

Lancaster at Kings Ridge Neighborhood Association, Inc.
Lancaster Architectural Guideline

Master Board Guideline - PLANT BEDS 4.7

PLANT BEDS 4.7(4) for Lancaster

In addition to the Kings Ridge Rules, Regulations and Covenants, Lancaster requires the following:

All plant beds and landscaping in addition to the regular work by Lancaster's lawn maintenance crews must be maintained and in good condition with dead shrubs, hedges, and plantings removed. Approval for replacement of all dead shrubs, hedges or plantings must be sought expeditiously and timely replaced thereafter with healthy plantings.

- Pursuant to Section 9 of the Lancaster Covenants, the Lancaster Board of Directors shall contract with a lawn service to maintain the landscape as initially installed by the developers. The service shall include lawn moving and edging, shrub trimming, pruning of low hanging branches that pose a danger, and proper care of the sprinkler system.
- Variations in Mulch, color and type is determined by the Board of Directors. Mulch if applied by the Association will be based on the budgeted amount with residents' responsibility for additional mulch if necessary. In support of the May 2021 resident survey, the Lancaster Board only approves nuggets or shredded mulch of brown or red color.
- Provided the budget allows the Association to apply mulch, Brown Large Pine Nuggets will be used to manage costs year over year. At their expense, homeowners may refurbish their mulch, throughout the year, provided it is the same color and type. No ACC or Lancaster NARC application is required when the refurbished mulch is the same color and type.
- When the homeowner elects to change the type and/or color of their mulch and the new mulch adheres to the Kings Ridge ACC Guideline 4.7 and Lancaster Guideline 4.7(4), an ACC application is required. The Lancaster NARC will confirm the replacement mulch adheres to the approved guidelines set by the Lancaster Board. The expense for the change in mulch is the responsibility of the homeowner.
- When the Association has secured a provider to refurbish the neighborhood's mulch and the homeowner does not want brown nuggets, the homeowner must submit a work order, in a timely manner, to request that their home is skipped.

Adopted Jan 8, 2018; Amended April 13, 2020; **Amended July 12, 2021**