

River Crossing Landscape Standards

1. Lawns shall be mowed and edged weekly during the growing season or as needed and kept free of weeds, clover, and moss to maintain a neat, well-cared-for appearance.
2. Hard surface areas (driveways, walkways, porches, sidewalks, and curbing) shall be kept clear of debris (with lawn clippings removed on the day of cutting), weeds, grasses, moss, and mildew growth.
3. Planting bed areas shall be well-maintained and kept free of weeds and debris.
4. Dead vegetation shall not be allowed to accumulate in landscaped or hard surface areas.
5. Lawn and planting bed areas shall be irrigated adequately to maintain good health of the lawn and plants, subject to state and local water conservation requirements.
6. Fertilization of lawn and planting bed areas shall be performed as necessary, followed by thorough watering, for good lawn and plant health.
7. Pest control shall be performed as necessary to prevent the spread of insects that cause damage to the landscaping of the subject lot or neighboring lots.
8. Back yards and side yards visible from the street shall remain free of weeds and dead vegetation, irrigated, and fertilized to maintain good landscape health.
9. Pruning shall be performed as needed to maintain a neat, well-cared-for appearance. Trees, plants, and shrubs shall not obstruct the sidewalk or road.
10. Installation of artificial turf and/or plants is not permitted in any areas visible from the street. Artificial turf may be installed in back yards or side yards only with prior approval of the Architectural Control Committee (ACC).
11. Street trees within the adjacent right-of-way are the responsibility of the homeowner. Per the City of Mill Creek, tree limbs need to be trimmed to a minimum height of 7 feet above sidewalks and 14 feet above roads.
12. Adjacent right-of-way areas (parking strips) shall be maintained to the same standards as lawns and planting bed areas. Per the City of Mill Creek, vegetation must be maintained so that trees, plants, and shrubs do not overhang any portion of the sidewalk, or do not obscure any traffic control device. Vegetation within 3 feet of a fire hydrant cannot be over 6 inches in height.
13. All refuse shall be kept in sanitary containers concealed from the view of any lot; the containers shall be regularly emptied, and the contents disposed of off the properties. No dumping of any kind (including yard waste) in open spaces or other Association property. No grass cuttings, leaves, limbs, branches, or other debris from vegetation shall be dumped or allowed to accumulate on any part of the property, except that a regularly tended compost device shall be permitted.