






GRIFFIN PARK YARD MAINTENANCE GUIDELINES

Griffin Park homeowners are expected to have a well sculptured landscape which includes areas of lawn with flower/shrub beds at least near the house.

A fine landscape begins with a layout prepared by the homeowner and suitable plantings. Since weather can damage these plantings, the homeowner should assess the general yard appearance at the beginning of the season, and trim or replace shrubs, trees or other plantings which have been damaged over the winter by the end of April, if possible. Trees and shrubs that die during the summer should be removed quickly and replanted in the fall. Winter weed control is suggested – see this video: [Herbicide Applications to Dormant Bermudagrass - YouTube](#)

As the temperatures warm, and the plantings and grass begin spring/summer growth, **the homeowner begins weekly maintenance** of the yard. A **sample calendar is attached** which highlights major activities that should be planned for. **These activities to achieve the desired appearance** include Tree/shrub trimming and/or removal and replacement as required; Weed control (pre-emergent and herbicide); Fertilization and regular watering. Then routine maintenance including **Cutting Grass and Weed Removal** in the lawn and flower/shrub beds begins throughout the season.

SAMPLE LAWN MAINTENANCE CALENDAR

LAWN MAINTENANCE CALENDAR					
A SIMPLE LAWN CARE SCHEDULE					
	 WINTER	 SPRING	 SUMMER	 FALL	
Mowing Height	3 inches	3-4 inches	3-4 inches	3 inches	
Dethatching					
Apply Pre-emergent Herbicide					
Soil Test					
Apply Fertilizer					
Apply Grub Control (if needed)					
Weed Control (manually or with selective herbicide)					

HOW DOES GRIFFIN PARK ASSESS GENERAL APPEARANCE?

Griffin Park has employed The Property Center (TPC) to **assess the appearance of our yards, fences, and homes** and to **highlight any properties that do not conform to our General Appearance requirements**. The Property Center drives through the neighborhood bi-weekly and records (photo plus notes) any properties that do not conform to Griffin Park CC&R's - [Covenants, Conditions, and Restrictions | Griffin Park Owners Association \(griffinparkhoa.org\)](#). The applicable section is:

CC&R Article: **7.27 "General Appearance**. The property owner is responsible for maintenance of structures, landscaping, and general yard appearance to meet the neighborhood standards stated in the Griffin Park CC&Rs. To further clarify, as a visual rule of thumb, homeowners' yards and flower beds shall be compared to the Griffin Park Main HOA common areas in and around the park and entrances under normal situations. Every Griffin Park homeowner shall keep their flower beds free of weeds and grass year-round; lawns mowed, weed-free (including but not limited to dallisgrass, crabgrass, and other 'grasses' that are considered weeds by definition, and edged consistently during the mowing season. Lawns shall be kept green during the spring and summer season. Bushes shall be live, trimmed, and shaped. Trees shall be live, trimmed, and cut back if necessary to enhance the property. Overgrown shrubs and trees that cover over the front of houses or that extend outside of their intended area(s) shall not be tolerated."

WHAT HAPPENS IF MY YARD HAS PROBLEMS?

Homeowner's **properties that do not meet the General Appearance requirements** will receive a **First Letter written notification (which will include this pamphlet) of problems** (refer to CC&R Article 8.1.1) observed by TPC and are expected to fix the problem(s) by the next bi-weekly drive through. **If the homeowner is unable to fix the problem in that time, please contact the Griffin Park HOA Board at GPHOA@outlook.com with your plan and schedule. Griffin Park's Facebook page may be utilized to get suggestions on recommended yard maintenance contractors.** Another alternative is to **contact the Griffin Park HOA Board if help is needed to fix issues** with your yard. The Board will assist you in finding contractors.

PLEASE AVOID ESCALATION OF CC&R Violations!

The next bi-weekly drive through will verify that the problem(s) is resolved. If problems continue, TPC will again notify the homeowner, a **Second Letter** notification. Upon the **third drive through record of problems**, "the HOA Board may impose fines against the homeowner in the amount of \$100 for the first month and raised in increments of \$100 per month until the guidelines are met, take action to remedy the violation and bill the homeowner for the costs or seek injunctive or other legal relief." **To avoid CC&R escalations, immediately contact the Board at GPHOA@outlook.com with your plan and schedule to resolve any issues.**