

PINE 43

Pine 43 HOA Attached Townhome Maintenance Services Lots 3-21, Block 4, Pine 43 Sub #2

Dear Pine 43 Attached Townhome Homeowner:

The Pine 43 Homeowners Association ("HOA") provides the following maintenance services for your attached townhome and landscape which are included in your HOA exterior maintenance assessments:

- Landscape Maintenance – see attached estimated calendar of services (no changes to landscape or sprinkler system is permissible)
- Roof Surfaces of Dwelling Units Including:
 - Roofing maintenance and replacement, as determined by Pine 43 Homeowners Association Board of Directors

****SEE CC&R INSURANCE REQUIREMENTS****

The HOA does **NOT** insure any part of townhome units or private lots.

Lot/Home Maintenance Services Provided by OWNERS

- Weed control, debris removal on vacant lot prior to townhome construction
- Sprinkler and Sprinkler Clock Repairs on Lot (cost)
- Landscape Replacements (if/when necessary-ACC approval required for any changes)
- Windows and doors cleaning, repairs and replacements
- Gutter cleaning, repairs and replacements
- Siding/Exterior routine cleaning, repairs and replacements including painting
- Private decks, patios, courtyards, fence repairs and maintenance
- Walkways, driveway, and sidewalks adjacent to the property
- Snow removal
- All interior maintenance and repairs
- Pest control services, if desired
- Acts of God/Casualty/Negligence by Owner – hailstorms, wind, fire, etc.

Note: If you have any warranty issues on your home within the first year, please contact the warranty department for your builder.

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Landscape Maintenance Schedule PINE 43 HOA Townhome LOTS Phase 2

This is only an estimated maintenance schedule

Service	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Spring Clean-Up (1 visit - light pruning included varying species)			✓	✓								
Weekly Maintenance				✓	✓	✓	✓	✓	✓	✓		
Bed Weed Control			✓			✓			✓			
Fertilization and/or Plant apps			✓			✓		✓		✓		
Irrigation Sprinkler System Checks & Seasonal Adjustments				✓	✓	✓	✓	✓	✓			
Irrigation Winterization										✓		
Property Site Inspections	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fall/Winter Clean-Up (1-visit light pruning included varying species)											✓	✓

- **Maintenance day is MONDAY, between 8am-4pm.** Any services not able to be completed during a scheduled visit will be planned in advance with proper notification to residents.
- Trash removal, pet waste removal and hand-weeding **not included** in weekly seasonal maintenance. Be sure all **waste and pets** are **removed prior to service**. Gates should be unlocked with clear access to all maintenance areas. No return visits will be made due to the responsibility of the resident.
- Homeowners **may not contact** Maintenance Company directly. All communication to go through HOA Management Company, or such party as the Homeowners Association may designate. Complaint/Concern **report forms** at www.dev-services.com. ****After-Hours** irrigation flooding **EMERGENCY ONLY** calls may be directed to Cutting Edge at 800-673-7209.
- Homeowner modification of any landscape or the irrigation system, including timers, is **not permitted**.
- Repair or replacement of Homeowner landscape or irrigation will be charged to individual homeowner per the CC&Rs. (I.e., sprinkler head replacements, drip line repairs, sprinkler clock repair/replacement, tree/shrub replacement)
- All potted plants, or garden areas/boxes, which may be approved by the ACC, must be watered, and weeded by the owner. **ACC request applications** on the website. Prior approval is required for any exterior improvements, additions, or changes.

Note from Cutting Edge: Fertilization and weed control applications must not have water applied for one hour after the service and are pet safe after this timeframe for drying. Advance notice will be given before we arrive on site to alert homeowners.