**GUIDELINES FOR ARCHITECTURE & LANDSCAPING**

**Crossgate Homeowners Association, Inc.**

**Effective Date: 09/18/2023**

Per the Crossgate “DECLARATION OF PROTECTIVE COVENANTS FOR CROSSGATE”, Article IV, ARCHITECTURE & LANDSCAPING, Section 4.3, the following guidelines have been approved by the Crossgate Homeowners Association at the 07/27/2023 Board Meeting.

--Lawn mowing on a regular basis

--Keeping exterior structures maintained and repaired

--Removing all litter, trash, dead vegetation, refuse and waste

--Keeping lawn and garden areas alive, free of weeds, and attractive

--Keeping driveways in good repair

--Tree and shrub pruning

The following guidelines are set to assist the Crossgate Property Owners Association and its members in maintaining their property in an attractive manner, as required by the Covenants. They are used to provide assistance to members of the Crossgate HOA and enforcers of the Covenants suggestions and direction for yard maintenance items.

 Required maintenance includes, but is not limited to the following:

**a.) Lawn mowing on a regular basis**

Design guidelines for lawn mowing:

1. Lawns must be mowed in order to keep grass under a maximum height of 8”.

**b.) Removing all litter, trash, dead vegetation, refuse and waste**

Design Guidelines for litter, trash, dead vegetation, refuse and waste:

1. Obvious trash, garbage and debris, unused construction materials, brush, yard trimmings, discarded items, items that are broken or beyond repair
2. Pots that are empty, cracked, contain dead plants

**c.) Keeping exterior structures maintained and repaired**

The Design Guidelines for keeping exterior structures maintained and repaired:

1. Exteriors of all structures must be clean and free of mold, mildew, rust, and stains.

2. Wood, and siding surfaces must be cleaned and painted to replace chipping, peeling and faded paint. A change of paint colors for siding requires approval by the board through an ARB form submission.

3. Fence pickets must be in good condition, not warped, cracked or missing. If you are replacing your side and rear fence with the same fence, ARB approval is not required.

4. Window screens must be in good condition and not warped, buckled, torn, or deteriorated. Replacement screens of a different color requires approval by the board through an ARB form submission.

5. All permanent structures require approval by the board through an ARB form submission. (Including fences, sheds, mailboxes, patios/decks, driveway/concrete modifications, exterior structures, gutters, and any other permanent modification) Note: If you are unsure if you will need an approved ARB email the board for clarification at crossgatecommunity@gmail.com

**d.) Keeping lawn and garden areas alive, free of weeds, and attractive**

Design Guidelines for keeping lawn and garden areas alive, free of weeds, and attractive:

1. Areas that are required to be landscaped are front yards, side yards, backyards, and adjacent to building foundations.

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

3. Bare spots in turf should be replaced.

4. 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 are encouraged to move statuary, unused or excessive pots, and personal items to the back yard.

5. 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.

**e.) Keeping driveways in good repair**

The Design Guidelines for driveways:

1. Driveways should be cleaned to remove mold, mildew, and excessive stains.

**f.) Tree and shrub pruning**

Design Guidelines for tree and shrub pruning:

1. Shrubs against foundations shall be pruned to avoid excessive growth.
2. Dead wood and branches in shrubs and trees should be removed.
3. Tree canopies should be lifted to a height that pedestrians can walk underneath. Tree branches located in the right of way of the lot shall adhere to City of Guyton regulations.

**\*\*Note: All reasonable modifications made before the introduction of this amendment will be considered “grandfathered” in and not subject to enforcement.**