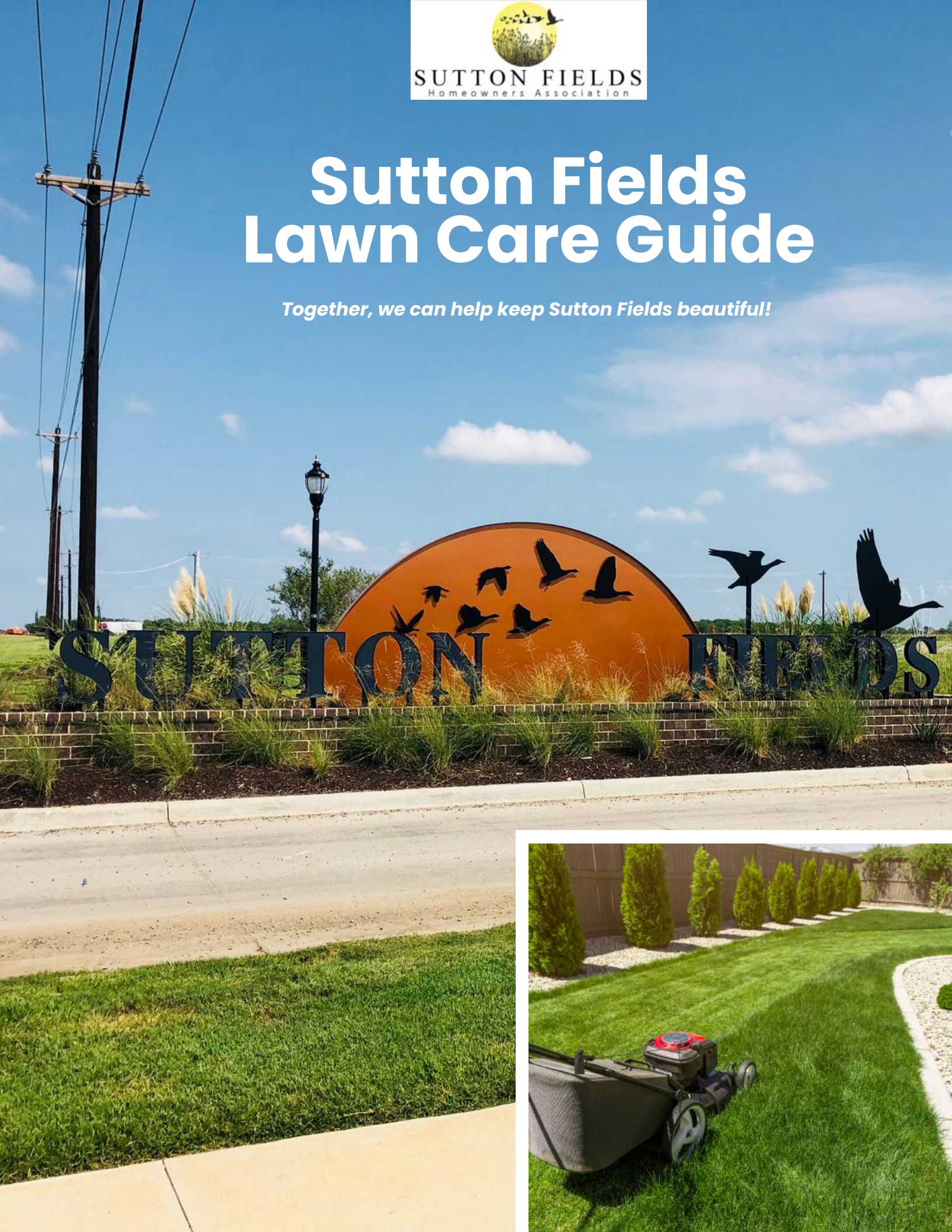




Sutton Fields Lawn Care Guide

Together, we can help keep Sutton Fields beautiful!



Getting Started

By maintaining our homes and caring for our lawns, we can work together to preserve the beauty of Sutton Fields.

Not only does a well-maintained community help preserve property values, it also creates a more desirable, welcoming neighborhood where we can truly live life connected.

It leads to more pleasant walks, a sense of pride in where we live, and the joy that comes from being part of a highly sought-after community within one of Texas' top-performing school districts.

