

SAYBROOK PROPERTY OWNERS ASSOCIATION

**LANDSCAPING RELATED RESTRICTIVE COVENANTS,
LANDSCAPING GUIDELINES, AND LANDSCAPING RELATED FAQs**

The Board of Directors of the Saybrook Property Owners Association (the “Saybrook Board”) provides these “Landscaping Related Restrictive Covenants, Landscaping Guidelines, and Landscaping Related FAQ’s” as a resource to the Saybrook community that provides the following: (1) the mandatory landscaping related Restrictive Covenants to which all homeowners are bound; (2) helpful guidelines designed to provide some practical pointers for all homeowners to keep the appearance of Saybrook of the highest quality; and (3) landscaping related FAQs designed to answer some common landscaping related questions that we all have from time-to-time.

I. Landscaping Related Restrictive Covenants

Pursuant to the following Restrictive Covenants to which all Saybrook homeowners are bound, all Saybrook homeowners owners must comply with the following landscaping related restrictive covenants.

Restrictive Covenant Paragraph No. 6 – “[T]here shall be no grading of any lot or any removal of trees until the identity of the proposed builder and a complete set of plans and specifications for the same and a site plan shall first have been furnished to the [Saybrook Board] at least thirty (30) days prior to construction and the identity of the proposed builder and such plans have been approved in writing by the [Saybrook Board].

All site plans shall show the following: (k) landscaping plans.

[The Saybrook Board] shall have the right to approve or disapprove any such plans or specifications, the identity of any builder, all grading, landscaping, and all tree removal, and [the Saybrook Board] shall have the right to require whatever screening they deem suitable.”

Restrictive Covenant Paragraph No. 7 – “The . . . landscaping of any dwelling . . . must be completed within one (1) year from the start of home construction.”

Restrictive Covenant Paragraph No. 10 – “Each [Saybrook homeowner] acknowledges and agrees that any construction, improvement or movement of soil on a Lot is under and subject to the restriction of the Soil Conservation District, and each [Saybrook homeowner] shall be responsible for constructing and maintaining erosion and sedimentation controls in accordance with the approved plans.”

Restrictive Covenant Paragraph No. 12 – “[The Saybrook Board] shall have the express power and right to enjoin the construction of any . . . other improvement and the removal of any trees and to order the removal of any structure or improvement on any lot where approval for said . . . tree removal or other improvement shall not have been obtained in strict compliance with the provisions of [Restrictive Covenant] Paragraph 6.”

Restrictive Covenant Paragraph No. 15 – “At no time shall any lot be stripped of its top soil, except to the extent necessary for approval construction, nor be stripped of its trees, or allowed to go to waste, or to be neglected . . . and [the Saybrook Board] . . . shall have the right to enter upon any lot for the purpose of . . . mowing, cutting, clearing or pruning the lot of any [Saybrook homeowner] if the [Saybrook homeowner] permits the same to become unsightly or if the same detracts from the overall beauty, setting and safety of the Saybrook Subdivision. In the event that [the Saybrook Board] or [its] contractors . . . mows, cuts, clears or prunes, then the expense of the same may be recovered from [the Saybrook homeowner].”

Restrictive Covenant Paragraph No. 16 – “From the time of purchase, [the Saybrook homeowner] shall be responsible for weed control and shall allow no unsightly growth to occur and shall comply with the ordinances of Ferguson Township.”

II. Landscaping Related Guidelines

As a supplement to the landscaping related Restrictive Covenants to which all Saybrook homeowners are bound, the Saybrook Board provides the following Landscaping Guidelines for the convenience of our friends and neighbors to ensure that the appearance of Saybrook is of the highest quality and shall remain so in the future.

Landscaping Guideline No. 1 – Any landscaping beds in the front of the property should be kept free of large weeds and should have a neat appearance.

Landscaping Guideline No. 2 – Any shrubs located in landscaping beds or anywhere else in the front of the property should be pruned regularly.

Landscaping Guideline No. 3 – All Saybrook homeowners should regularly mow their lawns, ensuring that the grass on your property does not exceed five (5) inches in height.

Landscaping Guideline No. 4 – All Saybrook homeowners should take the necessary steps to remove non-healthy or dead plants on their property in a timely manner.

III. Landscaping Related FAQs

As set forth in the FAQs on the Saybrook website, the Saybrook Board restates the following landscaping related FAQs to assist in answering some common landscaping related questions:

Landscape FAQ No. 1 (Spring Clean-Up Landscaping) – It’s finally spring after another long State College winter, and I want to spruce up my lawn and get ready for summer by installing fresh mulch and planting some new flowers. Do I need Saybrook HOA Board approval prior to doing so?

Ans. – No. The Saybrook Homeowners’ Association encourages all neighbors to engage in “spring cleaning” of your lawn and existing landscape. If you only are applying fresh mulch to existing beds, installing new flowers or plants, or simply “cleaning up” your existing landscaping from the long winter, you do not need approval from the Board to do so.”