



Town of Garner Residential Property Improvement Guidelines

Residentially Zoned Property Maintenance Guide:

This Residential Property Maintenance Guide has been developed to assist you in preserving and enhancing the value of your home and the aesthetic quality of your neighborhood.

The purpose of the Town's property improvement program is to preserve property values while assuring a clean and attractive community. Residents are encouraged to maintain attractive homes that have a positive effect on the overall appearance of your neighborhood.

- Park your vehicles- (including, but not limited to cars, boats, trailers, recreational vehicles, etc.) in the garage, carport, or driveway to ensure public safety, easy trash pick-up, fast access for emergency vehicles, and improved street sweeping, street maintenance, and repair.
- All vehicles, which are under repair, being dismantled or incapable of operating are considered "inoperable" should be stored out of public view.
- Maintain your home with a fresh coat of paint. Peeling or cracked surfaces can contribute to wood rot, termite infestation, water damage, and other conditions, which reduce property values.
- All trash cans, rubbish, and discarded objects must be kept out of public view at all times. (Exception will be made on the evening prior to, and /or the day of your trash pick-up.)
- All yard areas and slopes must be landscaped and maintained. Overgrown vegetation, dead, decayed or diseased tree, and unsightly weeds or lawns that detract from the appearance of the home and the neighborhood should be corrected.
- The front and side yards shall be kept and maintained free and clear of all construction and automotive materials or parts, trash, refuse, debris, trash storage receptacles, inoperative vehicles, dismantled camper bodies, discarded or broken materials, appliances, furniture, equipment, or similar materials.
- Buildings shall remain free of a faulty, sagging, and leaking roof, missing roof tiles or other visible roofing materials. Warped, bowed, or sagging headers, sills beams, eaves, doorways, etc.
- Yards, sidewalks, driveways, and landscaping shall be maintained in a manner free of excess debris, trash and other refuse. Lawns and shrubs shall be cut and or trimmed to achieve an orderly and well kept appearance.

- Lawns shall be maintained to a uniform height not to exceed twelve (12) inches. Suggested mowing schedule is every 2-3 weeks during the growing season.
- Edging shall be performed on a regular basis to curtail grass encroachment onto sidewalks, driveways, and paths. Edging once a month during the growing season is suggested. Grass/vegetation encroachment should not exceed 3-4" onto sidewalks, driveways and paths.
- Weeds within the lawn shall be controlled so that they are not "very obvious" from the street.
- Trees, bushes and shrubs shall be pruned and or maintained to achieve an orderly appearance (not an "overgrown appearance). Vegetation adjacent to public sidewalks and roadways shall be trimmed to allow safe visibility and unimpeded access along the thoroughfare.
- Areas covered with pine straw, nuggets, rocks etc., shall be maintained and/or refurbished as needed to achieve a uniform coverage. Weed or landscape cloth should not be readily visible. Organic cover material should be replaced and/or supplemented at least once a year.
- Flowerbeds and other landscaped areas should not appear to be overgrown with weeds or grass.
- Leaves shall be gathered and disposed of in a timely manner (every two weeks in the fall) so that there is no evidence of a buildup of leaves in the yard. Leaves shall be bagged or disposed of properly.
- Perennial plants may be planted around the base of mailboxes and around the throat of driveways for color enhancements and visual appeal.
- Each month a property will be designated as yard of the month and a "Yard of the Month" sign will be placed on the property. At the end of the year, each winner of Yard of the Month will be placed in a drawing to receive a gift certificate from Lowes Home Improvement.

1. First Place Yard = \$100.00 Lowes Home Improvement Gift Certificate