



Community Association, Inc.

## **SUMMARY 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 during the mowing season.
2. All small debris will be removed prior to cutting.
3. Trimming of grass around fences, trees, plant beds and light poles will be accomplished with a string trimmer.

### **Edging:**

1. Sidewalks, curbs and driveways will be edged twice per month April thru October.
2. Debris created on sidewalks, driveways and curbs will be cleared away with a blower.
3. Tree, shrub and flower beds will be edged one time during the 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. Grass areas will be treated for annual weed control including crabgrass twice in the spring.
2. Grass areas will be treated for broadleaf weeds (clover) twice in the Spring season and as needed beyond Spring.
3. Tree, shrub and flower beds will be regularly weeded by hand and/or sprayed to maintain good appearance.
  - \* The fertilizer and weed control products are applied by the Avenel Community Association's contractor in accordance with the regulations set forth by the State of Maryland. Recognizing that there may be some homeowners who do not wish to have chemicals applied, the Association will accept requests from owners to refrain from applying chemicals to their property. Requests must be made in writing and submitted to the Association's Site Operations Manager. Notwithstanding, in all instances, all lots within Avenel must be kept in accordance with the Community-Wide Standard.

### **Mulching:**

1. 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. 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 request at an additional expense.

### **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 late October/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 late Summer and in the Fall.

### **Party Cleanup:**

1. Two party clean-ups annually. Party clean-ups include: Mowing; String Trimming; weeding front and back yards; pruning/trimming and mulch touch-up of the front yard. In the Fall, homeowners may request a leaf removal touch-up for the front entrance. A minimum notice of 10 days is required.

**SUMMARY 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**
- 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.**