

Richmond Place Homeowners Association

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COMMUNITY WIDE STANDARDS MAINTENANCE STANDARD: LAWN AND IMPROVEMENTS

The following maintenance standards apply to landscaping and improvements maintained by OWNERS and RESIDENTS of Richmond Place. These standards have been created as a supplement of our Covenants, Restrictions, and Conditions to be enforced with and in addition to. Please refer to page 37, Article X MAINTENANCE Section 2 Owner's Responsibility.

DRAINAGE. Owner/resident shall maintain, repair, replace and keep free of debris, all drainage facilities, including, with limitation, ditches, swales, pipes, lines, ducts, conduits, or other apparatus that serve only the Lot located within the Lot's boundaries (to include easements) or, if located outside the Lot's boundaries, the portion of the pipe from the cutoff valve serving the Lot. In addition, ditches, swales, culverts, drains, and other drainage features located within the community which serve as part of the storm drainage system for the Community, shall be kept clear of debris, refuse, trash, and personal belongings.

EXTERIOR MAINTENANCE. Owner/Resident shall maintain the exterior of all structures within the boundaries of the lot to include pressure washing, stucco repairs, shutter maintenance, windows and screens, vinyl siding and trim, roof, and eaves.

IMPROVEMENTS. Owner/residents shall maintain, repair, or replace any improvement that is located within the boundaries of the Lot. This includes, but is not limited to fencing, home exterior, auxiliary structures, sidewalks, driveways, landscaping improvements, and the like. Any maintenance that involves an exterior change, including, without limitation, landscaping and planting modifications in areas larger than 15 square feet and visible from the street or repainting of the exterior of improvements, shall require prior approval of the Board or its designee pursuant to Article VII of the Declaration. In addition to ARC forms, the Fence Guidelines may also be found on our website, www.richmondplaceghoa.com.

TREES. Trees along or approaching public walkways (sidewalks and streets) are to be pruned as needed and shall be maintained with a canopy no lower than eight feet (8') from the ground. Dead or diseased trees should be removed or trimmed as soon as discovered, after taking appropriate measure to protect against the spread of disease and will be replaced as necessary to maintain the original appearance of the lot or to conform with City minimum requirements. If a tree must be removed, the stump must be ground below the sod line, the hole filled level and sod installed or ground applicable matching ground cover (pine straw). No living tree having a diameter greater than eight inches (8") at the height of two feet (2'), may be cut on any of the lots of the areas in the community without the written consent of the ARC and the City of Richmond Hill.

SHRUBS. All shrubs are to be trimmed as needed. Shrubs visible from the street shall not cover windows, garage doors or reach the eaves of the house. Dead shrubs shall be removed and replaced. If a change in landscape design or materials is desired, an ARC application for approval must be filed and approved PRIOR to work beginning. No artificial vegetation shall be used in any landscaping visible from the street.

GRASS. Owners and residents are responsible for maintaining the healthy and good appearance of their lawn, which may include seeding, watering (subject to government restrictions), weed removal and edging and other tasks, as required to maintain a healthy lawn. In no event shall an owner's/resident's lawn get in EXCESS of five inches (5") in height. This includes the grass between the sidewalk and the street. As well as, behind fencing and along ditches.

EDGING. Edging of all street, curbs, beds and borders shall be performed as needed to prevent grass "runners" from growing onto driveways, sidewalks, curbs and into landscape beds. Grass along the walls of the house, any fence, or structure shall be cut and edged.

PINE STRAW/MULCH. All beds visible from the street should use a material such as pine straw, mulch or rock to enhance the finished landscape and to prevent the growth of weeds. These materials should be replenished as needed.

INSECT AND DISEASE CONTROL. Insect and disease control shall be performed on an as needed basis. Failure to do so could result in the spread to neighboring properties. Dead grass shall be removed and replaced.

FERTILIZATION. Fertilization is highly recommended of all turf, trees, shrubs, and palms.

IRRIGATION. Watering and irrigation will be the sole responsibility of the homeowner/resident. Owner/resident is required to water to maintain a green and healthy lawn and other landscape materials. Water spray from sprinklers shall not extend beyond any property line. It is the owner's/resident's responsibility to comply with all applicable governing restrictions.

WEEDING. Weeds growing in beds, curbs, driveways, and expansion joints shall be removed. Chemical treatment is permitted. If landscape barrier/fabric is used, it must allow the free flow of water to and from the soil.

TRASH REMOVAL. Dirt, trash, plant and tree cuttings and debris resulting from yard maintenance/project shall be removed and all areas left in clean condition. Trash and landscaping debris are to be placed curbside prior to scheduled pick up.

MAILBOX. Owner/resident is required to keep their ARC approved mailbox in good repair. This includes, but is not limited to the following: A functioning door and flag, must be painted black, and must be the approved design of Richmond Place. (Post and box)

FAILURE TO COMPLY: Any residence not in compliance with the Maintenance Standard is subject to the "Covenant Violation and Fine Policy" of August 2017 which can be found on our website, www.richmondplacegahoa.com.