Lindsford Neighborhood 1 Homeowner’s Association
Architectural Review Committee (ARC)

Guidelines for Replacing Bark Mulch with River Rock

During the construction of homes in the Lindsford community, the developer created sod-free drainage areas around the perimeter of each home. These areas were covered with the same biodegradable wood mulch used to control weeds around trees and shrubs in the flowerbeds. The HOA for Lindsford Neighborhood 1 replaces this mulch as needed on each residential lot once per year. Some homeowners may elect to replace the wood mulch with a non-biodegradable mulch, which requires prior written approval by the Architectural Review Committee. All applications submitted to the ARC to request approval for replacing the biodegradable wood mulch around single family and twin villa residences within the Lindsford community must adhere to the following requirements and use conditions:

1. The ARC review form must be completed in full, including an executed copy of this Guideline and an 8 ½” x 11” copy of the plat, showing the proposed location of the mulch areas to be replaced.

2. All replacements of existing wood mulch with another ground cover product require prior written ARC Approval, and homeowners must comply with all requirements and conditions of the ARC Approval. The homeowner will be required to remove any mulch replacement products that are not in compliance with these Guidelines or the resulting ARC Approval letter.

3. Only tan or light brown river rock may be used to replace the wood mulch. Use of any other non-biodegradable ground cover products, including but not limited to, pea gravel, crushed limestone, crushed coral, marble chips or “lava rock” type products is not allowed.

4. In areas where the existing wood mulch adjacent to turf will be replaced with river rock, a border must be installed to confine the river rock and keep it from encroaching into the turf, where it can become a lawn maintenance hazard. This border must be constructed using either pavers that match the existing driveway pavers (laid flat on the ground) or continuous concrete curbing dyed to match the driveway pavers – no other border materials are acceptable to separate areas of river rock from adjacent turf. If using continuous curbing, you will also need to read and sign the “Guideline for Installation of Continuous Curbing for Flowerbeds and Borders” and include it in your ARC Application.

5. The homeowner assumes all cost and expense for converting areas of existing wood mulch on their property to river rock.
6. The homeowner assumes sole responsibility for maintaining and repairing the border, and for replenishing the river rock as needed to maintain the landscaped areas and drainage areas along the foundation of the house in acceptable condition.

7. Lindsford Neighborhood 1 HOA Inc will not issue any credits or “refunds” representing the value of the annual wood mulch replacement expense to homeowners who have converted wood mulch to river rock on their residential lots.

8. Lindsford Neighborhood 1 HOA Inc assumes no responsibility for any damages to the border or arising from the installation of the border or from the conversion of bark mulch to river rock.

I have read and agree to abide by the terms and conditions of this Guideline:

__________________________________________
Homeowner

__________________________________________
Date