

GUIDELINES FOR FRONT YARD MAINTENANCE
Circle C Homeowners Association, Inc.
May 1, 2013

Per the Circle C HOA Conditions, Covenants and Restrictions, Article VI, MAINTENANCE, Section 1, a-k, all owners are responsible for the following:*

- Removing all litter, trash, dead vegetation, refuse and waste
- Lawn mowing so lawn is no higher than 6”
- Tree and shrub pruning
- Watering landscaped areas
- Keeping exterior lighting in working order
- Keeping lawn and garden areas alive, free of weeds, and attractive
- Keeping driveways in good repair
- Repairing exterior damages to all improvements (home, garage, outside storage, etc.)
- Keeping right of way areas on the front and side streets of individual lots maintained

*For full text, refer to the Covenants, Conditions and Restrictions of the Circle C Ranch Subdivision, Article VI, MAINTENANCE.

“Design Guidelines” shall mean and refer to standards, restrictions or specifications for Circle C Ranch that are published from time to time by the Architectural Control Committee. These guidelines shall establish standards for the construction, placement, location, alteration, **maintenance** or design of any improvements to the Property.

The following guidelines are set to assist the Circle C Homeowners Association and its members in maintaining their front yard property in an attractive manner, as required by the CCRs. The guidelines are legally non-binding; they are used to provide assistance to members of the CCHOA and enforcers of the CCRs suggestions and direction for front yard maintenance items.

ARTICLE VI. MAINTENANCE. Owners and occupants (including lessees) of any Lot shall jointly and severally have the duty and responsibility, at their sole cost and expense, to keep the Lot so owned or occupied, including buildings, improvements, grounds or drainage easements or rights of way incident thereto, and vacant land in a well-maintained, safe, clean and attractive condition at all times. Required maintenance includes, but is not limited to the following:

a.) Removing all litter, trash, dead vegetation, refuse and waste

Design Guidelines for litter, trash, dead vegetation, refuse and waste:

1. Obvious trash, garbage and debris, unused construction materials, brush, yard trimmings, discarded items, items that are broken or beyond repair
2. Pots that are empty, cracked, contain dead plants
3. tools or equipment when not in actual use
4. Boxes, cartons, pallets, bags, containers, and other items that appear to have been used for construction materials, landscape materials, automotive parts, equipment, tools, or household items
5. Buckets, cords, wires, ties, fasteners, and similar items
6. Children’s play items when not in use, such as balls, nets, skateboards, bicycles, and toys
7. All other items that make the front of the Lot appear unkempt, messy, ill-maintained, unattractive, or that otherwise materially detract from the appearance of the Lot

b.) Lawn mowing on a regular basis (Maximum grass height for developed properties—6”)

There are no Design Guidelines for lawn mowing

c.) Tree and Shrub pruning

Design Guidelines for Tree and Shrub pruning:

1. Shrubs against foundations shall be pruned to allow visibility of the first floor windows; The ideal is visibility of at least 2/3 of the front window surface.
2. Dead wood and branches in shrubs and trees should be removed.
3. Tree canopies should be lifted to a height that pedestrians can walk underneath. Tree branches located in the right of way of the lot shall adhere to City of Austin regulations.

d.) Watering landscaped areas

Design Guidelines for Watering Landscaped Areas:

1. All residents must follow the City of Austin Water Conservation Ordinance which specifies watering days and hours.
2. As long as the City of Austin allows outdoor watering as part of the Water Conservation Ordinance, owners are expected to supply water to their front yard landscape vegetation, and keep their landscapes in alive.
3. Owners wishing to convert their front yard landscapes to a Water Wise Front Yard Landscape Plan shall access the Design Guidelines for Front Yard Water Wise Landscapes and submit a plan to the Architectural Control Committee for approval prior to construction of their landscape project.

e.) Keeping exterior lighting facilities in working order

There are no Design Guidelines for keeping exterior lighting facilities in working order

f.) Keeping lawn and garden areas alive, free of weeds, and attractive

Design Guidelines for Keeping Lawn and Garden Areas Alive, Free of Weeds, and Attractive:

1. Each Circle C home had an original landscape plan that was approved by the Architectural Control Committee through the builder at the time of home construction. Substantial variations from the plan require a new approval from the Architectural Control Committee.
2. Areas that are required to be landscaped are front yards, side yards, and adjacent to building foundations. Yards that are missing turf, foundation shrubs, and required trees should replace such in order to be in compliance. Permanent turf is required. (DR)
3. Potted plants may not be used as foundation screening or utility box screening. (DR)
4. Foundations shrubs and utility box screening shrubs are required to be evergreen shrubs, planted no further than 36” on center and able to create a solid screen within one growing season. (DR)
4. Bare spots in turf should be replaced. Owners wishing to convert to a Water Wise Landscape for their front yard should access the Design Guidelines for Front Yard Water Wise Landscapes and submit a plan to the Architectural Control Committee for approval prior to construction.
5. Keeping front yards attractive is often a subjective standard. In order to comply with neighborhood standards front yards should appear neat, uncluttered and maintained. Owners are encouraged to move statuary, unused or excessive pots, and personal items to the back yard.
6. Owners with excessive numbers of pots, objects, and yard art that visually obstruct the permanent landscape and/or attempt to substitute for permanent landscaping shall be subject to plan submission and review by the Architectural Control Committee.
7. Front yard patios require a written approval from the Architectural Control Committee.
8. Signage should follow signage requirements of the CCRs; no signage should be nailed or otherwise attached to trees.

g.) Keeping driveways in good repair

The Design Guidelines for Driveways:

1. Driveways should be cleaned to remove mold, mildew, and excessive stains
2. Driveway joints should be properly maintained with wood strips that are not cracked, split or removed.

h.) Complying with all government health and police requirements

There are no Design Guidelines for government health and police requirements

i.) Repair of exterior damages to improvements

The Design Guidelines for repair of exterior damages to improvements:

1. Exteriors of all structures should be clean and free of mold and mildew.
2. Wood, and siding surfaces should be cleaned and painted to replace chipping, peeling and faded paint. A change of paint colors requires approval from the Architectural Control Committee.
3. Fence pickets should be in good condition, not warped, cracked or missing. If you are replacing your side and rear fence with the same fence, ACC approval is not required. If you back to a common area and your fence abuts a major boulevard, please check the fence guidelines and submit your proposed fence for review. Changes in type or height of fence requires written approval from the Architectural Control Committee.
4. Window screens must be in good condition and not warped, buckled, torn, or deteriorated. Replacement screens of a different color must be reviewed by the Architectural Control Committee.

j. Inoperable Vehicles prohibited

Vehicles that are not operable (such as with flat tires or on blocks) or that cannot be operated legally (such as with non-current registration) must be stored in the garage or offsite: they cannot be parked in the driveway or on the street.