

## WHISPERWOOD HILL CONDOMINIUM ASSOCIATION

### LANDSCAPE MAINTENANCE STANDARDS

An attractive lawn maintains property values and is an asset to the community. As homeowners you are responsible for maintaining all of your lot, including areas within the right-of-ways (road edges), drainage easements, and any other easement areas on your property. When you make the effort to keep your yard looking good, it pays off for everyone in the community with increased appeal and home values.

Remember, pursuant to the Declaration for your homeowners' association, exterior maintenance is subject to reasonable requirements that are established by your Board of Directors.

The Association has established the following standard for lawn care within our community:

1. Lawns must be kept healthy, green and reasonably free of noxious weeds (including, both not limited to dandelions, broad leaf, clover) through adequate irrigation, manual lawn care, and/or chemical treatments at all times.
  2. Bare patches in lawns must be repaired with the same or similar seed or sod in a prompt manner.
  3. Lawns must be kept mowed and edged on a regular basis with grass not to exceed four inches in height. An example of "regular basis" is every ten (10) days.
  4. Grass clippings and other yard waste must be removed from roadway and driveway areas immediately after mowing or other yard work. (Bags of grass clippings should be stored out of sight until morning of trash pick-up).
  5. Flowers, planters, and/or garden beds must be maintained and kept reasonably free of noxious weeds, dead blooms, dead plantings, non-ornamental grasses, dandelions, etc.
  6. Water as needed to maintain a green, healthy appearance. Do not over-water (pooling, water running down the street are signs of over watering).
  7. Feed your lawn (lime, fertilizer) to maintain a green, healthy appearance.
  8. Trees and shrubs shall be properly pruned and shaped.
  9. Portable toys, bikes, sporting equipment, etc must be picked up nightly and stored out of sight.
  10. Driveway cut-outs must be maintained with grass or other suitable landscape material approved in writing by the Board of Directors.
-