

Cleanup/Year Round Maintenance Tips for the Yard and House Exterior

Tiffany homeowners are responsible for property maintenance iaw the covenants (Paragraph 4.1 below). To ensure your property is well maintained, safe, clean and in an attractive condition at all times, the below are a few cleanup/maintenance tips/guidance to consider and/or use as a checklist.

1. Manage Weeds in the Sod/Grass

Remove/manage the growth of weeds in the sod/grass. The majority of green seen in the yard in Winter and early Spring is likely weeds. A professional lawn service is a good option to monitor weed control, fertilizer, insects, and overall health. If you use a professional service and see weeds at this time, call them for an inspection/treatment. If you are a “Do It Yourselfer”, treat the weeds in the sod/grass to kill them and manage the growth throughout the year. A pre-emergent may be applied before the weed seeds germinate and a post-emergent may be applied after weeds are present. Spot spraying is effective for small patches of weeds.

2. Remove Yard Debris

Remove visible yard debris; such as, leaves, small/large tree branches from the lawn, flower beds, roof and gutters.

3. Remove Weeds and Grass in the Flower Beds

If you continue to have weeds and grass in the flower beds, you may have too much dirt that has accumulated on top of the weed block paper, need new/additional weed block paper, and/or need new/additional mulch, rock or pine straw. Manually pull weeds or spot spray with weed killer. Grass killer is not ideal to use in flower beds or anywhere you do not want to kill all vegetation.

4. Clean Up Flower Beds

Remove fallen leaves, dead foliage/shrubs, spent annuals and weeds and cut back/divide perennials as needed. Flowering perennials (day lilies) and ornamental grasses (spider grass, monkey grass, liriope) may be trimmed each Fall or late Winter to a height of 2–5 inches to allow new fresh growth in the Spring and remove old faded/brown blades.

5. Trim Shrubs, Ornamental Trees, and Pecan Trees

Trim/shape shrubs/bushes and remove/replace any that are dying/dead. Some grow faster than others and need more frequent trimming. Crepe Myrtles can be pruned in the Winter months as soon as November and as late at March while dormant. The beautiful pecan trees are aging and some are diseased/dying/need removing. Monitor your tree(s) health and have limbs trimmed and removed as needed.

6. Add Grass/Sod

Add sod to bare areas as they develop. Trees/heavy shade may have an effect on the growth, health and longevity of sod. If so, trim lower branches or consider a high tree canopy to allow more sunlight to reach the sod and vegetation. Fill in sink holes, tire track holes, etc., with dirt/soil/sod. If you are not sure of the grass type, check with the HOA for guidance. Centipede was planted in the early phases and zoysia in the later phases. Consult with a professional lawn service as needed for continuing issues.

7. Clean Concrete Surfaces

Check driveway, sidewalk and porch/patio/pool concrete for loose material/cracks and make repairs as needed. Pressure-wash surface areas for a clean fresh appearance as needed to remove stains. Repair/replace broken/missing flower bed border and restrain faded concrete curbing.

8. Clean and Repair Exterior House

Check the exterior of the house (soffit, fascia, vinyl, gutters, windows, shingles, garage doors, brick, etc) for areas that may need to be cleaned to remove dirt, grime, mold, and mildew. Repair/replace these damaged/missing exterior finishes. Paint faded house/shutter/porch column stucco and clean/stain cedar columns/house finishes. Replace house numbers with like style, size and color.

9. Inspect Your Mailbox

Inspect your mailbox for missing/broken parts/loose screws/faded paint and ensure it is well anchored in the ground. Ensure the numbers are visible, clear and easy to read and replace with the same style/color. The Tiffany mailboxes were purchased from Addresses of Distinction; however, they no longer carry the system style. If your mailbox needs replacement parts/numbers, check with the HOA first; they maintain a small stock and can save you money in shipping and will also ensure you purchase the matching series replacement type. Mailboxes may require cleaning and painting.

To clean, use a soft cloth/sponge, a little dish detergent and water. Avoid abrasive cleanser, cleaning pads, bristle brushes and high pressure washer tips that could scratch/damage the finish/metal.

To paint:

- Clean and ensure the unit is dry with no dust/pollen.
- Remove hardware, etc., as appropriate.
- Choose a quality outdoor paint that is oil based satin enamel that can be used on aluminum.
- Use a quality paintbrush if you paint by hand.
- Or, use a quality spray paint. Some homeowners have used Rust-Oleum Satin Black Enamel 7777-730

10. Check Your Fence and Any Added Improvements (Gazebos, Pergolas)

Repair/remove/replace fence boards that are broken/damaged, missing and/or rotten. Reattach boards that are warped or have become unattached. Long deck screws will often pull warped boards back into place. Fence stain will increase the life of the wood. Clean and refresh stain as needed to provide further protection and cover faded color. Clean unstained fences with a power washer (low pressure) and wood

cleaner to refresh the look of the wood. If your fence has never been stained, it isn't too late to apply stain after cleaning. Check/clean/restain wood shutters, porch columns, gazebos and pergolas.

Duty of Maintenance is noted in paragraph 4.1 of each phase of the Tiffany covenants.

4.1 Duty of Maintenance. Owners and occupants (including Lessees) of any part of The Properties shall jointly and severally have the duty and responsibility , at their sole cost and expense, to be that of The Properties so owned or occupied, including buildings, improvements and grounds in connection therewith , in a well maintained, safe, clean and attractive condition at all times. Such maintenance includes, but is not limited to the following:

- a. Prompt removal of all litter, trash, refuse, non-permitted vehicles and wastes;
- b. Lawn mowing;
- c. Tree and shrub pruning;
- d. Keeping lawn and garden areas alive, free of weeds, and attractive;
- e. Watering;
- f. Keeping parking areas, driveways, and roads in good repair;
- g. Complying with all government health and police requirements;
- h. Repainting of improvements;
- i. Repair of exterior damages to improvements