



Sherwood Lake Association Recommended

Landscaping and Home Maintenance Guidelines



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ACKNOWLEDGMENTS

Lake Sherwood Acres (LSA) is a vibrant neighborhood that presents an attractive appearance throughout our subdivision. The Homeowners Association of LSA is known as Sherwood Lake Association (SLA). The Standing Committee that works with residents on landscaping, maintenance or additions to their properties is known as The Council.

Our neighborhood continues to enjoy the addition of many new residents each year. By paying close attention to the “curb appeal” of our homes, residents strengthen the value of their properties, and showcase our subdivision to others as appealing and inviting.

Below are some guidelines suggested by the SLA Board and Council, which may be of help to our residents in either making changes in their landscaping, or in maintaining what’s already in place.



Section 1 – General Guidelines

LAWNS

Lawns should be mowed regularly to maintain a healthy, attractive yard. Edging of the lawn areas, while not required, greatly improves its appearance. Dead grass, heavy weed infestation, bare areas or other unsightly areas in the lawn should be remedied-as soon as possible.

SHRUBBERY

Trimming of shrubs should be done on an as-needed basis. Dead, diseased, missing, or misshapen shrubbery should be replaced in a timely manner. Please note that shrubbery that grows too close to or covers part of sidewalks is a hazard to walkers and runners.

BEDS

Weeding of flower and shrubbery beds helps to keep the planting areas attractive. Dead, dying, missing or overgrown plants should be replaced, and natural or rubber mulch, while not required, is recommended for helping to create attractive beds and gardens.

TREES

Trees should to be maintained in a healthy state. Unmaintained trees may ultimately pose safety and liability issues for the homeowner. Trees should be trimmed as needed to keep sidewalks clear for pedestrian traffic, and to reduce limbs overhanging the roadway, becoming subject to damage to or by delivery or refuse trucks. Dead limbs, broken tops, insect infestations, severe leaning or other maladies should be addressed promptly to save the tree if possible and to maintain its health and integrity. Trees planted too close to sidewalks, driveways, and roadways may damage these surfaces. Trees in danger of falling onto homes, into the lake or onto sidewalks, driveways or roadways should be removed promptly, and, in the spirit of maintaining the character of the neighborhood, replaced where possible.



Section 2 – SLA Council Permit Items

Prior to starting any exterior work, a SLA Council Permit is required for all repairs, changes, or modifications to the exterior of your property. A permit application may be found on the Lake Sherwood Acres webpage, (www.lakesherwoodacres.com). The complete version of the RESTRICTIONS & COVENANTS also can be found on the website.

The following items provide information on the more common of recent SLA Council Permit applications reviewed by the Sherwood Lake Association Council.

SIDEWALKS AND DRIVEWAYS

Sidewalks evidencing loose debris and/or uneven sections present tripping hazards, and expose the homeowner to potential liability. Maintenance and repair of sidewalks is generally the responsibility of the homeowner, particularly those damaged by trees planted between the home and the front sidewalks. Trees whose roots have undermined sidewalks and driveways and caused these surfaces to buckle or break should have their roots trimmed and damaged sidewalk or driveway sections replaced.

If damage is caused to these surfaces by trees planted between the sidewalk and the street, the resident should report the damage to the City Department of Public Works. The City may make the repairs if proper notice is given. (In other words, it is in the best interest of the homeowner to report the damaged condition). Broken or missing curbs should likewise be reported to the City Department of Public Works promptly.

WALLS, FENCES AND GATES

Walls, fences and gates should be of sound construction and not pose a safety hazard. Missing or broken boards or bricks should be replaced promptly. Walls or fences discolored by mildew, rot or other causes should be pressure washed, repaired, repainted, and/or kept in a clean and attractive condition. Fences surrounding residential swimming pools have specific requirements mentioned in the East Baton Rouge Ordinances (below).



HOME MAINTENANCE

In order for residents of Lake Sherwood Acres to retain upper real estate values, each of us must keep our properties well-maintained.

- Consider simple cleaning of our homes to rid them of mildew, stains and dirt;
- Cleaning and painting for weathered or peeling surfaces;
- Rotten siding, fascia and eave boards or other woodwork should be replaced;
- Bricks that are covered with mildew, algae or grime should be pressure washed; and
- Missing or damaged roof shingles, rusted flashings, damaged or bent vent pipes, etc. should be repaired.

LIGHT FIXTURES

Yard lights, flag poles, landscaping lights, fountains or other decorative yard features should be kept in an attractive state of repair. To ensure safety, a certified electrician should check all electrical devices.

OUTDOOR/SECURITY LIGHTING

Security lights are proven most effective when motion-activated.

Lights should be directed or shielded such that the light does not shine onto other residents' properties. Lights should never be pointed directly over the lake, as the entire lake acts as a reflecting surface and a single misplaced lamp can disrupt and destroy the view and ambiance for the residents on the other side of the lake.

Please, where mounting security and other lights (patio lights, yard lights, etc.), use lights with softer intensity colors and brightness, and use motion-activated lights wherever possible.

MAILBOXES

Mailboxes should be in good condition with a working door. Damaged mailboxes or anchor posts should be replaced. Street numbers and/or name must be complete and legible. (Contact the Progress LSA Committee for additional information and recommendations (www.lakesherwoodacres.com), Board of Directors section, Committees link.).



