

Charter Point Community Association, Inc.

Landscape Aesthetic Standards

Charter Point's deeded covenants and restrictions, in conjunction with Charter Point Community Association, Inc. (CPCA) Landscape Maintenance Standards, require lawn/landscape upkeep, applicable to all property owners and renters. As neighborhood appearance is a highly noticeable aspect, the following minimal Landscape Aesthetic Standards apply when landscape enrichment and/or replacement is needed on a property.

The various relationships between the home, the site and adjacent homes, views, etc, are to be considered in making decisions regarding the design of a landscape plans.

Minimal yard appearance shall consist of grass, shrubs, bedding areas, and trees.

Yards shall consist of at least 70% lawn with no more than 30% dedicated to landscape shrubbery or bedding area.

Plant composition shall include species from a reasonable number of plant groups to create interest, keeping height in mind as plants mature.

When shrubs die or are intentionally removed, they shall be replaced with another shrub, sod, flower bed or other suitable planting consistent with the home's landscape. Removing 50% or more of a front yard's shrubbery without a suitable plant or shrub replacement is not permitted.

Overgrown plants and shrubs presenting a highly dense, unnatural look shall be thinned and/or removed.

Replacement plants should be near the same size as plants being replaced, unless the area is overgrown, to maintain minimum plant density.

Sod may be over-seeded with perennial rye grass by November 1 and shall be maintained within the turf border.

Landscape lighting shall be complementary to the home architecture, free of damage and shielded from light shining directly toward nearby homes.

Outdoor sculpture and yard ornaments shall be maintained in good condition and kept clean.

The landscape design of each Lot shall provide for adequate privacy and screening of AC units, well pumps and the like.

Objects not reasonably considered hardscaping shall not be allowed to linger in front yards longer than 72 hours. These include bicycles, toys, tools, garden implements, newspapers, trash, and other objects or materials not normally associated with yard decoration.

Decorative pots or containers may be used to accent bedding areas and be complement the architectural design of the home. Pots and containers shall be maintained with healthy, living plants and sufficiently watered.

No artificial vegetation of any kind is permitted in a yard if visible from the street, including but not limited to artificial turf, imitation flowers, or imitation shrubs and trees.

Vegetable gardens whose purpose is to grow edible items are prohibited in any portion of the yard that is visible from the street

Vegetation (including but not limited to grass, plants, bushes, trees, bamboo) planted on private property areas shall be maintained to avoid interference with pedestrian or vehicular access and/or visibility.

Tree trimming shall be done in a manner that provides for a natural look and includes a 7' minimum clearance (edge to edge) over sidewalks and front walkways and 14' overhead minimum over driving areas.

Homeowners are encouraged to retain existing trees and shrub, unless diseased or posing a serious threat of structural damage to the home. Dead or intentionally removed trees shall be replaced with a tree consistent with the home's approved landscape plan.

The use of larger specimen trees is preferred to help preserve Charter Point's tree canopy and provide for climate amelioration. Tree size should be indicated by height and/or caliper.

** All streets with overhanging trees must have a minimum vertical clearance of 14' from curb edge to curb edge. Contact COJ at 690-2489 or coj.net to request limb trimming of trees planted in right-of-way areas to eliminate obstructions to pedestrian or vehicular visibility.

Exterior Changes: All changes to the exterior of the residence, the addition of any structure, fence replacement or installation, painting, roof replacement, etc, including major landscape modifications and new installations must be pre-approved in writing by the CPCA. An application may be found at www.charterpoint.org under the Forms tab.

Definitions:

“Yard” is considered to include all areas of an individual property not covered by permanent structure, such as house or mailbox, nor covered by permanent surfacing such as driveway, curb, patio, or sidewalk. This includes all utility easement areas and areas surrounded by curbs and sidewalks. Generally this is all area surrounding a house that would reasonably be considered appropriate for vegetation growth.

“Lawn” is considered to include areas of the yard that are largely covered with turf grass (e.g., St. Augustine, Bahia, Bermuda, Zoysia).

“Weed” is considered to be any of a generally accepted class of vegetation normally considered as undesirable in well maintained lawns, including but not limited to dollar weeds, crabgrass, broadleaf weeds.

“Landscape shrubbery” is considered decorative trees, bushes, flowers and shrubs of varying heights designed to be displayed at the individual plant's natural stature and height.

“Bedding areas” are those areas of the yard in which landscape shrubbery is planted and not naturally or aesthetically designed for vegetation other than landscape shrubbery.

“Hardscaping” refers to decorative yard structures, materials, and border trim such as statuary, figurines, pots, landscape lights, stone, brick or other yard adornments.