

Wexford Community Association, Inc.
Lawn Care and Landscaping Standards

These Lawn Care and Landscaping Standards have been adopted by the Board of Directors for use by all residents of the WEXFORD COMMUNITY. It shall be the responsibility of all WEXFORD homeowners that these Standards are adhered to, whether residing in or renting your home.

A. MOWING

Standard: Mowing of lawn grass (which also includes the strip of grass between the public sidewalk and the street curb outlining the homeowners property) shall be done on a regular basis during the active growing seasons and "as frequently as needed" during the remainder of the year to maintain a neat and tidy appearance.

Standard: Subdivision Streets, Subdivision and Homeowner's sidewalks, steps/walkways and driveways will be free of any grass clippings or debris after mowing. Grass height should be no more than 4 inches above the turf of the lawn.

B. EDGING

Standard: Lawn grass shall be edged along Subdivision Streets, Subdivision and Homeowner's sidewalks, driveways, fences, arbors, landscaping beds and any decorative items on the property (which also includes the strip of grass between the public sidewalk and the street curb outlining the homeowner's property). This shall be done on a regular basis during the active growing seasons and "as frequently as needed" during the remainder of the year for a neat and tidy appearance.

C. TRIMMING & PRUNING

Standard: Regular trimming/pruning of plants and shrubbery along sidewalks, driveways, fences, mailboxes, plant screenings and landscaping beds shall be done as "frequently as needed" to maintain a neat and tidy appearance.

Recommendation: Sidewalks are to be clear of any branches or limbs extending into these walking and driving spaces or overhanging onto your neighbor's property.

D. WEEDING

Standard: Lawn grass and landscaping beds (which also includes the strip of grass between the public sidewalk and the street curb outlining the homeowner's property) shall be free of all weeds in order to promote growth and maintain the health and aesthetics of your lawn.

Recommendation: Some form of preventative action is necessary to control weeds from spreading. Pre-emergents can be used in early to mid-March each year as a preventative measure to control sprouting weeds/seedlings as per the advice of lawn care specialists. Weeds can also be easily removed by their roots after a moderate rain.

E. SEEDING

Standard: All bare spots in lawn grass (which also includes the strip of grass between the public sidewalk and the street curb outlining the homeowner's property) shall be reseeded during the appropriate time of year (usually early to mid March) to maintain the aesthetics and overall health of your lawn.

Recommendation: Preparation of these repair areas before reseeding is important – removal of existing dead material, addition of compost, adequate water etc. is encouraged to ensure the process of growing.

F. FERTILIZING

Standard: Lawn grass (which also includes the strip of grass between the public sidewalk and the street curb outlining the homeowner's property) and landscaping plants shall be fertilized on a regular basis throughout the year to promote growth, retention of color and prevention of diseases.

Recommendation: Information can be obtained at any lawn and garden supply center or lawn care specialists for specifics. The most important time to fertilize is during the month of March when weeds begin to grow and weaken the yard for the hotter summer months. A pre-emergent should be used in addition or along with a good Spring fertilizer.

G. MULCH

Standard: Mulch shall be applied to your landscape beds, etc. on your property to help retain moisture, protect the root system and provide a manicured appearance. (Pine straw, shredded mulch, cypress mulch, barks, rubber mulch)

Standard: Mulch placed near the sidewalk shall have a retainer to keep the mulch from "washing away". Mulch should be refreshed at least 1 time per year, more if necessary, to maintain the beauty of the planting and lawn areas of each homeowner.

Recommendation: A retainer will prevent mulch from washing down sidewalks that will end up in our Stormwater system as well as blocking our street drains.

H. WATERING

Standard: Providing an adequate water supply to lawns and landscaping beds shall be done "as needed" throughout the year to promote growth, retain color and maintain the overall health of your lawn.

Recommendation: Sprinklers or an irrigation system are used to supplement the amount of water necessary during the hot, dry summers.

I. YARD WASTE

Standard: Grass clippings, weeds, leaves, small branches, limbs, mulch, etc. shall all be disposed of in labeled trash containers or in lawn waste bags. The yard waste pick up dates for the Wexford subdivision is the 1st and 3rd Wednesdays of each month. Please use this link to insure that you meet the requirements for Yard Waste Collection by the Town of Cary - http://www.townofcary.org/Departments/Public_Works_and_Uilities/Garbage_and_Recycling/yardwaste.htm

J. SIDEWALKS

Standard: Sidewalks shall be clear of any stones, rocks, mulch, or decorative items which may cause unsafe conditions in these open spaces.

Standard: Subdivision Streets, Subdivision and Homeowner's sidewalks, walkways/steps, and driveways shall be clear of any grass clippings or debris.

K. MAILBOX MAINTENANCE

Standard: Mailboxes should be in good condition, and should be replaced at the homeowner's expense when necessary. Mailbox posts should be painted as necessary (usually 1x every 3-4 years).

L. NEIGHBORHOOD MAINTENANCE

Standard: All waste and debris in yard, along sidewalks, driveways, or subdivision streets and common ground around homeowner's property shall be picked up and properly disposed of by the homeowner. This includes advertised materials on mailboxes, newspapers in or around driveways, etc.