TV, SATELLITE, AND RADIO ANTENNAS

Are subject to the SLA Policy on such antennas. You can find the policy on the LSA Website (www.lakesherwoodacres.com) in the Council section when you follow the Request to Alter Property link. The basis of this policy is the FCC Satellite and Antenna Regulation known, as the OTARD Rule.



Section 3 – City Parish Ordinance Items

The SLA Council does not enforce the city ordinances (codes) but lists them here for your convenience. While this list is not intended to be exhaustive, it is intended to provide awareness to the most common Landscape and Maintenance issues that LSA has encountered.

A comprehensive list of codes can be found at

https://www2.municode.com/library/la/baton_rouge_east_baton_rouge_parish/codes/code_of_ordinances?nodeId=TIT1MUPAOR_CH1GOBO. Those listed in this document can be referenced in greater detail in Title 12 Section 12 of the Litter Enforcement Program.

The enforcement of the specific codes generally falls within the jurisdiction of the Litter Court. The Baton Rouge Department of Public Works is the department that houses the Litter court. There may be cash fines levied by the Litter Court for violations. Any resident may report suspected violations to the city.

The following items are subject to specific City of Baton Rouge or East Baton Rouge Ordinances.

Refuse, Garbage, and recycling containers – City Parish Ord. Title 6 Section 6:381, 384, 406.

Refuse containers and recycle bins should not be placed by the street except when put out for collection days. The containers should not be put out by the street before 4:00PM on the day before the collection day and must be removed from the street by 6:00 AM on the day after the collection day. There is an informational brochure available on the city parish website that gives information on how to use the containers and what can be placed in them. It also explains the restriction of overloading of the container and the requirement of keeping the lid in place.

Maintenance of Swimming Pools – City Parish Ord. Title 12 Section 12:406

The water quality must be such to allow the viewing of a 6-inch square at the deepest spot on the bottom of the pool. A 5-foot high fence must surround the pool and the gate must close automatically. The gate latch must lock automatically.

In addition to the above, you may not impede the natural drainage or flow of water on your lot if it impacts your neighbor. Installation of a pool or drainage system may not result in fill being placed in a manner that would cause a burden or hardship on adjoining properties. This drainage information is extracted from the Drainage and Flood Office FAQ sheet.



Accumulation of Junk, Trash, and Debris - City Parish Ord. Title 6 Section 386, or 411.1

Junk, trash, or debris in the front yard, backyard, or carport is not allowed. This includes inoperable vehicles.

Sweeping Trash in drainage culverts – City Parish Ord. Title 6 Section 430

No person shall sweep into or deposit in any gutter, street or other public place within the city-parish the accumulation of litter from any building or lot or from any public or private sidewalk or driveway. Persons owning or occupying property shall keep the sidewalk in front of their premises free of litter.

Portable on Demand Storage (PODS) and Other Storage Waste Structures – PODS, sheds, large refuse bins (Dumpsters), etc. are “other structures” placed upon a lot. Because these items are not built on site, the Lake Sherwood Acres Restrictions and Protective Covenants do not allow them. In order to be allowable under the Lake Sherwood Acres Restrictions and Protective Covenants sheds or other storage units must not be trucked in as an existing unit. It must be built upon the property. The SLA Council, prior to the construction of such structures, must approve the construction and location.

While Lake Sherwood Acres’ C & R’s prohibit the addition of any “prefabricated” structure, the SLA Council recognizes that the temporary use of such a structure may be convenient for moving, construction, and/or other purposes. Because of this, SLA is making an exception to the existing restriction for the temporary use of storage containers. In managing this use, the SLA is following the City Ordinance on PODS and such storage units. The restrictions for the Portable Storage Containers fall into the following categories” The POD extract for this document comes from the website located at (<http://brgov.com/dept/planning/udcodeonline.asp>). The extract was taken from Section 9 Accessory Uses.

- Portable storage containers may only be placed in the front yard in a residential district up to 3 times per year for a period not to exceed 15 days, provided that at least 7 days have lapsed since the last 15-day period during which a portable storage container was located on the property. – **City Parish Ord. Section 9.401**
- Portable storage containers may be placed in a residential district for up to 30 days, provided that all building setback requirements are met. – **City Parish Ord. Section 9.402**



- The building official may permit the placement of a portable storage container in a residential district for more than 30 days, subject to building setback requirements, provided that the property owner has a valid building permit or had demonstrated that extenuating circumstances exist or building setbacks to justify the extension. Extenuation circumstances, shall include, but not limited to, disaster such as hurricane, fire, or flood. – **City Parish Ord. Section 9.403**
- Signs on any portable storage container shall not exceed two (2) in number not more than six (6) square feet each, not to exceed one (1) per side. In the event that an extension of the 30-day time limit for placement of a portable storage container in a residential district is granted by the building official, all signs must be removed or obscured. – **City Parish Ord. Section 9.404**
- In addition to the above, the use of a commercial dumpster when required for exterior or interior work that requires, and has obtained, a city issued permit is being included in the exception. The commercial dumpster may be placed upon the lot subject to building setback requirements during the construction project time specified in the city issued permit. Commercial dumpsters for projects that have not obtained city permits are not allowed.