

Fernbrook Homeowners Association, Inc.

Policy Memorandum No. 4

MAINTENANCE AND LANDSCAPING GUIDELINES

Adopted by the Board

The purpose of this memorandum is to establish certain maintenance and landscaping requirements for the Lots in accordance with Article V, Section 10(v) of the Declaration of Covenants, Conditions and Restrictions (Covenants). The Board of Directors serves to protect and enhance the value of the community by preserving and enforcing the Covenants.

For the protection of all homeowners and to maintain property values, all homes and Lots must be maintained in a manner that is consistent to other homes in the community. "Consistent with other homes" as used in the Covenants and this document is interpreted by the Board of Directors. These guidelines are not intended to be all-inclusive or exclusive. Owners should use the following guidelines for maintaining and landscaping their property and Lots:

1. Landscaping must be designed to compliment the property and site, be consistent with the overall community landscape, and not be detrimental to neighboring properties.
2. It is expected that yards will include properly maintained turf areas. Portions of a Lot, which are not improved by an impervious surface or a structure, should be maintained with grass, except where flowering beds, dense woods, naturally protected areas or other appropriate vegetation exist.
3. Each and every Owner shall keep and maintain in an attractive, healthy, live and growing condition, any and all grass, shrubs, bushes, trees and other decorative landscaping which may be planted or growing upon said Lots.
4. Any and all dead or diseased lawn areas, shrubs, bushes, trees and flowering plants shall be promptly removed. Leaves shall be removed during and following the fall season.
5. All turf areas on a Lot must be kept neatly mowed. The Board will generally consider neatly mowed as turf under the height of six inches.
6. Each Owner shall remove weeds and trim all grass, shrubs, bushes, trees and flowering plants as often as reasonably necessary to maintain a neat and well-maintained appearance.
7. Vegetable gardens should be located in rear or back yards and on land which will not cause water to run into adjacent property during periods of supplemental watering. Gardens should be properly maintained during the growing period. After the growth season, dead plants, stakes, etc. must be removed.
8. Owners shall be responsible for the structural integrity, maintenance and repair of all structures and grounds, which are a part of the Lot. Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair, must be repaired. Significant blistering or peeling of exterior painted surfaces is prohibited.

9. All additions, improvements and structures on the Lot must be properly maintained and in good repair. This includes, but is not limited to structural integrity, painting, staining and sealing.

Violation of these policies will be enforced through the provisions provided in the Fernbrook Homeowners Association, Inc.'s legal documents and will be subject to monetary charges as allowed by the law of the Commonwealth of Virginia.
