

# Silverlakes HOA Specification

## Landscape Maintenance - Common Areas and Villas

Adopted November 19, 2008

### I. **Purpose:**

The purpose of this specification is to define the landscape maintenance requirements for the Silverlakes general common areas and the Villas. It is the intent of the Silverlakes HOA to have one vendor perform the services defined herein, however more than one vendor may be selected to accomplish specific defined elements included in this specification. The number of vendors involved will be identified and controlled by the Silverlakes Property Manager in conjunction with the Silverlakes HOA Board of Directors.

### II. **Mowing:**

Mowing shall be done once per week during May through October. During November through April, mowing shall be done every other week at a maximum **or** weekly should grass growth conditions indicate mowing would be required.

- A. Cutting height of grass shall be at a maximum 4 inches in height.
- B. Areas not practical to be cut with power mowers are to be trimmed with weed eaters. Care should be exercised to prevent scalping.
- C. After each mowing, grass clippings shall be blown off all hard surfaces of common areas.

### III. **Plant Trimming and Pruning:** (All trimmed plant material/debris is to be removed from Silverlakes.)

- A. General Common Areas: Pruning of shrubs shall be done with manual and/or power tools and will be done every other month at a minimum. After trimming, shrub height shall be a maximum of 4 feet. Special attention shall be given to the manner plants are trimmed and the height maintained to ensure a manicured and professional look.
- B. All shrubs at the two exits of clubhouse parking and common areas shall be cut back to allow proper line of sight for on-coming traffic and pedestrians.
- C. Palm trees up to 15 feet in height are to be trimmed throughout the year as needed. Trimming of other palm trees is excluded from this specification and will be handled separately by the Property Manager.
- D. Wall along Griffin Drive: Entire wall is to be trimmed in the first two weeks of April, July and November (3 times per year).

### IV. **Edging:**

Mechanical edging of walkways, roadways and plant beds will be accomplished each time mowing is done.

### V. **Plant Bed Weed Control:**

Weeding of all plant beds shall be done as needed. Both manual and/or chemical methods are acceptable.

### VI. **Pest Control / Fertilization:**

- A. **Lawn:** A balanced fertilization will be accomplished six times a year on grass areas. Applications will contain herbicides, insecticides and fungicides, as needed to maintain a healthy, manicured and professional appearance.
- B. **Trees and Shrubs:** A foliar spray of micronutrients to take care of any plant deficiencies will be accomplished 4 times per year. The spraying will include insecticides and fungicides as needed. Two granular applications of fertilizer containing insecticides and fungicides, as needed, will also be applied once in the spring and once in the fall.
- C. **Fire Ants:** Fire ant population in grass and plant bed areas will be controlled to prevent nuisance conditions.

**VII. Mulching:**

Mulching of all plant beds will be accomplished in the late October- early November period of each year. The mulch shall be a cypress, red-designer type. Cost of the mulch is not part of this specification.

**VIII. Flowers/Decorative Plants at Entrance:**

Flowers or other types of seasonal decorative plants shall be planted two times per year, once in the October - November period and once in the May – June period. Cost of the plants is not part of this specification.

**IX. Timing of Work:**

All work shall be accomplished between the hours of 8:00AM and 5:30PM Monday through Friday.

**X. Other Items:**

- A. Any extra work necessary as a result of hurricanes, floods or lightning will be covered in a separate manner and is not part of this specification.
- B. Certificate of Insurance to be provided to the Silverlakes HOA before any work is accomplished.