

Lakes of Bella Terra Community Association, Inc.
Front Yard Maintenance Program

Via Privato Section 16
Bella Cortile Sections 19, 20 & 30
Casa Bella Townhomes Sections 28 & 29

General Information

The Front Yard Maintenance program provides significant benefits to each property Owner and to the Lakes of Bella Terra community as a whole. Some of these benefits include: uniformity of maintenance both in style and appearance as well as the schedule by which all residential properties are maintained, increased street appeal and convenience to the property Owner.

The Front Yard Maintenance program will be administered by the Association. The maintenance services for the current year will be provided by the Landscape Maintenance Contractor who also maintains the common areas of the community.

Front Yard Maintenance Includes

- Mowing, edging, weed control and fertilization of the lawn area on a schedule of **42 trips per year.**
- Landscape Maintenance Contractor does not provide services for any additional work or maintenance within the back yards so Owners will be required to either preform the rear yard maintenance or hire appropriate Landscape Maintenance Contractor.
- **Please Note: Rear Yard Maintenance is not provided and will remain the responsibility of the Homeowner.**
- Two (2) weed control applications (generally applied Jan-Feb & June-July).
- Two (2) lawn fertilization applications (generally applied March-April & Aug-Sep).
- Four (4) insect control applications for the shrubs (once per quarter)
- Front yard landscape includes mow, edging, blowing, line trimming and trash removal. Plant bed detail includes weeding and maintaining bed edge 12 times per year. Shrubs and ground cover are trimmed 4 times per year. Tree Maintenance shall include removing limbs below 6', 1 time per year. Mulch will be applied 1 time per year. Shredded hard wood mulch is used. Black mulch, while attractive, is not an appropriate long-term material and can cause problems to the Owners landscaping plants and concrete areas as it is dyed and made up of several wood by-products.
- Any landscaping, irrigation and lawn materials that require replacement will be the responsibility of the Owner.
- Front Yard Maintenance will generally take place on Friday from 7:30 a.m. – 7:30 p.m. (weather permitting) Saturday is a back-up day for inclement weather and schedule adjustments. While these days are the planned days, if weather is a problem, alternative maintenance days may be necessary.
- If the crew cannot access the front yard on maintenance day they will try to leave the Owner a note that lists the reason the service couldn't be performed; no make-up trips are scheduled due to access issues.

Watering Tips

- No irrigation 24 hours prior to maintenance visit.
- Water in the early morning.
- Avoid watering in the heat of the day between the hours of 11 a.m. – 5 p.m.
- Best time to water is between the hours of 3 – 8 a.m.

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How long to water

- Normally turf and landscapes in this area do fine with 1-1½ inches per a seven-day week when daytime temperatures are between 70s and 80s.
- As daytime highs hit 88-92, you can up that to 1-1½ inches four to five days.
- When temperatures exceed 93 degrees consistently (normally July-Aug), 1-1½ inches every two or three days.
- Every irrigation system is different generally you can achieve 1-1½ inches of water by running spray zones for 5-10 minutes and rotors zones for 20-30 minutes.

Turf/Weed Control Program

- Basic weed control program
- The weed control program targets broadleaf weeds.
- Homeowner can pick up weed control products from a local garden center that target specific weeds they are having trouble with. This product needs to be applied according to the manufacturer's instructions. To avoid additional stress on the turf Owners should wait 4 weeks after the Landscape maintenance Contractor's application to apply additional weed control products.

Owner Responsibilities

- Please keep all vehicles, toys, water hoses, pets and all other objects away from the front yard landscape maintenance areas. Any damage which may occur to these items is the responsibility of the Owner.

Front Yard Maintenance Issues

- Owner shall complete work order request to management company.
- Management reviews the information to ensure sufficient information is provided.
- Management processes work to Landscape Maintenance Contractor.
- Landscape Maintenance Contractor will assess, investigate, and/or repair the items addressed in work order.
- Landscape Maintenance Contractor will provide Management with their findings and/or completion of work order.
- Management will reply to Owner and close out work order.

Courtesy Notice

THIS IS A COURTESY NOTICE AND MAY NOT CONTAIN ALL INFORMATION OR INCOMPLETE INFORMATION ABOUT THE FRONT YARD MAINTENANCE PROGRAM. THE PROVISIONS OF THE RESTRICTIVOS, AS EACH MAY BE AMENDED, AND THE DECISIONS, POLICIES, ACTIONS, AS SUCH MAY BE MODIFIED BY THE HOA BOARD OF DIRECTORS AND THE HOA MANAGEMENT COMPANY, INCLUDING YARD MAINTENANCE, SHALL SUPERCEDE ANY INFORMATION CONTAINED HEREIN. INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE OR REVISION HEREOF.