

**GROUNDS MAINTENANCE
RESPONSIBILITIES OF HOA AND
HOMEOWNER**

Updated October 4th, 2023

| ITEM | HOMEOWNERS ASSOCIATION | HOMEOWNER |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| MOWING | Weekly (weather permitting) - April through October | Any additional mowing will be done by the homeowner at their expense. |
| TREE UPLIFTING by Price is Right Tree Care | Once annually per the discretion of the tree service & HOA Grounds Committee Chairman | Any additional tree trimming will be done by the homeowner at their expense. |
| TREES | Remove and replace trees per the discretion of our tree service | Responsible for watering trees planted by anyone. |
| SHRUBS | FRONT ONLY: Trim existing once per year. Remove and replace dead shrubs. | Responsible for watering shrubs planted by anyone. |
| LEAF CLEANUP | Once in the fall and once in the spring | Additional leaf clean-up will be done at the homeowners expense. |
| WEEDING FLOWER BEDS | NONE | Done by the homeowner at their own expense. |
| FERTILIZATION | GRASS ONLY - Apply 5 applications annually that include: Application #1 - Pre-emergence and fertilizer. March /April #2 Broadleaf Weed Control - In April, liquid broadleaf with fertilizer #3 Pre-emergent in June - #4- Liquid broadleaf with fertilizer in June #5 October/November winter fertilizer | Trees and shrubs shall be fertilized by the homeowner at their expense. |
| INSECTICIDE | Grub Treatment: Will be even numbered years and Bug Treatment will be odd numbered years. Spring or Fall | Any additional applications will be done by the homeowner at their expense. |
| CORE-AERATION | Front yard on odd numbered years and Back Yard on even numbered years. | Any additional aeration will be done by the homeowner at their expense. |
| PEST CONTROL | NONE | Done by the homeowner at their expense. |
| MULCH | Front only and done early spring. NO TREES | If homeowner wants additional mulch or a different color, this is the expense of the homeowner. |

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| IRRIGATION SYSTEM AND SYSTEM CONTROL BOX | Maintaining the systems installed by the developer. Backflows always checked in May each year. This is required by the city. Opening, closing and maintaining the setting systems control box. | Moving of sprinkler heads, adding more sprinkler heads than standard quantity will be homeowner's responsibility. If control box is damaged, responsibility for repairs will be determined by the HOA approved contractor. |
| WATER DRAINAGE | NONE | Responsibility of the homeowner |
| FILL DIRT | NONE | Fill dirt is the homeowners expense (i.e: under patios and sidewalks or around foundations) |
| SNOW REMOVAL | Snow must stop falling and accumulate to two inches or more. Drives, walkways leading to the front entrance of the home and sidewalks will be cleaned unless ice is under snow. NO ICE REMOVAL | Snow removal on porches, patios and decks and the use of ice-melt will be done by the homeowner at their expense. Ice removal is responsibility of homeowner. |

Raintree Villas is a maintenance provided community, not maintenance free.

| Service | Area of Service | Provided by the HOA | Provided by Homeowner |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Exterior Maintenance (is subject to assessment) | 1. Gutters and downspouts, normal wear and tear only | <p><u>Exterior maintenance and repair of normal wear and tear only (1-3)</u></p> <p>↩ Clean once a year, in fall. Gutters and downspouts, nothing underground. General inspection of gutters along roofline by vendor at time of cleaning.</p> | Services beyond normal wear and tear. General visual inspection. |
| | 2. Exterior building <u>surfaces,</u> normal wear and tear only per the manufacturer guidelines | <p>↩ 7-year rotation: gentle cleaning and inspection of stucco by vendor.</p> | |
| | 3. Exterior wood trim <u>surfaces,</u> normal wear and tear only | <p>↩ Paint wood trim surfaces, 7-year rotation. General inspection by vendor. Repairs will be addressed when painted.</p> | |