

LAWN MAINTENANCE NOTICE & AGREEMENT

Tenant acknowledges that the property must have yards maintained in accordance with the lease terms and to neighborhood standards.

Some homes are located in subdivisions with Owner Associations, and some associations have managers who actively drive the areas to look for lease violations. Owner Associations can and will levy fines for not maintaining the yards, weeds in flower beds, trash cans visible from the street, unapproved lawn furniture visible from the street, unauthorized items (such as papers and packages) accumulating in the front yard area or front porch, vehicles parked in the street overnight, vehicles parked on the driveway with signs on them, disabled vehicles parked on the driveway, items in the back yard taller than the fence line, and/or missing window screens--

The rental amount of your lease is made by the owner / manager with the understanding that the tenant will maintain the yard as called for in the lease agreement. Tenant agrees that once 2 or more violations for failure to maintain the yard are sent to the tenant by the property manager or HOA, the monthly lease amount will be increased by **\$250.00** to cover the costs associated with the landlord maintaining the yard. The increase takes effect as soon as the notice of the monthly rent increase is sent to the tenant.

Note: General guidelines for yard maintenance are:

- 1) Grass is not to be higher than 4" at any time, and must be properly edged. Additionally, grass is to be watered adequately to remain green, unless city/water district water restrictions deem otherwise.
- 2) No weeds in:
 - a) The flower beds
 - b) The grass
 - c) The cement cracks
- 3) Trees and bushes are not to touch the sides or roof line of house.
- 4) Bushes are not to grow taller than half the window height in the front of the building.
- 5) Recommended distance for bushes to be cut away from house is a minimum of 6 inches.
- 6) Recommended distance for trees/tall bushes to be cut above roof lines is a minimum of 3 feet.
- 7) Trees to be thinned/manicured to allow for adequate sunlight for lawn to survive.

Specific Homeowner's Associations may have more stringent criteria. The document with the most stringent requirements & criteria shall supersede any other applicable document for each specific property.

Acknowledgement of receipt of the form is notated by initials at the bottom of each page.

Initials of Residents _____, _____, _____, _____