

Lawn Care/Maintenance

The care required to establish a new lawn can often be overlooked in the excitement of moving into a new house. This is true in both single family homes and townhomes. These tips will help to allow your lawn to achieve its full potential.

Classic Communities will be responsible for the initial installation of your lawn. This includes preparation of soil, applying grass seed & fertilizer and watering. After settlement, it is the buyer's responsibility to water the lawn. Watering is most critical mainly during the first few weeks of lawn establishment. Sprinklers with timers will be provided upon request for your convenience.

Steps to ensure that you have the best lawn possible:

1. Water your lawn regularly during initiation. Some lawns may require up to an inch of water a week.
2. Overseed any bare areas. Bare areas WILL occur for many reasons including wind, heavy rain and foot traffic. Purchase a combination grass seed product at the local hardware store. Rake the grass seed into the soil and water the seed to encourage it to grow. Until yards are established, small areas of erosion will occur and are the responsibility of the homeowners to repair.
3. A certain amount of small rocks and weeds will naturally be present in any topsoil. Removing weeds and small rocks will help to encourage your grass to grow.
4. Fertilizing your lawn is very helpful. A good weed/feed regimen is important for achieving a good lawn. You may want to check with your service contact or homeowners association (if applicable to your home site) to see whether this will be the responsibility of the homeowner or the community.
5. In cases where a homeowners association exists, lawn and weed maintenance is a balance between cost and amenity. Homeowners must be active participants in the maintenance of the lawn and landscaping.
6. HOA budgets do not cover lawn initiation/establishment, activities such as watering and fixing plantings and grass due to lack of watering and improper maintenance by the homeowner. This is true in both condominium/townhome developments & single family homes. The quality of lawn & landscaping will be determined by your efforts and weather conditions which are beyond our control.

Remember that lawn establishment may take **several years to mature** and DOES REQUIRE care by the homeowner. We do not have control over drought or other weather conditions.

Homeowner

Date

Homeowner

Date