



Community Association, Inc.

SUMMARY OF LOT MAINTENANCE CONTRACT

Mowing:

1. Grass areas will be cut every 7-10 days to a height of 3-3 ½ inches during the growing season.
2. 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 four 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 broadleaf weeds (clover) twice during the spring season, one time in the summer and one time in the fall with an organic weed control product.
2. Tree, shrub, and flower beds will be regularly weeded by hand and/or sprayed to maintain a 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 and Montgomery County.*

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 to maintain a good appearance.

Pruning:

1. Trees will be pruned once every 3 years during the dormant season (December-March) as needed. Large limb removals (over 6" diameter) or work which otherwise requires a special tree crew will be pruned at the homeowner's request additional expense.

Trimming and Shaping:

1. Certain ornamental trees and shrubs will be trimmed, hand pruned, thinned and/or shaped four times per year beginning May 1 through October 31 to maintain a neat appearance.

Leaf Removal:

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

Seeding:

1. All lawn areas will be double aerated and over seeded once a year between mid-August and late October.

Party Cleanup:

1. Two party clean-ups annually. Party cleanups include: mowing, string trimming, weeding front and back yards, and touch up pruning/trimming of the front yard shrubbery. In the fall, homeowners may request a leaf removal touch-up for the front entrance. A minimum of ten days' notice is required.

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, herb gardens & aquatic plants
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.**