

WILLOW BEND LAKES HOMEOWNERS ASSOCIATION, INC.
Architectural Control Committee

ARCHITECTURAL STANDARDS BULLETIN
RELATED TO FAUX PLANTS (9.13)

Adopted: 06/24/09

Modified: 01/15/12

The intent of this Architectural Standards Bulletin is to clarify and supplement Article IX, Section 9.13 of the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Willow Bend Lakes.

Section 9.13 provides, in pertinent part, that **“There shall not be maintained any plants ... of any sort whose ... existence in any way is ... unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the Property.”** In furtherance of the expressed intent of this Section of the Declaration, and for purposes of clarity, the homeowner is restricted from the use of non-living, in ground or potted plants, without prior written approval of the Architectural Control Committee (ACC), which approval shall be at the sole discretion of the Committee. Wreaths and other seasonal decorations are excluded from this Standard and do not require the approval of the Committee.

Artificial Turf / Grass

Homeowners may install artificial and synthetic turf in select areas of a lawn. This option must meet the specifications outlined below:

- ACC application submitted and approved by the ACC prior to installation.
- Use of the product is limited to back yards and side yards that are fenced and/or screened. It must be screened from neighbors and not noticeable from the street
- Must look like real grass
- Quality that allows drainage to prevent mold and mildew
- Quality that meets the requirements for its use – pets should be considered
- Product must be installed professionally
- Product must have a fade and excessive wear warranty of not less than 7 years
- To be used for a Putting green the following additional specifications must be met:
 - Must be completely screened from neighbors and street
 - May not have more than two 4-foot removable poles with flags
 - Must meet all other requirements for artificial turf

Include with your application a sample of the product, information about the product and a copy of your plat showing location to be installed.

The homeowner must immediately repair or remove worn, faded, degraded, or damaged faux plants and artificial turf.

The foregoing Bulletin is to be used as a guide for faux plant approvals. However, other restrictions may apply since the configuration of each homeowner's lot may present a unique situation that may require a variation from these guidelines. In all cases, the requirements of the Third Amended Declaration of Covenants, Conditions and Restrictions for The Willow Bend Lakes *shall prevail*.