

# Seven Lakes Subdivision HOA Home Landscape Regulations

Approved by the Seven Lakes HOA Advisory Board, October 2021

## 1. Landscape Plan Approval.

### a. Landscape Plan Requirement.

- a. All property owners are required to have an approved landscape plan for existing or new properties.
- b. Forms and directions for submitting the landscape plan are available on the Seven Lakes Subdivision website at <http://sevenlakessubdivision.com>.
- c. The form is submitted electronically through the website with a landscape drawing attached to clarify proposed landscaping activity.

### b. The Landscape Plan Development.

- a. A detailed landscape plans must be submitted and approved before work begins.
- b. Modifications to existing landscape plans must also be approved prior to the new installation.
- c. The plan will be drawn with details to include the location of the home and all existing and proposed patios, walks, drives, fences, retaining walls, plant beds, trees and bushes with the distance to the property borders clearly provided. The distance to the front sidewalk will also be included when appropriate.
- d. The descriptions of the plants and/or materials being proposed for use are required which includes plant type and mature size. Materials for plant bed retaining walls or for other uses must be fully described with images of the materials provided with the Landscape Plan.
- e. New home property owners are required to have a landscape plan approved within 6 months and begin implementation within a year of purchase of the property.
- f. New owners of existing properties or longtime owners should refer to the previously approved landscape plan before making modifications to the property. If no previously approved plan is available, a new landscape plan

should be developed and submitted for approval prior to making landscape modifications.

- g. The Seven Lakes HOA Landscape committee can provide input and guidance in the development of a landscape plan.
- h. Every property in Seven Lakes Subdivision must have an approved landscape plan. Properties that have installed landscaping without a landscaping plan or significantly expanded landscaping without a revised landscape plan may be fined and/or removal of the plantings may be required.

## **2. Lawn Maintenance.**

- a. Lawn Grass. A homeowner's property must be fully seeded with an acceptable lawn grass to the property border unless a landscape plan has been approved by the Seven Lakes HOA Board which permits an alternative ground cover.
  - a. Bermuda grass or Zoysia grass are permitted in the front and sides of the house.
  - b. Bermuda, Zoysia, fescue or bluegrass may be planted in the back of the house.
- b. Lawn Maintenance. The homeowner will keep all vegetation and landscaping in good and presentable condition.
  - a. The lawn will be cut regularly within recommended heights for the type of grass.
  - b. Grass edges next to the house, walks and driveways should be trimmed and grass clippings removed from walks and driveways following grass cutting.
  - c. It is not acceptable to dispose of grass clippings down the storm water drains or to blow grass clippings onto the streets.
  - d. Shrubs and trees will be maintained and pruned based on good horticultural practices.
  - e. Homeowners should maintain a weed free lawn. If weeds are growing in the lawn violations will result unless immediate and effective steps are being taken to control weeds.
  - f. No areas on a homeowner's property will be permitted to grow up with weeds and brush or be unmaintained.

- c. Easements, water drainage areas, steep slopes. Easements and difficult areas to maintain on a homeowner's property must be included as part of an approved landscape plan, landscaped and maintained by the homeowner.
  - a. Areas of the property that are difficult to maintain may be approved for maintenance of the naturally occurring vegetation or an approved ground cover.
  - b. Approved natural vegetation areas must be maintained to a height of 8 inches or less. At a minimum this requires mowing or trimming every two weeks during the extended growing season for natural vegetation.
  - c. Easements must be kept open and free of obstacles.
  - d. Easements and drainage areas must not be altered in any way without written approval.

### **3. Flower and Plant Beds**

- a. Flower and plant beds next to the house or in the lawn area are approved in the landscaping approval process.
  - a. Once the flower beds and plant beds are approved, replacement of dead or weak plants is not required as long as the same or similar plants are used as replacements.
  - b. Planting areas with flowers, bushes and shrubs will be maintained weed free.
  - c. Permanent ground covers are permitted with approval. Ground covers that degrade such as bark mulch or pine straw will be renewed on a yearly basis at a minimum.
- b. Bushes, shrubs and small trees will be fertilized and pruned based on best horticultural practices.

