

EDINGTON COMMONS LANDSCAPE MAINTENANCE DUTIES

As you know, one of the convenient and unique things about the Edington Commons community is that lawn mowing, and sprinkler management is provided by the HOA. This is a great program that takes most of the hassle out of yard maintenance, but it does require some cooperation on everyone's part to make it work. It is important that you read this entire document as it contains essential information about how the program works, what to expect, and what is required of you to ensure the best possible experience.

WHAT'S INCLUDED

- Edington yard care service includes thirty mowing's throughout the season, two lawn fertilizations, and sprinkler system maintenance throughout the year. Weeding services are not included. The frequency and services are dependent upon weather.

IRRIGATION

- Your irrigation water comes from mountain rain and snow and is distributed across the Valley through a series of canals.
- Irrigation water is typically available from April through September but depends on availability. If irrigation water is not available, there is an option to switch to city water. This would be a last resort as it is much more expensive and could result in a special assessment.
- All irrigation within the community is centrally controlled. Modification of the watering schedule for an individual home is not possible.
- To the extent possible, irrigation is scheduled during night hours to avoid interfering with yard activities and excess evaporation. However, some watering during the day may be needed.
- You will receive a separate irrigation water bill. This is not included in your dues.

MOWING

- Mowing occurs weekly with minor adjustments to frequency early and late in the season as needed as well as inclement weather.

WEEKLY HOMEOWNER DUTIES

MOW DAY IS WENDNESDAY

For you to receive service:

- o Ensure there is clear side-yard access to the backyard
- o Unlock the gate
- o Clear the grass of any obstructions (toys, chairs, tables, etc.)
- o Remove all trash and pet waste - trash/pet clean-up is not included in the HOA Lawn Service
- o Remove animals from the yard
- o Place all plants, furniture, and personal items at least one foot from the patio edge to provide mower/weed whacking clearance.
- If any of the items above are not completed by 7 am of the scheduled mowing day, lawn service will **not** be provided for that visit, and they will not return until the following week. A note will be left on your front door indicating which requirement was not met.
- On mow day, various tasks are performed throughout the day at various times – mowing, trimming, fertilizing, sprinkler adjustment, etc. Crews may be in and out of your yard several times throughout the day. Please coordinate to keep animals out of the yard from 7am-6pm the entire Mow Day.
- The lawn service company does their best to close gates when they leave, but it is the homeowner's responsibility to ensure this is done.

MISCELLANEOUS:

- Please do not stop or try to talk with anyone working for the lawn service company. They are on a schedule to get everyone's yards finished in a timely manner. Should you have a question or concern, please go to the Development Services website at www.dev-services.com, then select Edington from the drop-down box and populate the form at the bottom of the page. This will allow your concerns to be addressed and tracked.

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- **Homeowner modification of the irrigation system or landscape is strictly prohibited.** Repair or replacement of homeowner-caused damage/abuse/misuse of landscape or irrigation will be charged to the individual homeowner per the CC&Rs.
- If there is an irrigation emergency please call 208-939-6000 during business hours or check the website for afterhours emergency contact.

COMMUNITY REMINDERS:

- All exterior changes must be approved before starting a project. Forms are available at www.dev-services.com per Section 4.1.
- Pots: Four (4) earth tone in color, no more than twenty-four (24) inches tall or more than twenty-four (24) inches wide flower containers set upon the concrete patio, porch, or driveway as originally constructed per Section 3.5.1.
- Prohibited items: above-ground and in-ground pools, above-ground and in-ground hot tubs, above-ground and in-ground trampolines, in-ground flagpoles, accessory structures (including, without limitation, sheds, fabricated buildings, greenhouses, and saunas), patio extensions, swing sets and other play equipment, wishing wells, fountains, in-ground bird feeders, landscape rocks, statues, logs or wood of any kind, gnomes, gargoyles, and all other items of a permanent or temporary nature that may or will hinder, interfere with, or adversely affect the Association's ability to perform the Landscape Maintenance Duties (the "Prohibited Items") per Section 3.5.
- Back yard items: an Owner may have wishing wells, fountains, gnomes statues, and in-ground bird feeders in the planter beds originally constructed on the Lot (if any) so long as they: (a) are less than four (4) feet from the surface of the ground; (b) are not offensive to the neighboring properties; and (c) are not visible from any private street or public right of way per Section 3.5.2.
- If you are leasing the property, please review requirements in Section 3.2. Owners are fully responsible for the conduct and activities of such Owner's tenant as if such Owner were the tenant. "For Rent" signs are not permitted anywhere in the community per Section 3.14.
- Trash cans and other trash receptacles must not be visible from any street except between 5:00 AM and 8:00 PM on the day selected by the trash collector for trash and recycling pick-up per Section 3.20.
- Winter holiday decorations and lighting displays are permitted starting on November 15 of each year and must be removed by January 15 of the following year. Any other holiday decorations or lighting displays (such as Halloween) are permitted up to fifteen (15) days prior to the holiday and must be removed within three (3) days after the holiday per Section 3.19.
- Items (BBQ's, chairs, ladders, shovels, boxes etc.) should not be stored on the side of the house. Please store these items in your garage or offsite.
- Camper, trailer, boats, and other recreational vehicles should not be parked or stored in the street or driveway but enclosed in the garage or in a manner approved by the Architectural Committee per Section 3.17.
- Do not place a BBQ too close to your home, it will damage the siding.
- Homeowners are responsible for picking up after their pets in the common areas.
- Off leash or aggressive dogs should be reported to City Code Enforcement (208) 846-7326 or Animal Control (208) 343-3166. Dogs are required to be on a leash at all times, unless contained on your property.
- Check the no parking areas when parking on the street and do not block driveways or mailboxes. Please contact the Meridian Police Nonemergency dispatch for parking issues at (208) 888-6678.