

Sterling Hills Townhome Association

Lawn Care Policy

This policy has been created in order to assist homeowners of Sterling Hills Townhome Association (Corporation) and explain criteria used by the Corporation in the care of lawns for titleholders of the townhome properties. This policy is not meant to replace specifics outlined in the Covenants concerning snow removal.

Section I – Responsibility of Maintenance

The Corporation is responsible for all lawn care of properties belonging to the Corporation and titleholders of the Corporation. As elected officials of the Corporation, the Acting Board of Directors (BOD) is authorized to manage this policy for the Corporation and take administrative control over care of lawns belonging to the properties. The BOD will make this policy available to all titleholders by way of publishing it in newsletters, on the Corporation website and/or meeting minutes.

Section II – Mowing

Weekly mowing and trimming of yards and properties will take place, weather permitting. Grass clippings will be bagged and taken from premises. Workers will trim around trees, shrubs, fences, buildings and other objects during each mowing. Driveways and sidewalks will be blown free of grass and gutter extensions will be raised and lowered before and after each mow. The day for mowing will be determined by the Corporation and provider, with the closest following day used as a back-up mow day in case of rain.

Section III – Fertilization/Pest Control

A 5-Step application program will be used to maintain healthy growth of the lawns. Applications will be applied during recommended times provided by the manufacturer. Applications consist of two applications of fertilizer with pre-emergent in the spring, fertilizer with grub/pest control in summer, fertilizer and winterize fertilizer in the fall.

Section IV – Weed Control

Round-up spraying in rock beds and concrete areas, spraying for noxious weeds and thistles in outlots and spraying of broad-leaf weed killer and treatment for crabgrass will be accomplished by a licensed professional, under the direction of the BOD, as it is needed.

Section V – Yard Ornaments, grills, playgrounds, pools

All items must be removed from the yard, to accommodate for mowing and prevent them from damage. Mowing crews and the Corporation are not responsible for any damage to items left in these areas and are not required to mow and trim if items restrict the work. Titleholders of property where items are left on the yards and sod is destroyed are responsible for replacement of the dead lawn.

Section VI – Fencing

Gates to fenced yards must be left unlocked and open for yards to be mowed inside of fenced areas.

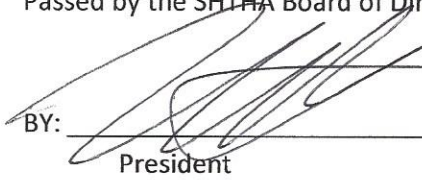
Section VII – Pets

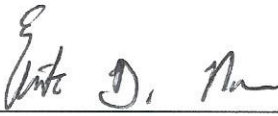
All pet waste must be removed from the yard, to accommodate for mowing. Mowing crews and the Corporation are not responsible for mowing of yards that have animal waste left in them. Titleholders of property where animals destroy the sod are responsible for replacement of the dead lawn.

This policy may be modified by the majority approval of the Sterling Hills Townhome Association Board of Directors. Said approval would require a meeting of the Board of Directors, open to all members of the Association to discuss the modifications.

Therefore it shall be the POLICY that the Sterling Hills Townhome Association (SHTHA) Board of Directors shall follow the above reference Lawn Care policy.

Passed by the SHTHA Board of Directors on _____.

BY:  _____ Date: 8 NOV 2016
President

ATTEST:  _____ Date: 11/8/16