

# **Woodcreek Farms**

## **Maintenance Responsibilities of Owners**

(per Section 5.2 of the Declaration of Covenants)

## **Community-Wide Standard Defined for Grounds Maintenance**

Including General and Specific Standards

Released 3/28/11

MAINTENANCE RESPONSIBILITIES OF OWNERS  
as set forth in the  
Declaration of Covenants, Conditions and Restrictions  
for  
Woodcreek Farms

Section 5.2. Owner's Responsibility. Each Owner shall maintain his or her Unit, and all structures, parking areas, and other improvements comprising the Unit in a manner consistent with the Community-Wide Standard and all applicable covenants, unless such maintenance responsibility is otherwise assumed by or assigned to the Association or a Neighborhood Association. In addition to any other enforcement rights, if an Owner fails properly to perform his or her maintenance responsibility, the Association may perform such maintenance responsibilities and assess all costs incurred by the Association against the Unit and the Owner in accordance with Section 8.7. The Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry, except when entry is required due to an emergency situation.

Community-Wide Standard Defined  
for  
Grounds Maintenance

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General Standard

The Owner shall be responsible for the maintenance of all landscape material, hardscape, fences and any other improvements located within the Owner's lot(s). Landscaping shall be maintained in good condition so as to present a healthy, neat, attractive and orderly appearance in keeping with the overall landscape themes of Woodcreek Farms. Plant material shall be kept free of weeds, refuse and debris, and any dead, severely damaged or diseased plant material shall be removed and replaced by the Owner.

Specific Standards

1. All grassed lawn areas are to be regularly mown during the growing season and irrigated sufficiently to maintain color and texture of the lawn. Bare spots are to be sprigged or resodded for uniform coverage of the entire lawn.
2. Where lawns abut driveways, sidewalks and curbs, grass is to be edged or trimmed so as not to encroach on these surfaces.
3. Planting beds and non grassed mulch areas are to be regularly weeded and periodically refreshed.
4. Shrubbery is to be pruned and trimmed in a manner consistent with the nature of the plant material.
5. Leaves are to be regularly removed from lawn areas during the fall and winter months.
6. Roll carts, trash receptacles or other types of containers are to be garaged or otherwise screened from street view other than days of pick-up.
7. Mail posts and boxes are to be free of corrosion and repainted as necessary maintaining an appearance of good condition.

Non compliance on your property is noted with an X preceding the Standard which has been violated and requires corrective action.