

Regency Place HOA Activities Committee Yard of the Month Program

Purpose

The purpose of the Yard of the Month Program is to promote goodwill, build community awareness and pride, and recognize and reward exemplary lawn and property maintenance in the Regency Place neighborhood.

General Criteria

Yard of the Month candidates will be judged solely on the total exterior appearance of their property and front yard as viewed from the street. General upkeep of the yard and property is paramount. Emphasis will be given to the design and layout, a well-groomed and maintained lawn, use of hardscapes and accessories, and overall appearance of the property. The purpose is to evaluate creativity, time, and effort, and not dollars spent.

Guidelines

1. The Yard of the Month Program will begin **effective July 2020**.
2. The Regency Place HOA **Activities Committee**, made up of board members and community volunteers, will evaluate and submit their recommendations by the 25th of the previous month to select the monthly award winner.
3. All Regency Place Homeowners/Residents are **automatically eligible** to participate in the Yard of the Month program. If any Homeowner/Resident wishes **NOT** to be considered for the program, please **contact Regency Place HOA Board Member Nancy Mitchell at 863-420-0677** and **leave a message** to withdraw from the program.
4. The upkeep of the yard can reflect the efforts of the homeowners/residents or that of a professional landscaper.
5. An award duration term is approximately a single calendar month and runs until the following month winner has been notified.
6. **All award winners will receive an official “Yard of the Month” lawn-sign, to be placed on their property for the month, and a \$25 Gift Card.**
7. Winners must be willing to have photos of their yard taken and published on the Regency Place HOA website and/or HOA newsletter.
8. Winners must return the official “Yard of the Month” lawn-sign at the end of the month.
9. The same property cannot receive more than one award in the same rolling 12-month calendar period. At least 12 months must elapse between awards for the same yard.
10. No more than one Yard of the Month award recipient will be selected in a single month.
11. All Yard of the Month winners **must be current** on their HOA dues and fees.
12. Homeowners **must obtain proper ARC approvals** if any exterior improvements are made outside of general maintenance and upkeep.
13. Winners may be disqualified if their property is in violation of any HOA covenants.

General Judging Factors

Factors include overall appearance, tidiness, and neatness of the front of the property as viewed from the street and as evidenced by pruned, trimmed, and shaped foliage, edged and defined lawns, borders and flowerbeds, and a visually appealing façade. Judges will utilize the following factors when selecting Yard of the Month candidates:

Yard Maintenance:

- Healthy lawn, neatly mowed and edged and free from weeds
- Pruned and trimmed shrubs and trees
- Healthy, living plants
- Yard and flower beds free of debris and clutter
- Driveway free of oil and other stains with no weeds growing in and nothing stored on it except for licensed vehicles
- Trash cans stored and not visible from the street except on garbage/recycling/lawn waste pick-up days
- House numbers are displayed attractively and neatly
- Mailboxes and mounting posts are in good shape
- Fence and gates are clean and in good shape
- Official and decorative flags are displayed appropriately and in good shape

Design & Landscaping:

- Use of color and texture
- Creative and unique curb appeal
- Overall aesthetic appeal
- Pleasing appearance making the property an asset to the community

Holiday Yard of the Month (October through December)

Holiday Yard of the Month will be judged and chosen during the Regency Place HOA holiday decoration timeline. Candidates will be judged solely on the total exterior appearance of their property and front yard as viewed from the street after sunset. Judges will utilize the following as **additional factors** to the general judging factors when selecting Holiday Yard of the Month candidates:

- Holiday decorations of the front of the property
- Overall holiday enthusiasm
- Proper and creative use of holiday decorations – lights, inflatables, figures
- Display timing – decorations are appropriate and relevant the holiday season

Award Schedule

Yard of the Month winners will be notified as close to the beginning of the month as possible.

PLEASE NOTE: The Regency Place HOA Board Members and Activities Committee Yard of the Month Program judges are **excluded** from consideration from the Yard of the Month Program to maintain fair and impartial judging.

The Regency Place HOA Activities Committee Yard of the Month Program will be evaluated annually for community value and effectiveness and can be discontinued if decided by the HOA board.