



A Premier Planned Community in West Hanover Township, PA

## BEPOA LANDSCAPING POLICY

Effective: 01 May, 2024

**The following are the requirements for additions or modifications of landscaping**

### **Bradford Estates Townhomes**

- **Modifications:** All modifications, deletions, and additions of plants or objects to existing flowerbeds and requests for any additional flowerbeds will require authorization from the Landscaping Review Committee.
- **Installed Plantings:** Plantings installed at the time of purchase must be maintained in existing beds by the townhome owner. Two prunings will be provided per year to installed front plantings only by the current landscape maintenance contract. If an installed plant dies, the maintenance contractor, at the owner's expense, will replace it.
- **Additional Plantings:**
  - The Landscaping Review Committee must approve additional planting beds on the sides and or rear of houses. If approved, the homeowner will do the maintenance, and must contain the same mulch as installed in the front beds. These beds will follow ownership if the property changes hands and are to be maintained by the new owners following this policy.
  - No additional planting beds will be approved outside of the installed areas in front of all residences.
  - Nothing will be approved to be planted or laid between the sidewalk and the street to keep this area free for snow removal.
- **Planting Requirements:** All plantings must be maintained at a height of less than 3 feet. Any plantings over 3 feet are the homeowner's responsibility to maintain. No vines, vegetables, or fruits are to be planted except as approved by the Architecture Committee in accordance with the Gardens section below.
- **Mulch:**
  - Mulch installed by landscaping contract is the ONLY approved mulch. No change of any kind or color will be accepted. Mulch will be maintained in the front beds only per the landscaping contract.
  - All additional beds must contain the same mulch as those in the original front and back beds and are the owner's responsibility.

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- **Gardens:**

- Gardens are defined as non-mulched areas built to grow fruits or vegetables.
- Gardens are permitted in the rear of townhomes only with an appropriate request/approval from BEPOA.
- Gardens cannot be larger than 100 square feet (10x10, 20x5, etc).
- Gardens must be built with a mulched border of 12-18 inches to allow landscapers to cut bordering grass.
- No fencing materials are permitted.
- Garden boxes are permitted subject to the request/approval showing dimensions.
- Gardens require approval from both next-door neighbors.
- No garden growth, stakes, poles, or other structures can be higher than 3 feet unless a pre-approved request for a tree or larger plant is included.
- Gardens must be appropriately maintained and allow for landscape equipment to fit through to adjacent homes.
- All garden tools and equipment must be stored inside the home or garage, and no bags, cans, or other materials can be left in the garden when not being physically tended by the owner.

Violations of this section fall within the fines section of the Bradford Estates Enforcement Policy document and are subject to fines up to and including property liens for non-payment of fines.

### **SINGLE-FAMILY HOMEOWNERS**

- Single-family homeowners are responsible for their yard maintenance.
- **SPECIAL NOTES:** Yards must be adequately maintained with grass trimming and weed control. No grass clippings are to be blown onto another homeowner's property. All sidewalks, driveways, and streets are to be free of clipping materials.
- See West Hanover Township Code for grass and weed maintenance and disposal of various types of yard waste.

Violations of this section fall within the fines section of the Bradford Estates Enforcement Policy document, and are subject to fines up to and including property liens, for non-payment of fines.

### **Version History:**

Adopted April 2007

Modified May 2007

Modified and Approved June 2012

Updated and approved April 17, 2024