



Landscaping Guidelines

This guide helps you keep your property attractive and aligned with our community standards. Following these rules helps keep our neighborhood looking good. By sticking to them, we can protect our property values and make our community a pleasing and desirable place to live.

Trees

- Front yards are required to have a minimum of 2 trees. Corner lots must have 3.
- Dead or distressed trees should be replaced.
- New trees should be approx. 2-inch caliper, 6 inches above the ground.
- Trees must be pruned and maintained.
 - Tree canopies must be pruned to maintain a minimum clearance of 6' above the ground, 8' above sidewalks, and 15' above streets.
 - Dead limbs and branches must be removed.
- Remove tree stakes when they are no longer necessary.

Lawns

- Lawns must always be mowed shorter than 6 inches.
- The edges of the home's foundation, fence lines, curb, sidewalk, and driveway must be properly maintained and edged.
- Lawns should consist of sod, free of weeds.
- Seeding and sprigging is prohibited. Lawn must be established with sod.
- **If the grass or weeds on a property grow taller than 12 inches, the Association may hire landscaping services and charge the cost to the homeowner. This cost will be in addition to any fines and fees levied by the Association.**

Weeds

- Lawns must be clear of all weeds.
- Remove grass and weeds from all rock and plant beds.
- Tree wells should be properly mulched and free of grass and weeds.
- All expansion joints should be clear of grass and weeds, including the driveway, sidewalks, and along the curbs.



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Shrubs

- Shrubs should be pruned and have a tidy appearance.
 - Remove dead branches.
 - Dead plants should be removed and replaced.
 - Ensure shrubs are not blocking the view of your house number.
 - Ensure shrubs do not encroach on sidewalks and block paths.
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Landscaping Projects

- Generally, planting flowers and shrubs in existing beds does not require approval.
 - Structural changes, borders, and adding or removing beds require ACC approval.
 - Xeriscaping requires ACC approval, and yards must maintain at least 25% sod.
 - Note: The rock beds in Xeriscaping require constant maintenance to remove grass and weeds. Xeriscaping is not a zero-maintenance yard option.
 - Palm trees and bamboo are prohibited anywhere on properties.
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Yard Waste

- Yard waste like grass cuttings, fallen leaves, and branches must be stored out of public view until collection day.
- Bagged waste may not be left at the curb.
- Fallen leaves may not be allowed to accumulate on the property.
- We understand that severe weather conditions may result in branches being left out for extended periods. In these instances, we will make reasonable exceptions. There's no need for you to inform us about such debris on your property under these circumstances.

Maintaining your landscaping in good condition is essential for preserving our community's beauty and desirability. If you have any questions about landscaping, don't hesitate to reach out to our onsite Community Standards Coordinator at BlackhawkCompliance@goodwinTX.com.