

KING FARM CITIZENS ASSEMBLY, INC.
EQUITY RESOLUTION NO. 6
Amended January 20, 2021

DESIGN STANDARDS FOR LANDSCAPE MAINTENANCE

WHEREAS pursuant to Section 1-103(a) of the Community Charter a set of initial Design Standards and Guidelines has been devised to ensure maximum opportunities for individual creativity while at the same time maintaining a consistent thematic harmony throughout King Farm as it becomes developed, and

WHEREAS Appendix One to the Community Charter defines the Design Standards and Guidelines as “architectural, landscape and design, criteria initially established by the Developer as subsequently modified by the Board of Trustees”, and

WHEREAS pursuant to Section 3-103(a) of the By-laws one of the three classes of legislative actions undertaken from time to time by the Board of Trustees includes adoption and material modification of Design Standards and Guidelines as Equity Resolutions, and

WHEREAS, Section 4-102 of the Community Charter provides that the King Farm Architectural Design Trust shall interpret and make recommendations on proposed design and visual changes based upon Design Standards and Guidelines established by the Board of Trustees, and

WHEREAS the Board of Trustees desires to establish Design Standards and Guidelines for landscape maintenance to be applied by the Architectural Design Trust.

WHEREAS, The Board of Trustees is very much mindful that yard maintenance is dynamic and that it is the responsibility of every resident and owner to comply with these standards to preserve the appeal and attractiveness of our community. The intention of the Board of Trustees is that the Property Manager is to make a sincere effort to apply this resolution equitably, reasonably, and with good judgment. It is to the benefit of every resident and owner to practice these standards and to keep our public and private landscaped spaces in compliance with this resolution and with the Design Standards and Guidelines. King Farm, our community, serves as a show case for many other communities, and all of us can do a part to keep it that way.

NOW THEREFORE be it resolved that the Board of Trustees hereby approves the Design Standards and Guidelines for landscape maintenance attached as Exhibit A to this Resolution, to be applicable to all Living Units and Lots within the Community.

King Farm Citizen Assembly
Equity Resolution #6
Exhibit A - Landscape Maintenance & Design Standards

1. Grass/Lawn

- Lawns maintained in good order & repair.
- Seeded, watered, and mowed as required.
- Corrective action must be implemented as soon as possible, in the event earth becomes exposed, to prevent soil erosion.
- Turf areas should be kept free of weeds.
- Turf should be kept to 10" in height.
- Change to an area greater than 32 square feet shall be submitted for review and approval through the Design Review Application process.

2. Foundation Bed

- Vegetation in front, side, or any portion of lot visible from street or alley shall be maintained through normal and routine seasonal measures.
- Flowers and shrubs should be trimmed and pruned to avoid an unkempt appearance, or hazard.
- Portions of beds not covered by plantings are recommended to be covered by mulch.
- Foundation bed areas should be kept free of weeds.
- No plant shall obstruct pathways, sidewalks, or site lines necessary for pedestrian or automotive safety or as may be determined by the King Farm Architectural Design Trust.
- Except for seasonal plantings, change, removal, or addition to a foundation planting bed must be submitted for review and approval through the Design Review Application process.

3. Planting Bed Detached from Building

- Vegetation in front, side, or any portion of lot visible from street or alley shall be maintained through normal and routine seasonal measures.
- Flowers and shrubs should be trimmed and pruned to avoid an unkempt appearance or hazard.
- Portions of beds not covered by plantings are recommended to be covered by mulch.
- Bed areas should be kept free of weeds.
- No plant shall obstruct pathways, sidewalks, or site lines necessary for pedestrian or automotive safety or as may be determined by the King Farm Architectural Design Trust. Except for seasonal plantings, change, removal, or addition to a planting bed detached from building must be submitted for review and approval through the Design Review Application process.

4. Mulch

- Mulch must be maintained through normal and routine seasonal measures. Mulch areas should be kept free of weeds.
- Mulch shall be brown, black or earth colored.
- All mulch changes other than the approved types above should be submitted for review through the Design Review Application process.

5. Edging

- Maintain edging as approved and installed.
- Landscape edging shall conform to the requirements established by the 14 February 2005 memorandum.
- Edging other than that described in the 14 February 2005 lawn edging memorandum (included as an attachment to Equity 6 and available on www.kingfarm.org) shall be submitted for review and approval through the Design Review Application process.

6. Hedges

- Vegetation in front, side, or any portion of lot visible from street shall be maintained through normal and routine seasonal measures.
- Hedges should be trimmed and pruned to avoid an unkempt appearance or hazard. Bed areas should be kept free of weeds.
- No hedge shall obstruct pathways, sidewalks, or site lines necessary for pedestrian or automotive safety or as may be determined by the King Farm Architectural Design Trust.
- Change, removal, or addition of plants to form a hedge shall be submitted for review and approval through the Design Review Application process.

7. Trees

- Trees in front, side, or any portion of lot visible from street shall be maintained through normal and routine seasonal measures.
- Trees should be trimmed and pruned to avoid an unkempt appearance or hazard.
- Apron or bed around a tree or adjacent trees not covered by grass or plantings is recommended to be covered by mulch.
- Bed areas should be kept free of weeds.
- No tree shall obstruct pathways, sidewalks, or site lines necessary for pedestrian or automotive safety or as may be determined by the King Farm Architectural Design Trust.
- No live trees with a diameter in excess of four inches, measured twelve inches above ground, or flowering trees in excess of two inches similarly measured may be removed from a Lot without application to and approval by the Community Architect and the King Farm Architectural Design Trust through a Design Review Application.
- Dead or storm damaged trees may be removed immediately for reasons of safety. The replacement of these trees shall follow the recommendations noted herein.

