, a notice will be mailed to the homeowner. After two notices, a due process hearing before the HOA Board may result in fines assessed to the homeowner's account. All changes to landscaping must be approved by the Architectural Committee prior to work being started.

Grass:

- Grass should be mowed to approximately 2" in height and should not exceed 4" at any time.
- The HOA recommends weekly mowing during the growing season. If you cannot maintain your lawn, it is recommended that a professional landscape company is hired for weekly maintenance.
- If you have year-round grass, it should be maintained throughout the year.
- Lawns should not have bare spots and should be seeded and fertilized as needed.
- Front yards must be at least 50% grass.
- Grass clippings must be blown from hard surfaces to include sidewalks and driveways.

Edging:

- Homeowners / tenants must edge lawns along sidewalks and streets. Grass or weeds should not grow onto sidewalks or streets.
- Edge along all flower beds.
- Edge or trim around mailboxes, home foundation, driveways, fences, and any area not reached by a mower.
- Trash receptacles and other items on the lawn should be moved so trimming can be done underneath and around them.

Weed Control & Fertilization:

- Pre-emergent weed control should be applied in early Spring as soon as the dormant season is over (recommended application time: March & May). Pre-emergent helps to prevent new weeds from sprouting. Existing weeds must be individually sprayed or pulled.
- Weed control should continue throughout the warm months until grass goes dormant or throughout the year for year-round grasses.
- It is recommended that lawns be routinely fertilized to promote healthy growth. Application of fertilizer is suggested during April, June, and September.

Plant Bed, Tree, & Shrub Maintenance:

- Plant beds and tree rings should be free of grass & weeds at all times.
- Plant beds and tree rings should receive a fresh application of mulch or pine straw annually. Bare dirt should not be visible at any time.
- Shrubs should be pruned regularly and should not grow above the base of front window sills.
- Trees should be properly limbed from the base and should not have any new growth growing from the base of the tree.
- Street trees should be trimmed and pruned to allow pedestrians to pass freely underneath on sidewalks without interference from tree limbs (at least 6.5' clearance from the sidewalk).
- Tree branches should be pruned so they are not touching your home at any time.
- Dead and diseased shrubs or trees should be removed and replaced promptly. October - December are ideal months for planting new shrubs and/or trees.
- Disposal of landscape debris should be handled per the Town of Fuquay-Varina and removal should be scheduled promptly after debris is set on the curb. To schedule a pickup, visit the link below:
<https://www.fuquay-varina.org/FormCenter/Public-Works-9/Yard-Debris-Pickup-Request-50>

Architectural Review:

- All changes to landscaping must be approved by the Architectural Committee prior to work being started. This includes, but is not limited to, removal of plantings, replacement of plantings, installation of new plantings, landscape design changes or additions, and replacement of street trees.
- Homeowners must submit an Architectural Request Form. The form can be found at www.lakestonevillage.com/documents
- Forms may be submitted to lakvilla@ciramail.com
- The Architectural Committee reviews applications regularly, but please allow up to 30 days for a response.