



Governors Towne Club HOA, Inc

Residential Yard Maintenance Standards and Guidelines Policy

GTC HOA Board approved July 2025

This document is based on the Governors Towne Club (GTC) Declaration of Covenants, Conditions and Restrictions (DCCR, CCR, Bylaws), the GTC Architectural Standards Committee guidelines (ARC, ASC) and the Home Owners Association (HOA) Board approved guidelines and compiled here for ease of access. The residential yard maintenance standards and guidelines are set to assist the Governors Towne Club Homeowners Association (GTCHOA) and its members in maintaining property in an attractive manner.

No improvements of any nature upon any part of the property may commence without ASC approval (10.03, 10.05, 10.06). Approved modifications must commence within Six months of notification (10.05).

1. Yard Maintenance

- a) Missing turf, shrubs, plants, trees, etc. should be replaced. Variations from the Site Plan and Landscape Plan requires a new approval from the ASC/ARC.
- b) Dead-fall and Waste
 - Remove all litter, trash, dead vegetation, and waste.
 - Remove garbage and debris, unused construction materials, brush, yard trimmings, discarded items, items that are broken or beyond repair
 - Remove pots that are empty, cracked, contain dead plants.
 - Leaves should be removed from the lawn to maintain a clean lawn.
- c) Lawns, mowing and edging
 - All lawn areas to be sodded with Bermuda or Zoysai (ASC design 21.n)
 - Lawn to be mowed during the growing season to a maximum grass height of 4 inches.
 - Lawn should always remain edged throughout the entire year.
 - Bedding areas should have a defined border.
 - Lawn should always be free of weeds and a weed treatment program should be established in accordance with plant type, weather and temperature.

Permanent turf is required unless approved by ASC/ARC or Board variance
Bare spots in turf should be replaced
Moss should be removed, and approved ground cover should be installed.

d) Bedding care

Ground Cover should be applied to bedding areas and there should be no dirt exposed.
Approved ground cover includes pine straw, black mulch and brown mulch.
RED MULCH AND WOOD CHIPS/BARK ARE NOT ALLOWED

e) Irrigation Systems

Irrigation systems are mandatory (ASC Design 21.c)
Irrigation systems should be programmed for watering as determined by the type of growth in each area or zone.

2. Tree and Shrub Maintenance

a) Dead wood and branches in shrubs and trees should be removed.

b) Mature tree canopies located along the sidewalks should be pruned to a height of 16 feet.

c) Scrubs against foundations shall be pruned to allow visibility of the first floor windows. The ideal is a visibility of at least 3/4 of the front window surface.

d) No removal of any tree, shrub, bush, etc without ASC approval. If removed without approval, the plant must be replaced with twice the diameter or size of the same that was removed (CCR/Bylaws 10.06, ASC design 21.m, 11.f)

3. Service Yard

a) All garbage cans shall be located or screened so as to be concealed from view (CCR/Bylaws 11.02, 11.17, ASC Design 21.i, j, k)

b) Trash and recycling receptacles shall be placed at the curb no earlier than 5:00pm the day before pickup and removed within twenty-four hours (CCR/Bylaws 11.17)

c) Potted plants may not be used as foundation screening or utility box screening.

4. Landscaping

a) Each GTCHOA home had an original site and landscape plan that was approved by the ASC through the builder at the time of home construction. The original landscape plan should be maintained.

b) All areas around the house are required to be landscaped and must meet the original Landscape Plan or receive an ASC/ARC approval before changes are made.

c) Keeping front yards attractive is often a subjective standard. In order to comply with neighborhood standards front yards should appear neat, uncluttered and maintained.

Owners must move statuary, unused or excessive pots and personal items to the back yard.

5. Exterior Lighting (ASC design 10)

- a) Exterior lighting must be approved by the ASC/ARC
- b) Exterior lighting must be appropriate to the design of the house.
- c) All exterior lighting should be in working condition and fixtures should be repaired in a timely manner.

6. Ornamentation (ASC design 21.o)

- a) No outside lawn ornamentation is allowed without ASC approval
- b) Owners with excessive numbers of pots, objects, and yard art that visually obstruct the permanent landscape and/or attempt to substitute for permanent landscaping shall be subject to plan submission and review by the ASC/ARC and HOA Board.

7. Walls and Fences (CCR/Bylaws 3.09, 3.16, 11.04 and ASC design 11.a)

- a) All walls and fences must be noted on the site plan and landscape plan and approved by the ASC/ARC.
- b) Changes in type, color or height of fence requires written approval from the ASC/ARC.
- c) If sharing a boundary lines with a common area or golf course, check the fence guidelines prior to submitting your proposed fence plan for review.

8. Pools, Spas, Fountains, Sports equipment, other outside equipment and structures

The ASC/ARC must approve all outside builds, construction, etc prior to installation (ASC/ARC 12, 14, 15, 17)

9. NO signs, posters, banners, advertisements or other type signage will be permitted without ASC/ARC and GTC Board approval (CCR/Bylaws 11.05, GTC HOA Signage Policy)

CCR/Bylaws Article V, Maintenance, Section 1 states “Each Owner shall be responsible for maintaining his or its Lot or Dwelling as the case may be, in a neat, clean and sanitary condition, and such responsibility shall include the maintenance and care of all exterior surfaces of all Dwellings, buildings, and other structures and all lawns, trees, shrubs, hedges, grass, and other landscaping.”