**Individual unit lawn/garden care agreement**

Dear Homeowner,

Please be aware that while each of us owns (and is responsible for) our own units, all property outside of that is “common property” and the maintenance and repairs are the responsibility of the Steeple Glenn Condominium Association and are governed by the elected Homeowners Association Council (HOAC).

With regards to the “common area” in front of individual units (grass, plantings, trees), a few homeowners have requested that they be permitted to care for it themselves. The HOAC has set the following parameters to allow for that:

* Homeowner is responsible for keeping the front yard grass cut and trimmed in a manner consistent with the rest of the neighborhood. Failure to do so will void this AR approval and the landscaping company will be instructed to maintain the grass.
* If the homeowner asks that mulch not be applied, they are responsible for the purchase and spreading of black mulch. To maintain a consistent look in the neighborhood, black mulch must be used in all planting areas including around the trees and shrubs. If the homeowner fails to place the black mulch, the HOAC reserves the right to have the landscaper come back in and rectify the issue. If there is any additional cost incurred by this, the homeowner will be charged the full amount.
* All fertilizing/lawn treatments will be applied/completed by the Landscaping Company. No fertilizer/treatments should be applied by the homeowner.
* Any items that interfere with “right to access” of common property are not permitted.

Homeowner will indicate their “requested change(s) and sign on page 2 prior to submitting to the HOA Management Company.

**Requested change (check as appropriate)**

\_\_\_ Homeowner to maintain cutting and trimming of front yard

\_\_\_Homeowner to maintain cutting and trimming of front, side (if end unit) & back yard

\_\_\_Homeowner to maintain trimming of plantings

\_\_\_Homeowner requests mulch not be spread

\_\_\_ Homeowner will provide and spread black mulch

\_\_\_ Landscaper to provide mulch but homeowner will spread it themselves

**By signing this agreement the homeowner acknowledges and agrees to the terms noted on page 1.**

(Not valid until signed by both the Homeowner & Management Co. Representative)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_

Homeowner Signature Unit Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_­\_\_\_\_\_\_\_\_ \_\_\_\_\_\_

Management Co. Representative Approval Date

**Completed form to be submitted to Management Company**

April 2021