

LAWN AND LANDSCAPE MAINTENANCE OF LOTS

The record title owner shall perform Lot maintenance in accordance with the requirements stated herein. Each requirement below applies to improved Lots and unimproved Lots unless otherwise stated. The Association will retain the right, but not the obligation, to perform any maintenance on any unimproved Lot at the Lot Owner's expense.

A. Easement Frontage

1. Wherever feasible, a landscaped frontage of grass or landscape plants should be planted in the easement to provide a neat, maintained, landscaped separation between any natural growing plant areas and the street curb.
2. The naturally occurring plants should be trimmed back from the street curb to provide sufficient clearance for mowing of the planted easement frontage grass or maintenance of the planted landscape plants.
3. The landscaped easement frontage shall be regularly maintained to provide a neat, maintained appearance.

B. Mowing and Weed Control

1. Lawns of improved Lots shall be mowed as required to provide a neat, maintained appearance. Typically, lawns should be mowed weekly during the growing season and grass should be maintained less than eight (8) inches tall in accordance with the Village of Prairie Grove Municipal Code.
2. Easements of unimproved Lots shall be mowed as required to provide a neat, maintained appearance, except on sloped easements where mowing is impractical. Typically, the easement should be mowed weekly during the growing season and grass should be maintained less than eight (8) inches tall.
3. Excessive grass clippings should not be evident in lawns of improved Lots or easements of unimproved Lots. The clippings can be caught during mowing, mulched during mowing, raked or blown following mowing, and then picked up. Clippings may not be blown or raked into the street.
4. Excessive weeds should not be evident in lawns of improved Lots or easements of unimproved Lots. Weeds that are more evident include those weeds where one or more of the following conditions exist:
 - a. Stay green when the lawn is going dormant,
 - b. Flower such as dandelions or clover, or
 - c. Grow faster than the lawn and therefore are taller between mowings.

C. Planted Bushes, Ornamental Trees, and Planting Beds

1. Planted bushes and ornamental trees should be trimmed as appropriate to provide a neat, maintained appearance.
2. Excessive weeds should not be evident in planting beds.
3. Mulching of planting beds is encouraged, but not required.

D. Dead or Dying Tree or Bush

1. Any Trees or bushes which are dead or dying due to disease, infestation, or old age should be removed in a timely fashion if the dead or dying tree or bush, is:
 - a. Located on an improved Lot and is visible from the street; or,
 - b. Within falling distance of, or viewable from, any easement, street, or another Lot Owner's improved Lot.
 - c. Diseased or infested and could cause other trees to become diseased or infected.
2. An arborist may be consulted regards the best way or time to cut down or remove diseased or infested trees to prevent cross contamination.

E. Noxious or Invasive plants

1. Noxious or invasive plants should be managed so as to minimize their presence or spread, in accordance with the Village of Prairie Grove Municipal Code.