### **4. Vegetable Gardens**

- a. Vegetable gardens are permitted within the landscaping approval process.
- b. Vegetables may be grown in visually appealing pots or raised beds in the backyard of the property.
- c. No in-ground vegetable gardens are permitted.
- d. Raised beds may be constructed with approved materials to create the raised bed.
  - a. Each property is limited to a total raised bed area of no more than 100 square feet.

- b. A single raised bed or multiple small raised beds may be used to reach the 100 square foot total.
      - e. Vegetable gardens will be maintained to be visually appealing at all times.
        - a. Weeds will be prevented and managed to very low levels within the garden.
        - b. Vegetable plants that have finished producing will be removed promptly.
        - c. Dead and dying plants will be removed.
        - d. The vegetable garden will be removed if not maintained according to these regulations. Fines will be issued for unkept vegetable gardens.
        - e. It is suggested that only organic pest and spray materials be used due to the toxic nature of synthetic pesticides and because of the small distance between many properties.
- 5. **Fruit trees and bushes** are permitted as part of the landscape approval process.
  - a. Fruiting plants must be appropriate for a subdivision.
  - b. Fruit plants will be completely contained within the homeowner's property.
  - c. Ripe fruit must be picked or gathered regularly to prevent problems in the neighborhood with insect and animal pests.
  - d. It is suggested that only organic pest and spray materials be used due to the toxic nature of synthetic pesticides and because of the small distance between many properties.
- 6. **Landscape screening with plants** is permitted.
  - a. Screening plants must be appropriate for the space on the homeowner's property and must be completely contained on the property when full maturity of the plant is reached.
  - b. Screening plants cannot interfere with a neighbor's property including undue shading or blocking the view.
  - c. Large evergreen trees shall be maintained on the north property line of the Seven Lakes Subdivision. Homeowners are permitted to trim lower branches to a height of 8 feet but not to remove living trees. Homeowners must replace dead trees with Leyland Cypress or Green Giant Arborvitae. Landscape approval is required.
- 7. **Violations & Fines**
  - a. Homeowner properties that are not in compliance with the covenants and regulations will receive a violation notice and will be given 15 days to correct the problem area.

- b. The HOA Board may give the homeowner more than 15 days to correct the problem if it is requested and approved by the HOA Board.
- c. Fines begin at \$100 and increase by \$100 every 15 days until the property is in compliance with the covenants and regulations.
- d. If satisfactory maintenance does not follow, the HOA will take over maintenance of the property.
  - 1. The homeowner will continue to receive additional fines every 15 days.
  - 2. The homeowner will be billed for 200% of the cost of the work to the landscape and maintain the property.

**8. Additional Lawn/Backyard Related Projects**

- a. Fences, sidewalks, drive way extensions are submitted and approved through the infrastructure committee approval form on the Seven Lakes Subdivision website.
- b. Decks, patios, playground equipment and swimming pools are approved by the architecture committee. The approval application form is available on the Seven Lake Subdivision website under architecture.

**9. Contact Information**

The Seven Lakes HOA Landscape Committee may be contacted at:

[SevenLakesHOALandscaping@gmail.com](mailto:SevenLakesHOALandscaping@gmail.com)



## **COVENANT & RESTRICTIONS**

### **VIOLATION FEE SCHEDULE**

#### **All restriction except Article 7.3 (zz)**

Courtesy Notice	No fine
2 <sup>nd</sup> Notice	\$100.00
3 <sup>rd</sup> Notice	\$200.00
4 <sup>th</sup> Notice	\$300.00
5 <sup>th</sup> Notice	\$400.00
6 <sup>th</sup> Notice	\$500.00

### **VIOLATION FEE SCHEDULE**

#### **Obligation to Commence & Complete Construction Article 7.3, paragraph zz**

Courtesy Notice	No fine
All subsequential Notice	\$500.00