This guide, written by homeowners - for homeowners, aims to help those within our community maintain their landscaping. All of which contributes to beautifying Sutton Fields and creating a community we are all proud to call home.

Did you know?

A 2021 study reported by the National Association of Realtors found that poor landscaping **decreases** your homes value by **10%**.

Poor lawn maintenance lowers curb appeal, discourages buyers, and can also **reduce home values across the neighborhood by 5-15%** over time.

Within the Sutton Fields Homeowners Association, homeowners can be subject to fines of up to **\$1,000** for failure to properly maintain their home's exterior.

By neglecting your landscaping, you're not only risking your home's value but also harming the investment of your neighbors.



Bermudagrass FAQ

Your lawn is Bermudagrass — a warm-season turfgrass that thrives in the hot, sunny climate we enjoy here in Celina.

It grows quickly, forms a dense, lush lawn, and handles heavy foot traffic, making it a favorite for homeowners, parks, and sports fields alike. Bermudagrass goes dormant and turns brown in the winter but greens up beautifully in the spring and summer.

Known for its fine to medium texture and bright green color when healthy, Bermudagrass is also drought-tolerant, capable of surviving extended dry spells with proper care — though it looks its best with regular watering (see Irrigation).

Note: While electric mowers are becoming more popular, Bermudagrass often requires a mower with more power than a basic battery-powered model can provide.

Be sure to research mower options carefully to ensure yours can handle the thickness of a well-maintained Bermudagrass lawn. It's recommended that electric mowers deliver 8lbs or more of torque (such as the Ego 800 series) and gas mowers have an engine size of at least 163cc to ensure they can handle thick bermudagrass.



Mowing

Mowing Height: Maintain a height of 1 to 2 inches.

Tip: Never remove more than one-third of the leaf blade at a time.

Mowing Frequency: Mow your lawn (front, sides and back) weekly during the growing season (spring to fall) and as needed during winter months when dormant.

Tip: In peak summer months, if you're removing more than one-third of the grass height at once, increase mowing to twice a week and consider reducing irrigation slightly to avoid excessive growth.

Benefits of Routine Mowing:

- Encourages lateral growth, helping the grass spread and fill in bare spots.
- Improves lawn density and overall appearance.
- Recycles nutrients back into the soil, reducing fertilizer needs over time.

Tip: Avoid mowing too low (scalping) or letting the grass grow too long, as both practices stress the lawn and make it harder — and more expensive — to maintain over time. For best results, mow Bermudagrass when it's dry.

Safety First:

- Always wear closed-toe shoes while mowing.
- Stay alert for debris, rocks, or other hazards before and during mowing.
- Keep children and pets safely indoors or away from the mowing area.

Tip: If your grass has grown too tall, raise your mower height and gradually lower it over multiple mowing sessions to avoid shocking the lawn. It's best to separate mowings by a couple days until you reach the desired height. Patience is key, stressed or scalped lawns may take a couple weeks to recover.

Note: Your back lawn should be maintained to the same standards as the front of your home.



Trimming and Edging

In addition to regular mowing, it's important to trim and maintain the edges of your lawn along the perimeter of your property. This keeps your yard looking clean, well-kept, and healthy.

Areas to Maintain:

- Around your home's foundation
- Along fence lines
- Around flower beds
- Along driveways, sidewalks, and street curbs

String Trimming:

Use a string trimmer to cut grass along areas where your mower can't reach — including your home's foundation, fence lines, and flower beds. Trim to match the height of your freshly mowed lawn.

Edging:

Use a power edger (or a string trimmer held vertically) to create a clean, sharp edge along the sides of your driveway, sidewalks, and street curbs. This removes overgrowth and gives your lawn a polished, professional look.

Frequency:

Every time you mow.

Consistent trimming and edging will prevent overgrowth and reduce the need for heavy cleanup later.



Front Shrub and Planting Beds

The front of your home includes a designated area for flowers, shrubs, and evergreen bushes. This area should be well-maintained and kept free of weeds, grass, and overgrowth to preserve the appearance of your property and the overall neighborhood.

Homeowners are required to have ten (10) one-gallon shrubs and one (1) fifteen-gallon ornamental shrub within the planting bed (sometimes referred to as a flower bed or landscaping bed). Please refer to the CCRs for a list of approved plants and shrubs.

