

Charter Point Lawn & Landscape Maintenance Standards

The new revised Covenants empower the Charter Point Community Association (CPCA) to take action when lawns are neglected. Properties must meet the exterior standards established by these Covenants, with lawns regularly maintained in a neat fashion. GUIDELINES for MINIMUM lawn maintenance: "Minimum" assumes that a lawn is already in reasonable condition. Obviously if a lawn is in poor condition, more work is needed to restore it.

- The front, side and rear yards must be sodded with sufficient grass or appropriate live ground cover (e.g., ivy, Mondo grass, shrubbery, flower beds, Xeriscaping [n/k/a Florida Friendly Landscaping] and the like) with the exception of paved areas, patios, swimming pools, etc. Landscape design is up to the discretion of the individual property owner in keeping with CPCA covenants. Shade tolerant sod or appropriate live ground cover is suggested for heavily shaded lawns that cannot grow grass. Submitting a written plan to the CPCA Board is required prior to the commencement of a major landscape installation or overhaul.
- Shrub and Ground Cover Beds: planting areas consisting of groundcover and shrubs should be regularly maintained to prevent an unkempt appearance created by overgrown or "leggy" plant growth or invasive weeds. Weeds should be routinely removed or chemically or organically controlled. General trimming of shrubs to maintain a natural shape which is characteristic of the plant is encouraged. Mulching of shrub and groundcover areas is also encouraged. The edges where beds meet turf or structures should be maintained with a clean, trimmed edge.
- All lawn and garden areas must be kept free of weeds and maintained in a neat fashion.
- Lawns must be cut weekly during the growing season; during the hot, drier summer months, cut once every 10 days. Grass must not exceed 6 inches in height. To prevent stressing the grass, leading to disease or death, care should be taken to avoid mowing too close to the root: Suggested mower blade height from the grass roots (St. Augustine variety): 3.0" – 4.0". *Source: Florida Cooperative Extension Service, Publication SS-ENH-09*
- Mower Clippings: grass clippings should not be permitted to remain on any street, driveway or sidewalk after mowing is completed. All clippings must be raked, swept, or blown off these surfaces. Clippings should not be swept or blown into storm sewer inlets or neighboring yards.
- Lawns must be edged at least periodically (e.g., monthly in March, May, July, September, November, at minimum). All areas that touch concrete (curbs, sidewalks, etc.) must be edged.
- Dead trees must be cut down and stumps removed to ground level and removed from the property promptly to prevent loss of living trees via pests and/or disease. No CPCA approval to remove dead trees is required. Consulting an arborist before removing a possibly diseased tree is recommended. Do not rely on the advice of a lawn service or tree trimmer.
- Pruning: trees should be pruned to remove dead limbs and suckers, and in such a manner to maintain the general natural shape characteristic of the species. Limbs which endanger physical property (fences, houses, etc.) on an adjacent property should be removed. Tree branches over the sidewalk should be trimmed to at least ten (10) feet in height over the sidewalk area.
- Vines: non-ornamental vines (e.g., Kudzu, creeper vines, etc.) must be kept from proliferating on fences and home exteriors. Honeysuckle and jasmine are acceptable vines provided they are not so invasive that their growth is engulfing a neighboring tree or shrubbery, or so heavy along a fence that the fence is at risk of deterioration or being pulled down by the weight of the vine.

In the event that a yard is neglected by an absentee owner, the Association may, after following prescribed steps, take action to provide remedial action and charge the owner. If a yard is neglected by an owner in residence, the Board may enforce its reasonable requirements for maintaining the property and has tools for enforcement, along with procedures for communication to avert unnecessary confrontation.