

LANDSCAPING INSTRUCTIONS

LANDSCAPING STANDARDS

Tenant shall refer to their tenancy agreement for the standard of care specified by the property owner. Tenant shall also abide by any additional requests or requirements as specified in their Landscaping Agreement in their tenancy contract made by the property owner. The standard of care may be designated as Minimal, Low, Moderate, or High as outlined below.

Failure to maintain the exterior condition of the property to the specifications of the rental agreement and any homeowner's association's regulations, shall result in the Tenant(s) being held responsible for any fines levied by the association. If Tenant(s) fails to maintain yard in accordance with the below listed requirements, Owner/Agent may issue a 10-day written notification of the deficiency and if not remedied within that timeframe, may hire a professional service to remedy the default. The cost incurred for such service shall become the responsibility of the Tenant(s).

LEVEL OF CARE DEFINITIONS

- Minimal-Level Care includes mowing in accordance city or county code (usually no higher than six inches).
- Low-Level Care includes mowing in accordance with city or county code, watering and weeding landscape beds, and adequately watering shrubs.
- Moderate-Level Care includes regular mowing, with grass not to exceed six inches in height at any time. It also includes weeding beds; trimming shrubs (but not trees) to maintain their health and shape; edging the lawn at least once per year; watering landscaping as needed; removing any invasive volunteer trees, plants and shrubs that may encroach upon the house, driveway, sidewalk or walkways; mulching beds at least annually with bark or other protective plant material to keep the soil moist and nourished; prompt removal of leaves so as not to kill grass. Proper disposal of yard debris.
- High-Level Care includes weekly mowing of grass, with grass height not to exceed six inches at any time. All flower beds and landscaped areas are to be kept weed-free by use of chemical or natural products as indicated above. The lawn must be edged at least every other month to maintain clean edges. Shrubs and flowers must be deadheaded promptly upon completion of bloom. The lawn must be watered adequately and kept green. Tenants must apply weed and moss control as indicated below in the spring and fall; prior to application of lawn care products lawn must be aerated. Shrubs must be kept trimmed to maintain their health and shape, and so they don't encroach upon the house, driveway, sidewalk or walkways. Invasive trees, shrubs and weeds must be promptly removed when noted, and all flower and landscaped beds must be mulched twice per year with bark o' mulch or other protective organic material to keep the soil moist and nourished. Leaves must be promptly removed so as not to kill grass, and all leaves and debris disposed of promptly, and not allowed to accumulate on the property.