



Landscape Maintenance and Driveway Extension Standards

An attractive lawn distinguishes our community and proclaims pride of ownership. Beautifully-maintained lawns provide a welcoming ambience for residents and their guest, attracts buyers, and increases property values. As a homeowner, you are responsible for maintaining all of your lot, including areas within the right-of-ways (road edges), drainage easements, and any other easement areas on your property.

Exterior maintenance is subject to reasonable requirements that are established by your Board of Directors, pursuant to the Declaration for your HOA (homeowner's association).

Brookshire has established the following standards for lawn care:

- Lawn modifications and alterations from the current state, must be approved by the Board. Submit a design review before you implement any modifications or changes to your lawn.
- Lawns must be kept healthy, green, and reasonably free of all noxious weeds (including, but not limited to dandelions, broadleaf, clovers, crabgrass, etc.) through adequate irrigation, manual lawn care and chemical treatments at all times. Just a handful of weeds are naturally strong competitors and will dominate your lawn. Diligence is the key to having a weed free lawn.
- Bare patches in lawns must be repaired with the same or similar seed or sod in a prompt manner.
- Lawns must be kept mowed and edged regularly, with grass not to exceed four inches in height.
- Grass clippings and other yard waste must be removed from the lawn, roadway, driveway, and any other areas immediately after mowing or other yard work.
- Flowers, planter, and/or garden beds must be maintained and kept reasonably free of noxious weeds, dead blooms, dead planting, non-ornamental grasses, dandelions, etc.
- Water as needed to maintain a green, healthy appearance. Do not over-water.
- Feed and treat your lawn (weed and feed, lime, fertilizer) to maintain a green, healthy appearance.
- Trees, shrubs, bushes and any other vegetation shall be properly pruned, rounded, and shaped.
- Portable toys, bikes, sporting equipment, etc must be stored out-of-sight nightly.
- Consult with a lawn care professional, when all else fails.

Unacceptable



Acceptable



The above photos are lawns within Brookshire

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Driveway extensions are to Board specified limits and recommended grade material. Driveway extensions should not exceed five (5ft) from the driveway edge, except in rare cases when the water key is positioned within the five feet. As such, the driveway extension can be six (6ft) to seven (7ft) from the driveway edge. Extensions must have a weed barrier installed for weed control.

Material decided, must be approved by the Board before the modification. Unapproved material could result in a fine, as well as the modification being restored to its original condition prior to the modification.

Acceptable considerations, though not limited to are pavers, brick, and gravel (crushed aggregate D-1 base).

- Material such as patio type pavers and bricks must be secured using paver sand. The extension must be neat in appearance and must be seated with minimal spacing.
- The driveway extension must be maintained. At any point of deterioration, the extension must be restored to an acceptable appearance.

Unacceptable material, though not limited to is concrete, asphalt, turf, and stamped concrete.

Parking: Each Unit is assigned four parking spaces – two in the garage and two in the driveway. There are a limited number of common guest parking spaces, and these spaces are designated for guest/visitors. Vehicles are not allowed to block ingress and egress of neighboring driveway. Vehicles are not allowed to park on the street or lawn.

Acceptable extensions



The above photos are approved driveway extensions within Brookshire