

**Lakewood #3 HOA
Homeowners Handbook
Architectural Review Polices
September 28, 2021**

The following is an update to the subject policy.

Front yard landscaping

All initial and subsequent modifications to existing landscaping require ACC approval, in advance of the work being performed.

Landscape changes not requiring ACC approval:

1. Replacing diseased or dead; trees, shrubs and lawn with the same tree, shrub or grass in the same location.
2. Planting or replacing flowers or vegetables in approved existing; plant beds, flowerbeds or vegetable gardens.
3. Trimming of trees and plants.
4. Removal of dying or dead plants not required by the CC&R's

Front yard landscaping requires a minimum of 50% sod/living turf. Grass shall be kept alive with regular watering and mowing.

Natural grass and limited mulch are the only approved ground covers. Use of any other ground cover requires the approval of the ACC, in advanced of the work being performed. Natural grass must be the predominate ground cover used. Mulch cannot be used to cover significant areas of the lot. Significant is at the discretion of the ACC.

The ACC may approve, at its discretion, the use of other ground cover or mulch cover. Use of artificial grass, perma-bark, glass, plastic, rubber, or any other material, other than natural grass; natural mulch or natural rock requires the specific approval of the ACC.