

GRASS STANDARD effective 02/14/2018

The action of the Board taken on September 19, 2016, as follows:

Jim Hall made a motion to approve carpet grass style grass to sod on perimeter lots including non-adjointing golf course lots, Bill Duck second the motion. Board unanimously approved the implementation of carpet grass style grass varieties for non-golf course adjoining lots. Lots with perimeters adjoined to the golf course shall remain in compliance with TIF 419 grass requirements.

Is hereby rescinded.

The grass style variety for the Village of Westlakes as expressed in the rules and regulations remains TIF Gren.

Any homeowner may seed or sod using TIF Gren without obtaining approval from the Architectural Control Committee.

Any homeowner may apply for a variation from the requirement for TIF Gren, following the Architectural Control Committee guidelines, and the Architectural Control Committee may permit any homeowner to use Saint Augustine grass under the following guidelines:

a. That TIF Gen grass has difficulty growing under the conditions existing in the homeowner's yard; and

b. The homeowner installs a barrier as specified by the Architectural Control Committee the length of the yard boundary that is 3 inches below the surface, and at least 2 inches above the surface of to prevent the spread of the Saint Augustine to their neighbor's yard. This requirement may be waived with written permission of the adjacent neighbors;

c. However if the homeowner is on a lot adjacent to the golf course, (Including lots 1-12, 5L-7L, 57L-46L, 42, 43, 44, 49, 50-58, 63-72, 85-92) the Architectural Control Committee shall require additional barriers as necessary to prevent the spread of Saint Augustine grass onto the golf course;

d. The homeowner, by requesting permission to sod, or plant Saint Augustine grass waives the right to have their yard treated with herbicide by the Village of Westlakes, unless the homeowner specifically requests herbicide treatment, with the understanding that herbicide used by the Village of Westlakes may damage or kill Saint Augustine grass.

e. A homeowner on a lot adjacent to the golf course, by requesting permission to sod, or plant Saint Augustine grass, understands that if the barrier to prevent the spread of Saint Augustine grass is ineffective, that the Village of Westlakes may take whatever action is found necessary to prevent spread of Saint Augustine grass to the golf course.

f. Carpet grass is expressly forbidden.

Upon passage of the motion, the Architectural Control Committee Guidelines shall be updated, including updates on the VWL website. The Village will adhere to the TIFGren standard in the common areas