

**BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.  
GUIDELINES FOR LOT MAINTENANCE STANDARDS**

1. Grass Maintenance

- Grass must be regularly cut and edged. Clippings do not have to be bagged, but must be blown off grass, sidewalk and driveway
  - Grass edges cannot extend past the sidewalk.
  - Grass must be consistent length across the yard. This includes grass up against fencing and barriers.
  - Turf must be regularly policed for weeds.

2. Flower Bed Maintenance

- Barriers are not required but there should be a defined separation from the flower bed and grass area. Loose brick, plastic and metal materials are not permitted as barriers for a flower bed.
- Mulch, gravel, river rock, ornamental grass, ground coverings or other natural materials required in flowerbeds. If synthetic weed barriers are used, they must be covered by natural material.
- Beds should be routinely policed for weeds and non-ornamental grass.
- No artificial shrubs or flowers may be planted in beds.

3. Fencing

- Missing, damaged, or broken pickets or boards must be replaced.
- Leaning fences must be straightened and may not be temporarily propped with materials that are viewable from the street.
- We will ask that you replace your fence if:
  - You have been asked more than 4 times in a 12 month period to repair a portion of your fence
  - Any additional non-permanent bracing is used to support your fence that can be seen from the street

4. Trash Can Screening

- Permanent structures or trees that are consistent with landscaping fencing and/or home brick.
- Screening devices designed for that purpose and kept in good condition
- Shrubs
- AC units of sufficient height to obscure can
- Inside garages
- Trash cans may not be stored in driveways even if cars are parked to obscure them from view.

5. Storage of Items in Driveways

- Driveways may not be used for permanent or long term storage of firewood, construction materials, barbecues or smokers, furniture, coolers, dumpsters, PODs or similar storage containers.

Approved by the Board of Directors on May \_\_\_\_, 2022 to be effective upon recordation in the office of the Collin County Clerk.

\_\_\_\_\_  
Title:

\_\_\_\_\_  
Date