

Rules and Regulations

March, 2022

45) Mulch Beds:

- a) There must be at least 6 feet of clearance between the mulch beds for each building in order to allow mower access. If there are any questions, please contact members of the Landscaping Committee. This rule (a) takes precedence over #3.
- b) Sizes:
 1. One car garages and units with first floor study – Beds should not extend more than 3 feet past front of the A/C unit.
 2. One car garages with extra pad – Beds cannot extend past width of the pad.
 3. Two car garages- Beds cannot extend more than 5 feet from garage exterior wall and 3 feet past the A/C unit.
 4. Beds around decks and in back of unit cannot extend out more than 5 feet.
 5. Front mulch beds and sidewalk/pavers should not extend more than 5 feet depending on the topography of the land.
- c) The use of 2 inch or smaller stones in mulch beds is allowed on the side bed, rear bed, and front garage bed. The bed must be edged by a solid stone barrier, such as pavers to prevent line trimmers from throwing stones. Plans must be submitted for prior approval of the Landscaping Committee.
- d) Any supplemented mulch must match the same texture and color as supplied by the association in early spring.
- e) No mulch beds are permitted in swales.

46) Mulch Beds Plantings:

- a) New Mulch Beds - Plans must be submitted to the Landscaping Committee for prior approval. The plan must include a detailed layout drawing with full dimensions and what will be planted (flowers and/or shrubs from the "Suggested List of Plants and Shrubs" found at the back of this R&R Booklet).
- b) Revised Mulch Beds - If revising an existing mulch bed, and plan on using plants and shrubs from the "Suggested List of Plants & Shrubs" at the back of R&R Booklet, a plan does not have to be submitted. If removing shrubs from under front window & lawn side of the sidewalk, new shrubs must be planted from the "Suggested Plant & Shrub List" within 45 days. If shrubs are not on approved list, you must submit a request to the LC.
- c) **No trees are permitted in the mulch beds without prior approval of the**

Landscaping Committee. Requests for trees to be planted in mulch beds will be considered based upon the full-growth height and width of the trees.

- d) No fences, fountains, waterfalls, ponds, hot tubs or structures of any type are permitted on the patios/decks, in the mulch beds or the common areas.

47) Maintenance of Mulch Beds:

- a) Unit owners are individually responsible for the pruning and weeding of the various plantings surrounding their unit. (Preen works well as a pre-emergent for weeds.) All plants must be inside the beds and maintained within the bed.
- b) Any debris that falls from or is blown into common areas from plants in mulch beds must be picked up and removed from the common area by the resident of the unit owner. Such debris must be disposed of and not discarded onto property adjacent to TVAS community borders.

48) Front windows must be kept clear of any growth from flowers, shrubs and trees in mulch beds. Window boxes are not permitted in front windows.

49) Plantings in Common Areas:

- a) No trees, shrubs, bushes or flowers may be planted in common areas without Landscaping Committee approval.
- b) Unit owners who wish to replace dead trees in common areas may do so with the same variety as the original planting, and at their own expense. Requests to do such plantings must be submitted for prior approval of the Landscape Committee.

50) Garden Ornaments:

- a) Ornaments must be placed in the mulch beds. No ornament may exceed 3 feet in height.
- b) Shepherd's hooks used as support for plants may be placed in mulch beds, except in the front window area of the unit. Shepherd's hooks should be black in color and no taller than 8 feet. Plants suspended from the hooks shall not hang over driveways, walkways, or intrude in the lawn areas to interfere with mowers. Dead or dying plants must be removed from the hooks.
- c) Trellis used as support for plantings may be placed in the mulch bed along the side and back of the unit and adjacent to the garage. Trellises may not be placed in the road-front portion of the unit which is parallel to the street. A trellis can be natural wood painted almond, black, or the color of the adjacent siding; and shall be no more

than eight (8) feet high. Any plants, ivy or other vegetation attached to the trellis shall be well maintained and shall not extend over the roof or into the gutter.

- 51) Natural or ornamental rocks must be placed in mulch beds only, and may not exceed 2 feet in height.
- 52) Birds:
 - a) One bird house is permitted in the rear mulch bed. Unit owners are responsible for cleaning out the bird house (at least annually). They are not to exceed 8 feet in height.
 - b) Bird feeders are not permitted in mulch beds or in common areas due to ongoing rodent problems.
 - c) One humming bird feeder is permitted in the rear mulch bed.
 - d) Bird baths are not permitted in mulch beds or in common areas due to concerns about human infection from mosquitoes.
- 53) Small garden vegetables and herbs must be grown in pots. Such pots may be placed on decks, patio areas or in mulched beds adjacent to the rear of the unit.
- 54) No signs or notices (commercial or non-commercial) are permitted on the grass area, mulched beds, common areas or community mailboxes. This also applies to political signage. In the event a unit owner desires to offer their unit for sale, there shall be only one visible "for sale" sign, which may be placed in the mulch bed within a few feet of the front porch. The sign shall not exceed 16" x 20". In the event an "open house" is held, two outside signs may be erected on the day before the "open house," and must be removed at the end of the "open house" event.
- 55) Residents are responsible for using splash boxes under open downspouts, and for replacing them, if necessary, to prevent ground erosion.
- 56) Pop-up drains in the lawn should be kept clear of debris and overgrown grass. (This will prevent clogging of the downspout and drain, which could result in water in the basement.