
The Vistas at Walking Stick Turf Maintenance Policy

Purpose

This Turf Maintenance Policy outlines minimum standards for lawn care and appearance within the Vistas at Walking Stick to preserve neighborhood aesthetics, maintain property values, and ensure equitable enforcement of landscape requirements.

Scope

This policy applies to all homeowners and residents within the Vistas at Walking Stick whose properties include turfgrass in any visible location, including front, side, and rear yards when viewable from public areas or neighboring lots.

Maintenance Requirements

1. Mowing

- Turfgrass must be maintained at a height between **2.5” and 4”**.
- Grass must never exceed **6” in height**.
- Clippings must be mulched or bagged; grass clippings shall not be left on sidewalks, driveways, or streets.

2. Watering

- Turf must be watered consistently to maintain a green and healthy appearance throughout the growing season (typically April through October).
- Watering should be performed in early morning or late evening hours to minimize evaporation and promote efficient irrigation.

3. Weed Control

- Lawns must be kept free of excessive weeds and invasive plant growth.
- Homeowners are expected to apply routine weed control measures to maintain a clean and well-kept appearance.

4. Edging and Trimming

- All turf must be neatly edged along all sidewalks, driveways, curbs, and landscaped beds.
- Turfgrass must not encroach upon rock beds, mulch areas, or hardscape features.

5. Pest and Disease Management

- Property owners must monitor for signs of disease, pest damage, or drought stress.

- Dead or patchy areas must be reseeded, resodded, or otherwise corrected in a timely manner.

6. General Appearance

- Lawns must be consistently maintained to appear lush, green, and uniform.
- Bare dirt areas, large dead patches, or yellowing turf must be actively addressed.
- Dirt-only or completely dead lawns are not permitted unless xeriscaping has been formally approved.

7. Alternative Landscaping

- Homeowners wishing to replace turf with xeriscaping must submit a formal request for review and approval before any removal or installation begins.

Inspections and Enforcement

Inspection Frequency:

- Turf inspections will occur **bi-weekly** during the growing season (**April through October**).

Fine Schedule:

Violations of this policy will result in the following enforcement actions:

Offense	Action
1st Offense	Courtesy Warning
2nd Offense	\$50.00 Fine
3rd Offense	\$100.00 Fine
4th Offense and Beyond	\$200.00 Fine per inspection

Appeals and Exceptions

Requests for extensions, exceptions, or appeals must be submitted in writing to the HOA Manager within **7 days of the notice date**. Extensions may be granted at the HOA's discretion in cases of hardship, weather-related delays, or approved landscaping projects.

Contact Information

For questions about this policy, compliance concerns, or to submit a xeriscaping request, please contact:

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