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# Harmon Ranch Lawncare and Lawn Maintenance Guidelines

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Updated: 23 Apr 2025

## 1. Purpose and Scope

### Purpose

The purpose of this document is to provide guidance to homeowners on routine lawn maintenance expectations within the neighborhood. The mission of the Harmon Ranch Homeowners Association is to sustain and improve property values while fostering a community spirit.

As you know, our Covenant/CC&Rs state on page 11, Section 2.27: "Each Owner shall maintain the exterior appearance of the improvements on such Owner;s lot..." but what does this really mean? This document is intended to help you understand the expectations of the neighborhood. Additionally, it is each residence responsibility to fully understand the CC&Rs. In this case, please reference pages 5 through 14 to fully understand covenant rules pertaining to Lot upkeep and improvements.

### Scope

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This document applies to residents and homeowners of Harmon Ranch regarding routine lawncare and yard maintenance.

## 2. Definitions

<b>Covenant</b>	an agreement, usually formal, between two or more persons to do or not do something specified.
<b>Ordinance</b>	1. An authoritative rule or law; a decree or command. 2. A public injunction or regulation:

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## 3. Responsibilities

<b>HomeOwn</b>	Homeowner
<b>Res</b>	Resident

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## 4. Instructions

### 1. Caring for Your Lawn

#### 1.1. Keeping your grass to an acceptable level

Maintaining your grass at a reasonable height is one of the major contributions to creating initial curb appeal. One of the biggest factors in the initial attractiveness of a house is the appearance of the yard. The first thing most folks looking for a new home see is the yard and then the house so it makes sense that it is wise to keep your yard looking well manicured. Some might say that they are not trying to sell their house so why does it matter all the time? To this I would say you are paying it forward because although you may not be selling your house today, maybe your neighbor next door is, or perhaps a neighbor up the street, and how the neighborhood looks impacts EVERYBODY! When everybody keeps their yard looking the best it can all the time, it just raises the appeal of the entire neighborhood.

The optimal height of grass can be dependent upon the type of grass that is predominant in the yard. Most yards in Harmon Ranch are some combination of

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## Instructions (Continued)

Bermuda, Rye, and/or Fescue. Most grass seed manufacturers recommend you cut your yard at or near the highest setting available on your lawnmower which can be about 4" in height. It is also recommend you never cut more than 1/3 of the blades of grass when you cut meaning your grass should never exceed 6" in height.

Here is a quote from the Scotts website: "Longer grass blades can grow and support more roots and develop a deeper root system that is better able to find water and nutrients in the soil. Scalping the lawn forces grass plants to focus their energy on regrowing their blades, not deepening their roots, plus it makes it more likely that weeds can muscle in. Taller grass blades shade the soil and keep it cooler, helping prevent weed seeds from sprouting." Please never scalp your lawn just so you can wait a little longer to cut it the next time.

This can be reduced to a simple rule of thumb: If you notice a breeze is moving your grass blades, it is probably time to trim the lawn. And if your yard looks like the one pictured, please don't be surprised if you receive a violation letter. And if you get a violation for your yard, please just take some positive action about it like cutting your grass. You may have already corrected the issue by the time you receive the violation letter. We don't enjoy sending out violation letters and they cost all of our homeowners money from their association dues thereby reducing what we can do in other areas. Please help us help you!



**If your yard looks like this when the inspection occurs, please don't be surprised when you get a violation letter.**

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## Instructions (Continued)

### 1.2. Edging your sidewalk and driveway

Imagine painting your living room but not worrying about painting the edges of the room. It is very similar in nature to not edging your yard as it is the "trim" of your yard and it provides another opportunity to show those looking at your property how much you care for your home. Besides, if you don't keep edging your lawn where it meets the sidewalk and driveway, the lawn will continue to creep over the top of the sidewalk not only detracting from the appearance but also narrowing the amount of walk way for you and your neighbors. It just provides a more finished look and it just looks to be cleaner. And as you will see further on in this document, keeping your sidewalk 'free from earth and dirt' is also a city ordinance, not just a finishing touch.

Here is an image of a sidewalk with the closer sidewalk being edged and the next yard not edged. The difference is clear to me and everybody that has seen this picture.



#### 1.2.1. Sidewalk Seams

Don't forget to keep the grass out of the seams in the sidewalk. If you don't keep this under control, the grass or weeds will continue to grow during the season and creating a tripping hazard for those using the sidewalk and if not rectified by winter when there will be the freeze/thaw cycles, over a period of time it will start to break up your sidewalk. The same goes for the street and curbs in front of your home. If you want to reduce the opportunity for potholes in front of your house, kill the vegetation in the cracks like in the example.

