

Toll Brothers **REGENCY** AT OLDE TOWNE

LUXURY LIVING FOR 55+ ACTIVE ADULTS

What landscaping services are included in my HOA dues pertaining to my home?

A. Weekly Mowing

The turf will be maintained at 2-3 inches weekly or as conditions warrant to maintain desired height throughout the growing season. On average, there will be 28 cuts per year for the full-service areas. Additional mowing will be done at no charge should weather promote the warm-season grass to emerge early from dormancy or grow longer into the Fall season. Mowing height will be adjusted when dry conditions dictate to avoid turf stress. Clippings will be recycled providing nutrients to the soil. Paper/trash and debris will be cleaned off all turf and shrub beds prior to mowing.

B. Mechanical Edging

Bed (soft) edges maintained bi-weekly in conjunction with hard edge (sidewalks, curbs, driveways) on alternating weeks. Weather conditions dictate all edging (soft/hard) services. All other obstacles trimmed weekly during mowing cycle.

C. Blowing / Clean-Up

Gas powered blowers will be used to clear all walks, curbs, parking lots, and tree and shrub beds weekly. In the months when mowing is not required the entire site will be blown as needed. All trash, sticks and debris will be picked up and taken off site on a weekly basis.

D. Customized Turf Program

Warm Season turf will receive up to Four fertilizer applications throughout the year based on the specific needs of the turf.

- **Pre-emergent Application-** To mitigate summer broadleaf weed issues, a pre-emergent fertilizer will be applied in February/March to the turf.
- **Spring Fertilizer:** In mid to late spring a turf fertilizer will be applied to the turf
- **Summer Fertilizer:** In early/mid-summer a turf fertilizer will be applied to the turf.
- **Post-emergent Application-** Post-emergent weed control is applied throughout the year as seasonal weeds break through the pre-emergent barrier.
- **Pre-emergent Application-** In the fall a second application of pre-emergent will be applied to mitigate winter weeds in dormant turf grass.
- **Soil Test-** A soil test will be taken to determine the current PH level. Soil tests will be taken at various sites to provide us with true results. Recommendations and proposals for correcting soil PH issues will be provided.

E. Tree/Shrub Care

- Shrubs and trees will be monitored for fertility issues and fertilized in the spring.
- All plant material will be monitored regularly for pests and proper control will be administered under supervision of a licensed pesticide applicator. If a severe pest problem is present, there may be an additional charge for treatment. All pests will be monitored closely to reduce the amount of chemicals. This is better for the plant material and safer for the environment.

F. Pest and Weed Control

Pests and weeds will be scouted in the landscape on a weekly basis. Tree and shrub beds, pavement cracks, and along curb areas will be treated with a non-selective herbicide as needed. Fire ants, aphids and Japanese beetles will be treated with a systemic or contact insecticide on an as needed basis. MAJOR infestations of migratory pest are not included. That cost for treatments will be separate.

G. Mulch and Pine straw Installation - refreshed once per year

All mulch/pine straw beds will be defined prior to installation.

H. Leaf Removal

Leaf removal will include removing from site during season (Nov-Feb). Crews may generate temporary piles in safe locations for removal and mulching where applicable. Natural areas will be utilized with permission from the customer.

I. Pruning

All shrubs will be pruned according to industry standards throughout the growing season. There will be three pruning rotations per season (Spring, Summer, and a Fall touchup), with consideration of pruning flowering material such as Azaleas after they bloom). Pruning will be done by your crews during your weekly basic maintenance services. Perennials, decorative grasses, flowering shrubs, and roses will be cut back in the winter. Street trees will be limbed up to 8-10' during winter months