



Maple Ridge

GOLF COMMUNITY HOMEOWNERS' ASSOCIATION, INC.

Lawn/Yard Care and Exterior Maintenance Guidelines

1. All yards should be maintained in neat and orderly condition, which shall include removal of leaves, broken limbs, dead trees, and other debris as necessary. All lawns must be regularly cut (general grass height should not exceed seven (7) inches).
2. Edging along sidewalks, driveways and curbs each time their grass is cut should be done to maintain a neat and orderly appearance
3. Noticeable weed problems should be treated
4. Sod should be installed on all bare areas. The use of pine straw or mulch to cover bare areas is not permitted.
5. Shrub and flower beds should be clearly defined, free of weeds and invading grass from your lawn. Approved mulch, stone or pine straw should be used in all beds. Granite colored stone is not allowed.
6. Shrubbery should be trained and trimmed so as not to appear unmanaged or excessively high. All weeds, vines or "visitor" plants of a different species should be removed from established shrubs.
7. Bare areas under trees should be managed in the following ways:
 - All areas should be clearly defined (shrubbery beds and grass areas)
 - Areas with a diameter of 6 feet or less – use of mulch, approved color of stone or pine straw is required.
 - Areas with a diameter of greater than 6 feet should have a planting design submitted to the ACC for approval. Use of mulch, approved stone, or pine straw in combination with approved plantings is required.
8. Trees blocking the view at intersections or interfering with traffic or residents walking in the street are required to be trimmed back.
9. Dead tree limbs should be removed from all trees. If the removal or trimming of the tree makes the tree unsightly or significantly different from its natural shape it should be removed. Grinding of all stumps is required.
10. Driveways should be kept free of clutter, trash cans and personal items. Driveways and walkways should be periodically pressure washed or cleaned.
11. Asphalt "ramps" where the driveway and city street meet are not allowed, Concrete must be used as older asphalt installed by the city becomes worn. Newer City installations must be removed and replaced with concrete.
12. Faded house, trim and shutter paint, rotten wood, exterior mildew, or other visible maintenance issues should be corrected in a timely manner. Paint colors must be approved.
13. Roofs cannot be patched if visible from the golf course, street, or neighbors' yard. Only architectural shingles of an approved color are allowed.
14. All fencing must be periodically cleaned of mildew or treated with an approved finish. Fences should be straight, and all posts, rails or privacy panels must be in good condition. No galvanized fencing, posts, gates or rails are allowed. Galvanized fencing must be black vinyl coated or painted black. If painted, the painted areas must be maintained.
15. Mailboxes should be cleaned and painted when they become noticeably faded. Flags and numbers should be replaced when damaged or missing.
16. Only black flashing or black roof vents are allowed if visible from the street or golf course.