

LANDSCAPING / YARD MAINTENANCE

1) Individual yard maintenance for all Twin Rivers properties, including lawn and plant care i.e., seeding, watering, pruning, etc., is the responsibility of the property owner. The TRHA Board of Trustees reviews and votes annually whether to continue mowing, fertilization and weed control application to individual front yard areas.

2) Regular property maintenance is essential to preserving the “aesthetic quality” of the community.

- a) Landscaping must be kept to an appropriate scale.
- b) Trees and plant material cannot restrict unit egress or common property.
- c) Windows cannot be obstructed. Hedge type plant material is restricted to 36” in height (front foundation) and 72” in height elsewhere on the lot (*per Documents. See: TRCT Rules-Regulations-Guidelines / Reprinting 8/98*).
- d) Front Yard Arbors and Trellis, yard storage of lawn furniture, bicycles, toys, equipment, etc. are not permitted.
- e) Front yard sprinklers, hoses and lateral drains must be removed from lawns in advance of mowing.
- f) Cuttings may be bundled in four (4) foot lengths, not exceeding thirty (30) pounds, to be removed on the scheduled Garden Debris Day.

3) Front yard landscaping plans must be approved by the Trust via *Request for Exterior Work* form prior to installation. The *Request* form must include a plan (overhead) view of the proposed landscape design detailing plantings, borders, ground cover, etc. Design must be contained within property lines. **All landscaped areas and adjoining borders and/or planters, foundation plantings and beds are to be designed not to interfere with normal production mowing.**

Landscape designs that comprise more than half of the front yard area become the sole responsibility of the homeowner.

- a) Lawn ornaments are limited to foundation planter areas only.
- b) Borders must be constructed of typical landscape materials. (i.e., paving blocks, wooden ties...) They must be located thirty-six (36) inches back from any common grounds
- c) Low-level fencing is not permitted.
- d) Landscapes that use any ground cover plants in place of lawn grass must install borders thirty-six (36) inches back from any common grounds.
- e) Trees, landscapes (new) and above grade steps & ramps outside of rear fence locations are not permitted
- f) Walks must be constructed flush with grade/turf.
- g) Leaders and lateral drainage lines, from any source, are not permitted to drain onto common areas and must be contained within the property, per state regulation. It is recommended that lateral drainage lines terminate into a *Drywell* in the rear yard and into an *Underground Drainage System* (if unable to be accommodated within foundation planter areas) in the front yard of the property.

4) Townhouses are limited to one tree per front yard area. An *ornamental tree* is recommended. All landscaping is confined to and must originate from within property lines. Any planting by the homeowner, regardless of location, must be maintained and removed by the owner.

- a) “Air Space” boundaries are defined as the vertical plane originating upward from the lot line.

5) Tree removal from front yard, side of the house and outside of rear fence must include removal of entire tree, stump-grinding, soil replacement and seeding. Tree removal from within rear yard must remove tree to below fence line. Mark-outs must be completed before digging commences to avoid hitting underground utility lines.

ARCHITECTURAL CONTROL STANDARDS

For
TWIN RIVERS COMMUNITY TRUST
92 Twin Rivers Drive West
East Windsor, NJ 08520

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