



Landscaping and Outdoor Maintenance Addendum

This **Landscaping and Outdoor Maintenance Addendum** is made on _____ between Incline Property Management (Owner/Landlord) and _____ (Resident) jointly and severally, who have agreed to modify the **Residential Lease Agreement** (the "Lease") between Owner and Resident dated _____ as follows:

Property Classification

The property address located at _____ is considered to be a:

___ **Condo/Apartment** ___ **Townhome** ___ **Single Family Home** ___ **Duplex/Twin Home/Multiplex**

Refer to the outlined responsibilities in the **Residential Lease Agreement** and **Maintenance Policy**. In addition to the lease agreement, the below terms outline the expectations and responsibilities of the Resident.

Condo/Apartment

Residents are responsible for any private outdoor spaces such as garages, carports, storage units, balconies, decks, etc. Keep the area cleaned of clutter and debris and make sure exterior light bulbs are not burned out.

Use ice-melt and shovel walkways during the winter months. Weed any personal flower beds/pots.

Additionally please refer to the HOA Rules and Regulations for any specific rules on garbage can storage, lighting, flags, grills/smokers, etc. Note that HOA Rules and Regulations may change with or without notice to the management company.

Townhome

Residents are responsible for mowing, watering, weeding and trimming of any private or fenced lawn areas. Residents are also responsible for private outdoor spaces such as garages, carports, storage units, balconies, decks, etc. Keep the area cleaned of clutter and debris and make sure exterior light bulbs are not burned out.

Use ice-melt and shovel walkways and driveways during the winter months. Hose bibs must be winterized October - March by removing hoses from the hose bibs both outside and in any garages. Weed any personal flower beds/pots.

Additionally refer to the HOA Rules and Regulations for any specific rules on garbage can storage, lighting, flags, grills/smokers, etc. Note that HOA Rules and Regulations may change with or without notice to the management company.

Single Family Home

Residents are responsible for the majority of landscaping/snow removal maintenance. Residents must mow and water the lawn (**by hand or sprinkler system**), trim bushes and trees, and weed flower beds to maintain the same standard of condition as they received it in or the condition from the previous spring/summer before receiving the property.

Homes must be winterized October - March by blowing out sprinkler systems, turning off irrigation water, removing hoses from hose bibs both outside and in any garages. Rain gutters must be cleared of debris. Ice-melt and shoveling driveways, walkways, porches, and public sidewalks must be done within 24 hours of snow fall. Sprinklers need to be turned on and timers set to reduce any burning of the lawn in the spring and summer.

Any broken sprinklers must be reported to the management company immediately and Residents must water by hand until a repair is made. Manual hand watering is required in properties with no automatic sprinklers frequently to prevent any lawn burning.

Resident Initial's _____

Date _____

Additionally refer to the HOA Rules and Regulations for any specific rules on garbage can storage, lighting, flags, grills/smokers, etc when applicable. Note that HOA Rules and Regulations may change with or without notice to the management company.

**Duplex/Twin
Home/Multiplex**

Residents are responsible for mowing, watering, weeding and trimming of any lawn areas which will typically be divided by left/right or front/back when possible. Shared spaces are to be maintained by the Residents within reason and any dispute of responsibility will be directed by the management company for compliance.

Residents are responsible for private outdoor spaces such as garages, carports, storage units, balconies, decks, etc. Please keep the area cleaned of clutter and debris.

Use ice-melt and shovel walkways and driveways during the winter months. Hose bibs must be winterized October - March by removing hoses from the hose bibs both outside and in any garages. Weed any personal flower beds/pots.

Additionally refer to the HOA rules and regulations for any specific rules on garbage can storage, lighting, flags, grills/smokers, etc. Note that HOA rules and regulations may change with or without notice to the management company.

**General
Standards**

Mowing - should be done every 7-10 days. Grass height should be kept at a level of 3-4 inches to prevent burning and/or overgrowing.

Fertilizing and Aeration - Lawns should be fertilized in the spring and fall with the appropriate fertilizers. Aerations should be done in early spring.

Watering - water each area of landscaping appropriately and adjust sprinklers and sprinkler timers seasonally and as needed. Yellowing lawns should be reported to management to assess for lawn grubs or sprinkler issues.

Weeding - control weeds around trees and shrubs. Avoid herbicides. Remove grass and weeds from flower beds.

Snow removal - remove snow from all paved areas. Avoid excessive salt on concrete, instead remove snow before driving on it to avoid packing the snow and creating ice.

Gutters - Gutters should be cleared of debris prior to any snowfall in order to prevent ice accumulation

Failure to Comply

Failure to maintain the condition of the outdoor space and landscaping will result in a single warning, followed by the hiring of professional landscaping at the expense of the Resident for the remainder of the Resident's occupancy of the property.

The undersigned hereby acknowledges and agrees to the terms of this Landscaping/Outdoor Maintenance Addendum which is part of the Residential Lease Agreement.