Additionally, homeowners should ensure their planting beds comply with the community's design guidelines and avoid any wild, overgrown, or unmanicured appearance.

If your builder did not include a full landscaping package, it is the homeowner's responsibility to install compliant plants and ground covering.

Ground Cover: Shrub and planting beds should be covered with one of the following:

- Mulch (in a color that complements your home's exterior)
- Landscaping rocks
- Little Bluestern, Weeping Love Grass, or Mexican Feather.

Note: Bermudagrass is not a permitted ground covering for these areas as it creates an unsightly appearance and disrupts the landscape design.

Tip: Bermudagrass will naturally spread into your landscape beds. To control this:

- Periodically pull runners
- Trim along the perimeter to limit encroachment
- Use grass and weed killer as needed (always follow product instructions)

Maintenance Frequency:

- Regularly clear landscape beds of weeds, grass, and overgrowth
- Replace mulch annually or as needed to maintain a neat, refreshed appearance

Important Note: Installation of stone, block, masonry, or other permanent landscape borders requires ACC (Architectural Control Committee) approval prior to installation. Unapproved borders may require removal.



Trees

At this stage in our community, most trees should require minimal maintenance. However, it's important to keep them healthy and attractive with a few simple practices.

Homeowners are required to have two (2) canopy trees with at least one (1) tree in your front yard. Dead trees shall be replaced within thirty (30) days of loss when favorable weather exists. See CCRs for approved trees.

Care Guidelines:

- Water as needed based on your tree's species and seasonal conditions
- Keep trees free from visible disease and pests
- If you suspect a tree is dead or declining, contact a professional for inspection and possible replacement

Tip: Avoid overwatering your trees and never pile mulch directly against the trunk. Excess moisture and mulch buildup can lead to rot and attract pests.



Cycle-n-Soak Irrigation

Irrigation supplements natural rainfall to help maintain a healthy lawn and landscape. Proper scheduling and system adjustments help conserve water and promote strong, attractive turf and plants.

Watering Frequency:

Two days per week — running 2–3 cycles per watering day.

Refer to Mustang Water for assigned water days and current drought restrictions.

General Run Times by Irrigation Type

- Spray Heads: 6–8 minutes per cycle
 - Sprays apply water quickly and are prone to runoff in clay soils, so shorter, repeated cycles work best.
- Rotor Heads: 12–15 minutes per cycle
 - Rotors release water more slowly and cover larger areas, requiring longer run times but fewer cycles.
- Drip Lines (Foundation & Landscape Beds): 15–20 minutes per cycle
 - Drip systems deliver water directly to the soil with minimal runoff — ideal for landscape beds and foundation protection.
- Bubblers (Trees): 3–5 minutes per cycle
 - Bubblers provide a gentle, direct flow of water at the base of trees.

Tips:

- Water early in the morning to reduce evaporation and minimize the risk of fungal issues.
- Skip watering on rainy days or during weeks with adequate rainfall.
- In shady areas, limit spray or rotor run times to 2–3 minutes per cycle to prevent algae and fungal growth.
- If Bermudagrass struggles to grow in shaded areas, consider installing a landscape bed (requires ACC approval).

Did you know?

- Cycle-n-soak can save the average homeowner \$330 a year on irrigation costs? (Per the US Environmental Protection Agency)

Fertilizer & Weed Treatments

Finding the right fertilizer and weed control products for your lawn can be simple, affordable, and effective. Below is a straightforward routine using widely available products by Scotts Lawn Care:

Seasonal Lawn Care Schedule:

- Early Spring:
 - Scotts Weed & Feed for Texas Lawns
- Late Spring:
 - Scotts GrubEx (for grub prevention)
- Summer:
 - Scotts Southern Lawn Food
 - BioAdvanced Weed and Crabgrass Killer (separate treatment from fertilizer)
- Fall:
 - Scotts Weed & Feed for Texas Lawns

Additional Notes:

- Always review product labels for application rates, timing, and safety guidelines to ensure the product suits your lawn's specific condition.
- Scotts.com offers a free, easy-to-use Lawn Care Plan tool to help tailor product choices to your yard, perfect for first-time homeowners.
- You can also consult a local lawn care professional for personalized recommendations.
- Be mindful of children and pets (including neighbors) when applying product.

