

**Updated and Amended
Abbotts Landing Homeowners Association
Architectural and Environmental Rules and Regulations
For Approved Lawn Maintenance**

Grass Height (Bermuda) - There shall be no predominance of seed heads so as to be visible from the street.

Grass Height (Cool Season Grasses such as Fescue) - Height shall be no greater than 6 inches.

Grass type - Front lawns shall be either Bermuda or Zoysia and must be properly maintained. Back lawns must be established and maintained and shall be of any turf type grass being acceptable.

Grass Edging - Edging shall be required along boundaries between turf and pine islands, concrete, structures, along street curb, and objects used for landscaping.

Weeds - Weed height shall be no greater than 2 inches above the grass height. All islands and shrubbery areas shall be properly maintained and mulched and relatively free of weeds and grass. Areas covered by pine straw or other similar material should have sufficient quantities to entirely cover the ground.

Ground Cover-Areas that are not grass shall be covered with an organic material with the only exception being crumb rubber. Approved types of organic ground cover are: Pine Straw, Mulch (all colors) or Neutral color river rock, pea gravel, polished pebbles or beach pebbles. Gravel and lava rock of any color are not acceptable and NO WHITE ROCK including Egg Rock will be approved for use.

Shrubbery - Shrubbery shall be pruned to accomplish a neatly shaped appearance based on horticultural standards. No tree or bush should be allowed to grow over the street, driveway, or walkways.

Lawn and exterior decorations - There shall be no decorations in the lawn or on the exterior of structures except for decorations specific to generally accepted holidays from a time period of 45 days prior to 15 days after said holiday. New baby signs shall be allowed for a period of 14 days. Security signs less than 1 square foot in area shall be permitted.

**Adopted in accordance with Article VII, Section 2 of the
Declaration of Covenants and Restrictions for Abbotts Landing
Subdivision on this 28th day of June, 2021 Kent Singleton, Chairman,
Architectural and Environmental Control Committee.**

**Reviewed and approved by the Board of Directors this 8th day
of July, 2021 Ira Griffith, President, Abbotts Landing Homeowners
Association Board of Directors.**

The original, signed copy of this set of Rules and Regulations are on file and may be requested for review.