

Landscaping (Common Areas and Personal Property)

Every front yard shall be sodded. No “desert style” landscaping, rock covered yards, or other similar cover will be allowed. Trees or shrubs may not be planted in such a manner as to interfere with walkways or intersection sight lines. The landscaping of each lot is the responsibility of the owner. Provisions require that landscaping be mowed and edged as needed as well as be void of weeds and/or clutter (including bicycles, toys, trash cans etc.) In the event any owner fails to fulfill their obligation in this regard, the association may cause the landscaping to be serviced with the owner assessed all charges. In addition to these charges, fines may also be assessed.

Grass and Landscaping in the Parkway

Parkways are defined as the area between the sidewalk and the street. Hulen Heights HOA governing documents state that grass must be maintained between the fence and edge of the curb. In areas where grass has become difficult to grow in the parkway, the following remedies are appropriate. Any remedy that includes replacing the grass with another material, requires ACC approval of the plans.

Prior to approval to replace grass, homeowners should trim trees up to 20 feet above the grass, depending on current height of the tree, and thin the canopy to allow light to reach the parkway or lawn. The City of Fort Worth assists in the fall with trimming trees in the parkways on a first come, first serve basis.

If after trimming trees, amending soil and providing proper irrigation, grass won't grow, a plan for replacing the grass with ground cover or creating a landscaping bed must be submitted to the ACC for approval. Ground covers must fully cover the area when mature. All replacement plantings must be neat, maintained weed free, cannot grow into the sidewalk or street or decrease the sightlines for driving.

Landscape Edging

Landscape borders require ACC approval. Landscape borders include any permanent edging or border around a landscape bed, tree, or other area of your yard. It must be constructed of materials intended as landscape border and well maintained with no peeling paint or broken mortar lines. Appropriate materials include metal edging, stone or brick with mortar, concrete. Materials not allowed include rocks dug up from your yard, loose bricks, plastic edging,

Landscape Mulch

If replacing organic mulch in landscape beds with rock, it must be natural varying beige colored rock. This must be commercially sourced landscape rock. Rocks dug up from your yard are not allowed. White, red or other colors of rock are not allowed.