



Community Association, Inc.

HIGHLIGHTS OF LOT MAINTENANCE CONTRACT - (Page One of Two)

Mowing:

1. Grass areas will be cut every 7-10 days to a height of 3-3 ½ inches.
2. All small debris will be removed prior to cutting.
3. Trimming of grass around fences, trees, plant beds and light poles will be done with string trimmer.

Edging:

1. All sidewalks and driveways will be edged twice per month April thru October.
2. All curbs will be edged the same day as sidewalks.
3. All debris created on sidewalks, driveways and curbs will be cleared away with a blower.
4. All tree, shrub and flower beds will be manually edged one time during spring mulching to create a 2" deep border.

Fertilizing:

1. Lawns (turf) are fertilized 4 times a year: April, May, September and October.
2. Ornamental trees and shrubs are fertilized once in the spring.

Weed Control:

1. All grass areas will be treated for annual weed control including crabgrass twice in the spring.
2. All grass areas will be treated for broadleaf weeds (clover) as necessary from May through October.
3. All areas adjacent to curbs and pavement will be treated once per month April thru October.
4. All tree, shrub and flower beds will be weeded by hand and/or sprayed to maintain good appearance at all times.

Mulching:

1. All trees, shrubs and flower beds will be mulched once in the spring with a high quality dyed mulch and spot treated again with mulch in the fall as needed in order to maintain a good appearance.

Pruning:

1. All trees will be pruned once every 3 years during the dormant season (December-March). Certain ornamental trees and shrubs will be trimmed, hand pruned, thinned and/or shaped four (4) times per year from May 1 through October 31 in order to maintain a neat appearance. Large limb removals (over 6" diameter) or work which otherwise requires a special tree crew will be pruned at the homeowner's expense.
2. Pruning of trees away from lights and to provide clearance of walkways will be done during each pruning cycle.

Trimming and Shaping:

1. Shrubbery will be pruned 4 times a year from May 1 through October 31.

Leaf Removal:

1. Will occur four times per year: twice in November, once in December and once in January.

Seeding:

1. ½ of every property in the community will be aerated and over seeded once a year in the fall. Additional seeding or sod installation will be at the homeowner's expense.

Party Cleanup:

1. Two party clean-ups are free of charge. Additional party clean-ups are at the discretion of the Landscape Contractor at a nominal charge. Minimum notice of 10 days is required.

HIGHLIGHTS OF LOT MAINTENANCE CONTRACT - Continued (Page Two of Two)

ITEMS NOT COVERED IN THE CONTRACT - Homeowner's Responsibility

1. Watering
2. Replacement of dead plants – there will be a charge for this service
3. Grading of lawn areas
4. Annual flower maintenance
5. Maintenance of native trees which were existing prior to development
6. Removal/relocation of wild and dead animals
7. Mowing, clearing underbrush or maintenance of natural wooded areas
8. Maintenance of roses
9. Collection of personal garden debris
10. Removal of dead plants and trees
11. Storm damage debris removal

****Non-routine requests for lawn maintenance may be called in to the Association Office or Landscape Contractor where a work order will be prepared and scheduled for action.**