



DID YOU KNOW

Management Team:

Manager: Brie Johnson - bjohnson@theselectgroup.us Direct 757.754.8650

Assistant Manager: Anita Cosby - acosby@theselectgroup.us Direct 757.227.5432

Your Homeowner Account: Wanda Mudge - wmudge@theselectgroup.us Direct 757.227.6213

Lawn Maintenance:

The footprint of your property includes your home (inside & out), lawn and flowerbeds both in front and behind your unit. Attached is a map showing where the common element landscaping (property owned by the Association) is located throughout the community. The governing documents advise that the Association has an easement onto your property to perform the following:

- ✓ Mow the lawns, weeding the flowerbeds, pesticides, herbicides and fertilizer.
- ✓ Planting of grass seed.
- ✓ Other actions that the association deems necessary to protect the overall aesthetic of the community.
- ✓ Lawns are cut weekly from April through October and bi-monthly (if needed) November through March.

Association Landscaping Contract

For your knowledge the portions of the landscaping contract outlining their responsibilities is attached after the landscaping map. The contractor does not maintain any building until which time as there has been a closing.

Owners' Landscaping Responsibilities

As the owner of the parcel in front and behind your home you are responsible to:

- ✓ Police and removal of trash daily.
- ✓ Water your grass & plants.
- ✓ Adding or removal of shrubbery (must get architectural approval prior to installation).
- ✓ Mulching (if you desire not required) between the annual spring mulching by the Association utilizing a dyed shredded hardwood mulch.
- ✓ Seeding or aerating (if you desire not required) between the annual fall seeding and aerating.
- ✓ Alert the Association for other landscaping concerns.

Trash Can Storage

- ✓ Trash cans are to be stored inside the garage. Trash cans are not permitted to be stored in the driveway

Exterior Architectural Changes

No alteration in the exterior appearance including shall be performed without the prior written approval of the association. Those items include but are not limited to

- ✓ Exterior Doors (replacement or painting).
- ✓ Windows (replacement).
- ✓ Landscaping plan.
- ✓ Exterior finish or color.
- ✓ Roof.
- ✓ And Exterior Elevations.

Leasing/Airbnb/Timeshare

- ✓ Airbnb, timesharing, cooperative, licensing or other arrangement that would entail weekly, monthly, or any other type of revolving or periodic occupancy by multiple owners, tenants, cooperators, licensees or timesharing participants is not permitted.
- ✓ You must provide written notice to the association of your intent to lease your unit and agreement to pay the annual leasing fee. The Association shall have 30 days in which to respond in writing of their approval or denial to put the dwelling on the market for leasing.
- ✓ Only 20% of dwellings maybe leased at one time.
- ✓ No dwelling maybe leased for a period less than one year.
- ✓ Leasing fee matches one-month current assessment amount. This fee is nonrefundable and is due each year on the anniversary date.

Flag Display

- ✓ No more than one (1) house mounted pole not more than six (6) feet in length.
- ✓ Flags shall not exceed fifteen square feet.
- ✓ Flags that are permitted include: United States of America; Commonwealth of Virginia or other state flag; active branch of the armed forces; colleges & universities and professional & college sports team on the day such team is competing.

Sale or Rental Signs

- ✓ Only one (1) Advertising Sign shall be permitted per lot.
- ✓ No Advertising Signs are permitted in the common element including the streets.
- ✓ No Advertising Sign may exceed three (3) feet in width or height.
- ✓ No boxes containing advertising materials are permitted on the exterior of the dwelling or lot.
- ✓ Any Advertising Sign must comply with all applicable provisions of the City of Norfolk Zoning Ordinance and the Virginia Real Estate Board.

Pets

- ✓ Residents are responsible for the **immediate clean-up of their pets' feces.**
- ✓ **IMPORTANT REMINDER:** Dog urine will destroy the turf/grass. Please curb your pet outside the community.

- A. All turf areas to be mowed weekly April through October and twice monthly, as needed, November through March. All grass clipping will be bagged, mulched, or otherwise removed from property grounds. Height requirements will be dependent upon turf type. Bermuda turf will be maintained at a height of 2"- 3" and Fescue turf at a height of 3"- 4".
- B. Minor litter and plant/tree debris will be policed from property during each visit. This includes leaf removal. Heavy accumulation of debris and storm damage debris are not included in this contract. A separate proposal will be given to the management company should this occur.
- C. Edging and trimming along all buildings, beds, trees, poles, fences, sidewalks, curbs, etc. will be performed with each mowing. All bed areas will be edged professionally with string trimmers each mowing to maintain a distinction between the grass and mulch area.
- D. Weed growth in bed and concrete areas to be controlled by chemical or mechanical means.
- E. Pruning of all shrubs and ornamental trees (under 12') will be performed on an as needed basis to ensure a neat and manicured look. A minimum of three trimmings will be performed. Special care will be taken to maintain seasonal flowers and berries. All ground covers, perennials, and ornamental grasses will be cut back during the proper months to promote health and vigor.
- F. All turf areas will be treated with a four-step program to maintain a healthy and relatively weed free turf.
 - 1. Early Spring: Pre-Emergent crabgrass control, Broadleaf Weed Control, Fertilizer.
 - 2. Spring: Same as above.
 - 3. Late Spring: A granular combination of both quick and slow-release nitrogen fertilizer and spot spraying for weed control.
 - 4. Fall: Starter fertilizer.
- G. All bed areas will be mulched with a dyed shredded hardwood mulch once per year.
- H. All concrete and asphalt areas to be blown of debris after all work completed by contractor.