- Tree replacement shall be in accordance with the King Farm Tree Removal and Replacement Proposal of 4 February 2013.
- One tree may be added to a single-family house lot without design review. A letter must be submitted to management notifying them of the tree installation.
- No live trees may be removed from the Community Property without application to and approval by the City in accordance with the City's Forest and Tree Preservation Ordinance and any conservation easements that may now or hereafter be granted by the City in connection with afforestation.

8. Bushes

- Bushes in front, side, or any portion of lot visible from street or alley shall be maintained through normal and routine seasonal measures.
- Bed areas should be kept free of weeds.
- No plant shall obstruct pathways, sidewalks, or site lines necessary for pedestrian or automotive safety or as may be determined by the King Farm Architectural Design Trust.
- Change, removal, or addition of three or more bushes must be submitted for review and approval through the Design Review Application process.

9. Statuary

- Statuary shall be limited in height, breadth, material, and location through the Design Review process by the King Farm Architectural Design Trust.
- Statuary shall be limited in height, breadth, material, and location through the Design Review process by the King Farm Architectural Design Trust.
- Change shall be regulated as above. Removal of existing statuary shall be accompanied by restoration of landscaping in compliance with appropriate portions of this document.

10. Miscellaneous

- Owner shall keep each Lot owned by such Owner, and all improvements therein or thereon, in good order and repair and free of debris in a manner and with such frequency as is consistent with good property management and the Community-Wide Standard as established by this Standard.
- Please reference Equity Resolution #9 Exterior Maintenance Standards and Guidelines for Homeowners Living Units and Lots.

General Notes:

1. Plantings, hedges, trees, bushes that cross public pedestrian pathways from the ground surface up to 7' shall be considered an obstruction.
2. There is a "Memorandum of Understanding for Maintenance of Certain Public Rights of Way in King Farm" with the City of Rockville located in the document section of the King Farm web site for review.

KING FARM CITIZENS ASSEMBLY, INC.

RESOLUTIONS ACTION RECORD

Resolution Type: Equity No. 6
Pertaining to: Design Standards for Landscape Maintenance

Duly Adopted at a meeting of the Board of Trustees of King Farm Citizens Assembly, Inc. held January 20, 2021

Motion by Ric Ricciardi

Seconded by Andrew Brammer

TRUSTEES	VOTE:			
	YES	NO	ABSTAIN	ABSENT
Sue Beckerman, Chair	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Andrew Brammer, Vice	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ric Ricciardi, Treasurer	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Tracy Jackson, Secretary	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Chris LeSchack, At-Large	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

ATTEST:

Tracy Jackson, Secretary

Date

FILE:

Book of Minutes

Book of Resolutions:

Resolution Effective: January 20, 2021

**Office of the Community Architect
King Farm Citizens Assembly
702 King Farm Boulevard, Suite B-100
Rockville, MD 20850
(301) 548- 1387
Fax (301) 258-7672**

DATE: 14 February 2005 Pages: 2
16 October 2006 (revision in italics)

TO: King Farm Architectural Design Trust

FROM: Larry Frank Community Architect

RE Lawn Edging – Materials Permitted Without Benefit of
Design Review Application / Procedures

CC: *Monica Casper Fed Wessel* Legum & Norman, Inc.

The King Farm Community Architect has been asked to provide information regarding appropriate materials for lawn edging. The King Farm Architectural Design Trust, Community Manager, and King Farm Architect believe that establishing a list of acceptable materials will benefit citizens of King Farm.

Purpose: The establishment of these criteria will enable citizens to install lawn edging materials subject to the following conditions without the requirement that the installation be reviewed in accordance with King Farm Design Review Application requirements. This criteria seeks to maintain the quality of design appearance established by the King Farm Design Guidelines throughout the community.

Background: The Design Guidelines do not comment on the issue of lawn edging. The King Farm Community Architect has previously recommended approval for edging materials that met the following criteria when submitted as part of a Design Review Application.

Conditions: This memorandum proposes that certain lawn / landscape edging materials that comply with the following conditions may be permitted to be installed without the need to submit a Design Review Application to the Community Architect for Review.

1. Material Type.
Edging shall be:
 - a. Granite or other high quality, naturally quarried local stone
 - b. Brick masonry to match the brick masonry of the house
 - c. Steel
 - d. Plastic

2. **Color.**
Edging materials shall be black, dark natural stone color, earth tones, brown, grey or brick masonry colors to match the masonry found at the house of which the border resides. Brick masonry colors consistent with brick masonry colors found at King Farm shall be acceptable if the house at the unit or lot does not have brick masonry on its facades.
3. **Size.**
The following size limitations shall apply:
 - a. Border of stone or masonry shall project not more than 6" higher than the ground upon which it rests. Stone and brick masonry shall be 3 5/8" wide maximum.
 - b. Borders of steel and plastic materials shall project not more than 2" higher than the ground upon which it rests and shall be 1/4" – 3/8" wide maximum.
4. **Style.**
The following styles are acceptable:
 - a. The border shall be of a form that is a linear, vertical barrier or edge typically. See sketch A attached. (I will attach separately)
 - b. The border shall be a square cut stone or modular brick masonry
 - c. Decorative shapes that have scalloped tops *are acceptable*.
 - d. *Borders that* have a radius less than 24" are unacceptable.
5. **Location.**
Borders May Be Placed at Existing Beds: Borders may be placed at existing beds or lawn areas. If the border is proposed to create a new landscape bed or lawn area an application must be submitted in accordance with the Design Review Application process.
6. **Materials Requiring Design Review.**
Materials requiring design review through the submission of a Design Review Application: Stackable concrete masonry units used as an edge material shall be submitted with a Design Review Application to the Community Architect for review.

Please call if you have any questions.