

Townhome Landscaping Services and Responsibility					
Category	Description	Responsibility		Funding Method	
		Owner	HOA	Operating Budget	Reserve Fund
Grass/Lawn	Responsible to ensure grounds are free and clear of obstructions and pet feces; responsible to maintain grass area in any yard that is completely enclosed; fenced in yards. Seeding, aeration, and any herbicide or fertilizer outside of the schedule	x			
Grass/Lawn	Responsible to maintain the condition of the grounds, not necessarily to improve the quality of the grounds; cut the grass on a periodic basis (every 7-10 days during growing season), blow on same day of mow; fertilize turf areas in the fall per schedule apply pre-emergent weed control per schedule		x	x	
Leaf Removal	Responsible for leaf removal no later than Dec 23rd (additional removal upon request of community manager if necessary one week after the majority of leaves have fallen from trees) remove fallen leaves from turf areas and ornamental plant beds in the neighborhood		x		
Leaf Removal	Any additional leaf removal outside of the above once yearly responsibility	x			
Ornamental beds	Responsible for spreading pine straw around tree bases and in ornamental plant beds throughout Neighborhood		x	x	
Ornamental beds	Responsible for maintaining beds an Owner or previous Owners have created, placed mulch, decorative stone, border etc; around HVAC condensers if desired; ornamental beds MUST be outlined with brick, wood, metal, or stone edgings for landscaper to identify	x			
Trees/Shrubs	Reponsible for all maintenance, repair, and replacement if installed by an Owner or previous Owner. All trees and shrubs located on side or back of units are Owner responsibility. Entire tree removal, tree root systems, limbs not accessible from the ground and that cannot be easily accessible from the ground and removed with manual tree pruning equipment. All tree replacements are Owner responsibility regardless of whether they are installed by Owner, previous Owner, or original builder	x			
Trees/Shrubs	Responsible for all maintenance if installed by the Builder. Builder installed Crepe Myrtle and Bradford Pear close to the street. These were not installed in side yards, back yards, or close to the home. Only boxwoods and holly bushes were installed by the Builder and these are located toward the front of the home, either by the front window or alongside the walkway leading to the front door.		x		
OTHER					
Pest Control	ALL Termite inspections, control, and treatment	x			
Insurance	Individual general liability and property insurance covering the unit, betterments and improvements, and personal property; Association must be named as additional insured party	x			

Snow/Ice removal	All sidewalks, walkways, and driveways	x			
Utilities	All maintenance, repair, and replacement; including repair to roofs, siding and windows or doors necessitated by installation or damage done resulting from installation	x			