

Spinnaker Bay Landscaping Maintenance and Replacement Policy

Adopted February, 2020

(Homeowner / Association responsibilities are on page 3)

Current Landscaping Contract <excerpts>:

Summer Services: (April 15 - October 15)

- a. Weekly service of lawn mowing and trimming around buildings, sidewalks, driveways and flower beds. Weekly service to include the 150 yards of grassed areas outside of the fenced portion of property, east and west on Washington Avenue;
- b. Blow all walks and drives of grass clippings;
- c. All grass clippings and leaves bagged and removed from property at expense of Contractor;
- d. Mid-year edging of curbs;
- e. Mid-year fertilization to be applied within first two weeks of July (Scotts Premium fertilizer);
- f. Pruning of trees and shrubs 2 times per season;
- g. Watering of property is available at a flat rate of \$xx per hour;
- h. Weed control is available at an additional cost of \$xx per hour, plus cost of product;
- i. Any replacement of trees or shrubs will be billed at the rate of \$xx an hour for labor and the wholesale cost of material;
- j. Final fall fertilization to be done by last week of September;
- k. Fall clean-up will be done at least twice a season and as late as possible depending on weather/rain/snow;
- l. Contractor is not responsible for spraying of pesticides, but will inform SBHA if problem exists;

Spring Cleanup: (completed between April 15th - May 25th weather permitting)

- a. Gravel and trash removal from grass and landscaped areas, walkways and driveways;
- b. Thatch, rake and mow all grass areas;
- c. Blow all landscape and planter areas clean;
- d. Edge curb areas;
- e. Broken limbs and branches will be removed;
- f. First fertilizer applied at cleanup or within 5 days thereof (Scott's Premium Fertilizer);

Winter Services: (October 15 - April 15)

- a. Plowing to begin at 1.5 inches or more of snow, weekends and holidays included;
- b. Shoveling all walkways at any amount of snow accumulation in attempt to keep ice build-up down;
- c. Shoveling and plowing services to be completed between 6am and 4pm;
- d. During continual snowfalls, plowing may be done in the early evening
- e. Snow plows will return the following day for occupied spaces;
- f. Slush will be plowed if needed;
- g. Shoveling and plowing will be done after wind storms;
- h. Ice melt is available at a rate of \$.xx per pound, labor included;
- i. Sanding is available and billed at a rate of \$xx per sanding, labor included;
- j. Removal of excess snow mounds on property to be billed at an additional charge of \$xx per hour for front loader, and \$xx per hour for dump trucks, operators of equipment included in hourly rate.

<End Contract excerpts>

Summary of Spinnaker Bay Homeowners Association Responsibilities (of non-fenced back yards):

Lawn cutting and maintenance as described in the above contract.

Maintenance and replacement of trees.

Bushes adjacent to the sidewalks approaching the units' front doors.

Bushes in "encircled" landscape areas including small islands between driveways.

Bushes behind decks .

Maintenance or replacement of original landscaping as needed including entry sign area. Bushes may be replaced by a different species if Homeowner, Landscaper and the Board approve.

Summary of Homeowner Responsibilities:

All lawn, tree and landscape maintenance of fenced back yards.

Watering of lawns and landscaping. During periods of exceptional dryness or heat, the HOA may pay for watering of front yards on an as-needed basis.

Weeding of landscaping areas associated with the unit.

Installation and maintenance of mulch and smaller plants and flowers added by the Homeowner to any landscaping areas.