

Lawn and Yard Care Policy

Beaverdam No. 2 Homeowners Association

In order to help preserve the appearance, respectability and value of the financial investment of the homes in our neighborhood, the Architectural Control Committee (ACC) has developed a set of minimum standards regarding front yard maintenance of the homes and landscaping. The intent of the policy is to provide a uniform and consistent measurement for when the ACC may be required to address inadequate maintenance or upkeep of lots within Beaverdam No. 2 communities that include both Montrachet and Chambord neighborhoods.

Each Owner and/or Renter is responsible for the normal upkeep of their yards, such as watering, weeding and mowing, pest control and the routine pruning and cutting of shrubs/trees, and other flora to maintain a well-kept appearance and prevent any overgrowth onto pathways and common areas. Failure to correct the following issues after written notification is considered to be a breach of the CC&Rs (**section 3.6.3**) and a violation of the Home Maintenance Policy. If an Owner fails to maintain the front yard, and fails to cure the defect after notice from the Board, then the Board may, by resolution adopted by seventy-five percent (75%) of the total Board membership, engage a commercial landscaping company to do any required maintenance and may separately assess such maintenance as a charge against the lot.

The full CC&Rs of the Beaverdam No. 2 community can be found on our website:

<http://www.beaverdam2.com/images/ccr.pdf>

An appendix created to help clarify the HOA boards interpretation of the CC&R as it relates to yard care can be found on our website:

http://www.beaverdam2.com/images/Beaverdam2_HOA_Yard_Maintenance_Policy_2016.pdf

Definitions and Guidelines

Growing Season

The period of year or season during which grass, shrubs, trees, flowers, etc., grow best. The growing season is typically March through October.

Non-Growing Season

The period between the first frost of winter and the last damaging frost of winter. The non-growing season is typically November through February.

Lawn

The area planted with grass which is maintained at a low, even height. A significant portion of front yard must be lawn. The rest of the front yard can be made of up flower beds, fountain or a pond.

Yard

The "yard" is defined as the space or grounds surrounding or surrounded by a building. This means the physical area on a Lot, including, but not limited to, the foundation plantings, all grass areas, planting beds, trees, flowers and the driveway area.

Moss

A tiny green flowerless plant that reproduces by spores and grows in tufts, sods, or mats on moist ground, tree trunks, and rocks in your yard. If left uncontrolled, it will choke out your lawn and leave large bare areas in need of replanting.

Crane Fly

A slender, two-winged fly with very long legs similar in appearance to large mosquitoes but do not bite. They lay their larvae in your lawn and will destroy it if left untreated.

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LAWN AND GRASS CARE:

During the growing season it is recommended the following actions *be* taken to ensure the lawn/yard is properly maintained.

1. Lawns must be mowed on a regular basis, lawn height not to exceed four inches.
2. No part of the lawn shall run onto paved surfaces such as sidewalks, curbs and common areas.
3. Lawns must be watered on a regular basis sufficient to maintain health and green color. This is weather and temperature dependent. Lawns typically need several inches of water a week to stay healthy and green.
4. Plants and shrubbery should be watered to maintain a healthy appearance.
5. Control and removal of weeds in lawn, gardens, sidewalks and driveways.
6. Lawn debris, including lawn clippings should not be left along the curb, sidewalk or street, and tree and shrub trimmings, must be removed from view from the front yard after the maintenance is performed until trash pick-up day.
7. Regular fertilizing is recommended but not enforced.
8. Crane fly control is recommended to be performed at least twice yearly; as early as March and as late as October. Insecticide application is most effective between April 1st and April 15th according to the Department of Agriculture at Washington and Oregon State University. You can apply "Crane Fly Kill" any time you see activity, but it should to be done at least twice a year.
9. Moss is not an acceptable substitution for lawn. Moss control is recommended to be performed annually or as needed. Once moss is established it will choke out the lawn. Lawn areas that have poor drainage or less sunlight will be more susceptible to moss than well drained areas with good sunlight.
10. Remove any and all dead plants, shrubs and trees in a timely manner.
11. If a household is on vacation for more than a week please make arrangements to have your yard attended while you are away. Absence does not relieve you of your obligation.

During the non-growing season it is recommended the following actions *be* taken to winterize the lawn/yard and maintain some level of lawn/yard care through the fall and winter months.

1. Crane fly prevention - in the Fall you need to re-treat crane fly with an insecticide application between October 1st and October 31 is most effective. This application period is necessary to kill the larvae of the crane fly.
2. End of season flowerbed and lawn/yard maintenance should include pulling or spraying for weeds and a final mow of the lawn. It is recommended that you lower lawn mower blade to reduce disease and moss problems.
3. Rake and pick up leaves that have fallen or blown onto your property. Fallen leaves can smother the lawn and plants if left on the ground, and transmit diseases and pests to a lawn or flower bed.
4. Winterize your lawns (recommended but not enforced). Winterization should include adding fertilizer to the lawn in the fall to feed the roots through the winter. Add mulch to the flower beds to protect the roots over the winter. Remove leaves and debris from rain gutters to prevent water backups during the rainy season, and put garden hoses away for winter, wrap or cover outdoor spigots, and winterize your lawn sprinkler system to prevent broken pipes due to freeze.

SHRUB CARE:

Shrubs shall be pruned and maintained in a manner consistent with the neighborhood.

1. Dead shrubs shall be removed and replaced of similar nature and scale.
2. Mature shrubs need to be pruned to a consistent level and shall not overly obscure (1/3 to 1/2) of the front windows or doors of the home.

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TREE CARE:

Trees shall be pruned and maintained in a manner consistent with the neighborhood.

1. Dead trees shall be removed and replaced of similar nature and scale.
2. Mature trees need to be pruned as needed to be safe and presentable.
 - Branches overhanging the sidewalks should be pruned back or up to allow pedestrian traffic to pass safely. Eight feet of clearance is suggested to allow for growth and branches weighed down with rain or snow.

Identification of Violations

At the direction of the Association's Board of Directors, a periodic walk-through of the community will be performed in order to identify deficiencies in grass, tree, bush and/or shrubbery maintenance. Property owners with identified maintenance problems will be notified of the problem in writing. The Association shall request corrective action to be accomplished within a stipulated time frame depending upon the severity of the violation.

Procedures and Charges for Violations

The Association shall have the right, if after notice is given to the owner of the lot involved, setting forth the action intended to be taken, and such action has not been taken by the Owner, to mow the yard, to trim or prune the trees, bushes, or shrubbery, and water the yard at the expense of the Owner. In the event of failure to water an assessment will be applied on a per month basis in the amount of \$100.00.