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## Instructions (Continued)



### 1.3. Treating your yard for weeds

You have a couple of options when treating your lawn for weeds. You can call a professional or try to handle it yourself. Your lawncare budget may impact your approach.

It is likely that your neighbors will greatly appreciate any and all efforts you put in toward reducing or eliminating weeds in your lawn because it will help them as well. If you can't afford to treat your yard for one reason or another, but would genuinely like to do so, you should consider talking to your neighbors about it as they may be willing to help.

You will never know until you ask.

There are many ways you can treat your yard for weeds and still be environmentally friendly. The Internet is loaded with ads, articles, and YouTube videos describing a multitude of ways to accomplish the goal of a weed-free yard. The key is YOU still have to put forth the effort to make it a reality.

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Instructions (Continued)



1.3.1. An example of a desirable yard



1.3 .2. An example of a less-than desirable lawn



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## Instructions (Continued)

### 1.4. Planting bed maintenance

For flower beds and shrubs, it isn't as much as what we are looking to see as it is what we don't want to see: Weeds! The idea behind putting in the effort to plant shrubs and flowers is supposed to increase the curb appeal of your property, not make it less desirable so while spoil it by having a bunch of weeds trying to crowd out your flowers and shrubs?

It just takes a little routine maintenance to have clean looking, weed-free beds. We understand that you are not going to go out daily and pull weeds out of the bed, but is weekly, like when you cut your grass, too much to ask? Nobody is forcing you to have them in the first place.

All we are asking is that you take care of what you started or remove it and plant grass seed again. Your neighbors are counting on you to do your part.

Here are a couple of images of some beautiful, well maintained planting beds.



## 2. Caring for Your Trees

### 2.1. Keeping Sidewalks Clear and Managing Grass Clippings

**SIDEWALKS:** Fort Worth has ordinances requiring home owners to keep their tree limbs trimmed over streets AND sidewalks. The bottom of the limbs *must be no closer than 10' above the street or sidewalk*. If you take a walk in our neighborhood, you won't have to walk too far to see folks who are not complying with this notice. This is not a HOA covenant, rather it is an ordinance of the City of Fort Worth.

**GRASS CLIPPINGS:** Per City of Fort Worth Ordinance § 12.5-302, discharging anything into the MS4 that isn't storm water—like those pesky grass clippings—could lead to fines for residents and their lawn-care hired hands, and it's not just a slap on the wrist, the city means business when it comes to keeping its storm drains clean and functional.

If you spot someone flouting the rules, the city encourages residents to be proactive by reporting such violations through the MyFW App or calling the City Call Center directly at 817-392-1234

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## Instructions (Continued)

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### 3. Keeping our Streets Clean and Presentable

Each Monday, we place our garbage and recyclable materials on the curb and streets. Of details. course, they should not be put out until the evening of the day prior and must be put away no later than Midnight Monday.

Additionally, we palce items we wish to get rid of as well as cardboard. Leaving them on the streets or easments presents a very poor impression of Harmon Ranch. Instead, it would be prudent to take these items to the Fort Worth Drop off station. The nearest one is located at 317 Hillshire Dr, Haslet, TX, just less than 2 miles away. They will take your cardboard, old paint, shredding itmes, wood, metals, etc.. Please visit their website for more details.

Additionally, if you wish to depart with furnature or appliances, ples considering donating to Goodwill or Salvation Army. Pleas refernce their websites for mode

### 4. Enforcement

Your Homeowners' board has the authority to fine you for covenant violations, and there are legal steps that can be taken to enforce our covenants. Also, the city is authorized to fine you for not following ordinances and the amounts may start off kind of small(\$50-\$75), but they can escalate quickly and grow to \$2500 per violation.

You may find a copy of the Harmon Ranch CC&Rs on the Harmon Ranch Website/Portal

For more details concerning city ordinance residential rules. please visit the city of Fort Worth or Code Compliance website(s).

### 5. Summing It All Up

The City and HOA Rules are not here to make life hard on the Ranchers. Rather, they set the standard we all must follow to ensure we keep Harmon Ranch the envy of Fort Worth. Please do your part to make that happen.

If you have any questions, please contact:

Property Management Group, Inc.  
10340 Alta Vista Rd. #C  
Keller, TX 76244  
Email: [customerservice@propertymanagementgroup.org](mailto:customerservice@propertymanagementgroup.org)  
Phone: 817-337-1221  
Fax: 972-591-5625

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## 6. Materials

Fertilizer  
Grass seed  
Mulch  
Weed killer

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## 7. Tools

Edger or edging attachment  
Hand Shears      For trimming shrubs and smaller tree limbs  
Hedge Trimmer  
Lawnmower  
Loppers      For trimming larger branches  
Standard Garden Tools      Shovel, rake, and other assorted common garden tools

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