Important: While Bermudagrass goes dormant in winter, weeds — especially crabgrass — can still grow. It's important to continue routine weed treatments during the dormant season.

Fungus & Disease Control: If needed, use Scotts DiseaseEx at the first visible signs of disease — like fungus, discolored patches, irregular brown spots, or thinning areas. This can also be used as a preventive, applied in the spring.



Advanced Treatment Schedule

Below is a Warm Season Lawn Care Calendar from The Andersons Lawn Care. This is a more advanced treatment schedule for those looking to supercharge their lawn and achieve top-tier results.

If your goal is to replicate a professionally managed lawn or compete for “Lawn of the Month,” you can follow this schedule alongside consistent lawn care and planting bed maintenance.

Most homeowners can skip the leveling and seeding steps. If you need additional assistance, consider contacting a lawn care professional.

WARM SEASON LAWN CARE CALENDAR

TREATMENT / ACTION	PRODUCT	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Pre-Emergent (Split Treatment)	Barricade [®]												
Fertilizer	Core [™] 12-8-12												
Fertilizer	Core [™] 24-6-12												
Fertilizer	Contec DG [®] 18-3-18												
Fertilizer	Hydracharge [™]												
Fertilizer	Lean & Green [®]												
Fertilizer	Ecofusion [™] Plus												
Fertilizer	Micronutrient Supplement												
Post Emergent	Surge [®] Weed & Feed 16-0-9												
Prevent Grubs	GrubOut 17-0-3												
Treat Grubs	DuoCide [®]												
Prevent & Cure Disease	Prophesy [®]												
Soil Amendment	Humic DG [™] / BioChar DG [™]												
pH Corrections	NutraLime [®] / Elemental Sulfur												
Scalp / Aerate													
Level													
Seeding													

 CRITICAL TIME
  BEST TIME
  ACCEPTABLE TIME

<https://andersonshomeandgarden.com/learn/lawn/warm-season-lawn-care-calendar>

Landscape: Covenants, Conditions and Restrictions for Sutton Fields

Below are the CCRs for landscaping. This can be found at suttonfieldshoa.com under “governing documents” within the “DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUTTON FIELDS HOMEOWNERS ASSOCIATION, INC.” document.

Design Guidelines:

PART ONE: LANDSCAPING, FENCES AND EXTERIOR ELEMENTS

SECTION 1.1 LANDSCAPING:

*Upon completion of each dwelling unit, **each dwelling must comply with the landscaping requirements of any applicable City of Celina ordinances and Association Rules.** Notwithstanding compliance with the foregoing, the following landscape elements shall be installed prior to occupancy of the dwelling:*

1.1.1 Sod: *Each dwelling shall **have full sod installed** for the entire front, sides, and rear yard and a minimum of ten (10) feet back from the front wall face for each side yard, or to the side yard fence, whichever is greater.*

1.1.2 Trees: ***Two (2) canopy trees** with a minimum caliper of 3", measured at a point twelve (12) inches above ground level at the time of planting. At least one (1) of the trees shall be located in the front yard on all lots. **Each homeowner shall be responsible for maintenance and preservation of trees located on their property and shall promptly replace dead trees within thirty (30) days of loss occurrence when favorable planting weather exists.** Tree species shall comply with the City of Celina Zoning Ordinance Chapter 14.05 Appendix E and the following: Caddo, Maple or Golden Raintree.*

1.1.3 Shrubbery and Planting Beds: *Each Dwelling shall have a **minimum of ten (10) one (L) gallon shrubs and one (1) fifteen (15) gallon ornamental shrub planted in a mulched planting bed;** the planting bed shall have edging materials to separate the sod and bed mulch areas.*

***The homeowner shall be responsible for the maintenance a preservation of the shrubs and planting bed, and shall promptly replace dead plants within thirty (30) days of loss occurrence when favorable planting weather exists.** Allowed shrubs are: Knockout Roses, Purple Pixie Loropetalum, Golden Dot Euonymus, Red Yucca, Smoke Tree, Butterfly Bush, Coral Drift Rose, Pink Skull Cap, Texas Sage, Vitex, Nandina, Indian Hawthorn, Boxwood, Jumiper, Burford Holly, Photinia, Crape Myrtle, and Cherry Laurel. Allowed ground cover shall be Little Bluestern, Weeping Love Grass, and Mexican Feather.*