

Single Family Lot Definition / Map Exhibit C

Single Family Lot Types

There are 136 single family (SF) lots.

The typical lot (shown on map in green), an "inside lot", has other single family lots on both sides. Serve fronts. There are 98 typical inside lots.

Corner lots (shown on map in blue) have another single family lot on one side and a street on the other side. Serve fronts and street sides. There are 19 corner lots.

Wedge corners (shown on map in orange) have no park strip. They have driveway frontage only. Serve shrub beds along driveways. There are 3 wedge corners.

Lots with Common Area Abutment (shown on map in purple) along a side have varying configurations. These are served according to each configuration. There are 17 lots with common area abutment along one side.

The following properties have special designations for landscape service:

- 4778 Birdsong: Serve entire property except the south section which abuts 4774 Birdsong.
- 4774 Birdsong: no service beyond the park strip on Hollyhock (the west side of the property).
- 4915 Hollyhock: No service on the east side which abuts community garden
- 4766 Birdsong: Serve north side which abuts community garden
- 4635 Birdsong: no service on west side
- 4898 Hollyhock: Serve full length of south side

Stoneybrook Village Single Family Landscape Specifications - 2018 Exhibit D

Single Family Additional Information

Single Family service is required for all 136 lots. These specifications cover lot front yard, street side yard and street park strips as noted in Exhibit C pages 1 and 2. Single Family Homes shall receive service every week during growing season.

Mowing

- Frequency—weekly during growing season. As needed during dormant season and as possible in wet conditions.
- Set mowing height on equipment no greater than 3”.
- Bag and remove clippings from site.
- Change mowing patterns not to create ruts when mowing.
- Cleanly cut grass.

Edging

- Hard edge along hard surfaces and retaining walls - one time per month.
- Soft edge along mulched areas—one time per month.
- Create clean edging without noticeable trenching.

Weeding Turf

- Treat all turf areas with broadleaf weed control no later than April 31st. Spot spray and hand pull throughout the year.
- Throughout the year, treat all crabgrass, barnyard grass and other invasive weeds that emerge. Apply Pre-Emergent weed control by March 31st.
- Apply post emergent weed control by May 31st and July 31st. During growing season control with hand weeding to prevent seed heads from maturing.

Weeding Shrub Beds

- Apply pre-emergent weed control no later than May 31st to all shrub beds.
- Apply post emergent weed control the second and fourth week of each month to all weeds during growing season and control with hand weeding to prevent seed heads from maturing.
- Remove all volunteer plants (also known as sprouts) and invasive growth from shrub beds.
- Remove horsetail, spurge, vetch, crabgrass, barnyard grass, morning glory, perennial rye grass, clover, and other invasive weeds that emerge throughout the year.

Fertilizing Turf

- Apply fertilizer 4 times during the year.
- Remove chemicals from hardscape to prevent discoloration.

Fertilizing Shrub beds

- Apply fertilizer by March 15th.
- Remove chemicals from hardscape to prevent discoloration

Dethatch, Reseed, Aerate and Damage Repair

- Dethatch, reseed and aerate turf by October 15th.

- Reseed dead or bare spots throughout the year. Communicate to SVOA reseeded areas for SVOA to communicate with owner (excludes owner negligence).
- Fill ruts and sink holes with dirt and reseed throughout the year.
- Treat for crane fly as needed.

Leaf Removal

- Remove leaves from turf and shrub beds once a week, during leaf fall and as needed throughout the year. Clear walkways and driveways each week. Avoid blowing debris into front entrances.

Pruning (definitions: Tree = single stem trunk, at a point 4.5 ft above ground level. Shrub = several stems arising from ground level. Arborvitae is designated a tree.)

- Pruning at Single Family lots shall include shrubs and small trees with a total height of 15 feet.
- Maintain shrubs and small trees a minimum of twelve inches from buildings, walls, fences, and structures.
- Prune shrubs at least once a year according to seasonal horticultural requirement to promote each plant's natural form and structural strength.
- No plant material other than tree canopies shall overhang walkways and driveways.
- Maintain sidewalk clearance pruning of trees at no less than 8 feet.
- Remove sprouts emerging from shrub root stock.
- Clean up and remove all branches and debris.
- Maintain clear visibility around all street signs and informational signs.
- Do not prune roses or topiaries. These remain the responsibility of the Single Family Homeowner.

Irrigation Services

- Trim around sprinkler heads (donut rings) no later than April 30th and again no later than July 15.
- Activate, purge and test irrigation systems and drip irrigation systems by May 1. Landscape Contractor to notify SVOA 2 weeks in advance to allow scheduling with homeowners.
- Conduct Back Flow Testing once a year as required by City or County code.
- By June 15th, by July 15th, and by August 15th, adjust spray patterns for optimum coverage and additionally as needed throughout the growing season.
- Provide SVOA with Gang Timer Controller Programming Charts showing frequencies and lengths of watering times for all valves by May 15th. Adjust as necessary throughout growing season to ensure no areas are being over or under watered. Report any programming chart changes within 2 business days to SVOA.
- Maintain irrigation gang timers to avoid over or under watering. Adjust with seasonal differences. Report any changes within 2 business days to SVOA.
- Damage to sprinkler heads or drip irrigation caused by Contractor shall be repaired at Contractor's expense.
- Repair damaged sprinkler heads and sprayers from threaded connection and above within one business day of receipt of electronic notice from SVOA. Notify SVOA of damage to sprinkler head damage from threaded connection and above due to tree roots and repair at \$60/hour.
- Shutdown and drain systems by November 15th.

Moss Control

- Treat all turf and shrub beds for moss once per year no later than March 31st. This does not include physical removal of moss.