



River District Scope of Landscape Services

River District Owners,

One of the primary amenities offered by the River District subdivision is maintenance free living....the most significant component of which is landscape maintenance services provided by the River District HOA.

This guide is intended to:

- Outline the process for owner initiated landscaping enhancements.
- Clarify the level of ongoing landscape maintenance services included in the River District HOA dues structure and the level of service the HOA is currently providing.
- Define snow removal efforts performed by the HOA and optional services for snow removal to single family residential owners.
- Reiterate the timeframe under which originally installed landscape plantings are warrantied.

Section 5.2 of the River District CC&R's

5.2 Landscape Maintenance of Lots: the Association shall be responsible for the general maintenance of all front, rear and side yards on the lots. This general maintenance shall include mowing, trimming, turf fertilization, weeding of planer and shrub beds, irrigation system spring start-up, irrigation system fall winterization, regulation and adjustment of irrigation pressure, replacement and repair of irrigation lines, replacement and repair of irrigation heads and nozzles, irrigation system monitoring and adjustments to ensure proper coverage, pruning of bushes and trees, tree health treatments and tree fertilization.

The Association is not responsible for the replacement of failed trees or shrubs regardless of cause. The Board of the Association, in its sole discretion, shall decide what level of maintenance is acceptable and sufficient and shall adopt a Scope of Landscape Services in writing and update it by vote of the Board, from time to time.

PLEASE NOTE: Service levels currently outlined in this document are subject to changes based on the direction, funding strategy, and philosophy of the HOA's Board of Directors. The HOA subscribes to services with very specific scopes of work. Any service not covered in these scopes of work will not be managed by the HOA/Property Manager and becomes an Owner's expense.

As always, please feel free to contact the HOA with any questions or concerns.

Sincerely,
River District HOA Board and Elitharp Property Management (EPM)



OWNER INITIATED LANDSCAPE ENHANCEMENTS

In order to ensure consistency of plant selections and the HOA's long term ability to execute landscape maintenance in an efficient and cost effective manner, the following guidelines have been established in regards to owner initiated alterations or additions to original landscaping:

- Landscape packages installed during the new home construction process carry a one year (from close of escrow) warranty.
- Plantings not identified as failing or in need of replacement at the expiration of the one year warranty period are deemed accepted by the owner. Plantings that fail or become unhealthy subsequent to the expiration of the one year warranty period become the owner's responsibility to replace.
- Beyond the one year warranty period, replacement of failed or unhealthy plantings may be executed by way of a) identical replacement or b) selections made from the River District Approved Residential Plant Options list.
- Enhancements or additions to the originally installed landscape package may be undertaken at the owner's expense.
- Enhancements and additions to the originally installed landscape package selected from the River District Approved Residential Plant Options list do not require approval from the River District HOA prior to installation.
- Enhancements and additions to the originally installed landscape package that require relocation or expansion of the pressurized irrigation system serving the residence **must be executed by the HOA's landscape maintenance provider**. Upon approval, the HOA will provide a contact for this service.



HOA PROVIDED LANDSCAPE MAINTENANCE SERVICES

The HOA provides a comprehensive landscape maintenance service package to address both common and residential areas.

Turf Mowing/Edging:

- Turf areas are mowed weekly unless weather prohibits, in order to maintain a grass height of 3"- 4", as appropriate.
- Start times for all gas-powered equipment will be no earlier than 7:30 AM.
- Work to be performed such that most lawn clippings are kept off of structures and out of planting beds.
- Mowing to be performed in a manner that prevents damage to trees, shrubs, turf, buildings, parked cars, site fixtures, irrigation systems and landscape lighting.
- Turf edge to be maintained in a manner perpendicular to hard (curb or sidewalk) edges.

