

Lakes of Windermere HOA 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 Lakes of Windermere 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 1, 2026.
2. Community members will evaluate and submit their recommendations by the 25th of the previous month to select the monthly award winner. Form is available at www.lakesofwindermere-hoa.com/ The Lakes of Windermere Architectural Review Board and HOA Board members will review recommendations and select a winner. You can self nominate.
3. All Lakes of Windermere 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 email YOTM@lakesofwindermere-hoa.com 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 provided by that month's local sponsor.
7. Winners must be willing to have photos of their yard taken and published on the

Lakes of Windermere HOA website and/or HOA newsletter, The LOW Down..

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 ARB 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 winners:

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
- 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 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 and Landscaping:

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