Planter Bed Weeding/Maintenance:

- Standard shrub pruning shall occur twice during the growing season (summer/fall). Custom pruning is available from the landscape provider at the owner's expense. Send requests through the owner's portal
- Planter beds will be maintained with minimal weeds. Any weed over 2" in diameter or 2" in height will be removed either mechanically or manually.
- Replacement Perma-Bark is at the discretion of the homeowner and undertaken at the owner's expense.
- The use of herbicides, where necessary, is permitted in compliance with Material Safety Data Sheet (MSDS) standards as per local Occupational Safety and Health Administration (OSHA) regulations.
- All debris to be removed off site in accordance with local Occupational Safety and Health Administration (OSHA) regulations.



Pest Control:

- Pest control of trees and shrubs will be addressed with one treatment per year – type of application can vary depending upon targeted pests.
- Additional treatments are at the homeowners expense.

Tree Pruning:

- Standard pruning will provide clearance from the sides of buildings and the trimming of overhanging limbs. Custom pruning is available from the landscape provider at the owner's expense. Send request through the owner's portal.
- Removal of dead, dying, or diseased branches and selective thinning.

Fertilization:

A four step fertilization program will be utilized, and includes weed and insect control:

- Spring - Balanced fertilizer at manufacturers recommended rate. Crabgrass pre-emergent and broadleaf weed control at manufacturers recommended rates.
- Late Spring - Balanced fertilizer at manufacturers recommended rate. Crabgrass pre-emergent, broadleaf weed control, and insect control at manufacturers recommended rates.
- Early Summer - Balanced slow release fertilizer at manufacturers recommended rate. Spot treat summer annual weeds and inspect turf for disease and turf damaging insects.
- Fall - Balanced fertilizer at manufacturers recommended rate. Broadleaf weed control will be applied to non-seeded areas.

Irrigation Management:

Spring System Initiation:

- Turn on all water supplies and inspect piping and system for leaks.
- Inspect all controllers for proper operation.



- Program the controller system based on the weather and types/location of plant material.
- All heads and nozzles will be cleaned and positioned to maximize coverage.

Ongoing Monitoring:

- Irrigation system will be monitored on a weekly basis to ensure the system is functioning properly.
- Sprinkler heads will be cleaned out and adjusted as needed to ensure the system is providing adequate coverage.
- Provide emergency service upon request; within a 2 hour response time.

Winterization

- Irrigation systems will be fully winterized. Current process: all water will be blown from irrigation lines using an air compressor and system water will be shut off and tagged out.
- Shut off water supply and winterize pumping system.

Spring & Fall Clean-Up:

- Removal of debris and leaves. Efforts may be staged and completed over a two or three step process, particularly in the Fall, as abscission varies according to species.

Greenbelt & Fescue Treatments:

- Applications will include broadleaf weed control, grassy weed pre-emergent and fertilizer to promote thickness and overall turf vitality while limiting top growth.

Pond Shoreline Maintenance:

- Hand trimming of fescue grass. Includes sucker removal as needed.



SNOW REMOVAL SERVICES

Other than townhome units and clubhouse, residential snow removal services are not included in the HOA assessment structure. As a convenience to owners, snow removal services are provided by the HOA's snow removal service provider on an elective "sign up" basis. **Triggering for execution of snow removal services is based on an approximate 1 inch of snow fall (at service provider's discretion). Snow removal services will be invoiced as a separate line item on homeowner quarterly HOA billing statements.**

Intended Schedule for Maintenance Services

Mowing/Edging	Shrubs/Beds	Pest Control	Tree Pruning	Fertilization	Leaf Clean-Up	Snow Removal (Townhomes)	Greenbelt/Pond Shoreline
weekly	twice per year	twice per year	as needed	spring	staged process	1 inch or more	as needed
	summer			late spring			
	fall			early summer			
				Fall		elective fee	
Irrigation							
Initiation		Monitoring		Winterization		NOTE Schedule for services is provided to show the intended timing and frequency. Alterations to the schedule will be implemented as needed and at the sole discretion of the HOA.	
spring		weekly		late fall			
		emergency service upon request (within 2 hour response time)					