



# Exterior Maintenance Addendum

Residents are responsible for all regular landscaping maintenance, including all mowing, trimming, weeding, weed control, disposal of clippings, maintaining bushes, shrubbery and regular watering of all lawns on the premises during the term of the lease.

We've partnered with local vendors to give you the following flat rate exterior maintenance options so you can spend less time doing yard work and still stay current with your lease responsibilities:

### **Premium Maintenance - \$**

Keeps your yard up to the Bluefax Property Management "Standard of Quality" without having to perform any yard work. Over the course of your lease agreement, you will receive all exterior maintenance services needed to keep your yard in great condition. This option includes bi-weekly mowing in season with these services.

- Mowing grass
- Edging along driveways and sidewalks
- Trimming along standing structures
- Removal of weeds from previously maintained flowerbeds
- Removal of standard yard debris (small twigs, etc.)
- Blow away clippings from sidewalks and driveway

### **Basic Maintenance - \$**

Have our preferred service provider take care of the most repetitive yard work so you don't have to do the consistent mowing yourself. This option includes bi-weekly mowing in season:

- Mowing grass
- Trimming along standing structures
- Blow away clippings from sidewalks and driveway

### **Self Maintenance**

By selecting this option, you waive all lawn and yard care services and agree to maintain your home's exterior to the Bluefax Property Management "Standard of Quality", on your own, throughout your residential lease agreement. If you receive two lease violations related to lawn care conditions within a 12-month period you will be automatically enrolled into the Basic Maintenance Plan.

*\*Should the price increase from the vendor, tenant will be notified of the change and may update their selection at that time.*

We choose to select the:  Premium Maintenance  
 Basic Maintenance  
 Self Maintenance

**Tenant Signature(s)** \_\_\_\_\_ **Date** \_\_\_\_\_

(Ver. Feb 2022)



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**Landscaping is regulated by most Home Owners Associations (HOAs). We have compiled the requirements below from items that are typically found in most associations and are the most commonly cited violations by the HOAs.**

All landscaping shall be maintained in a neat and orderly manner at all times. This includes:

1. Mowing (6" height maximum)
2. Edging
3. Pruning
4. Fertilizing
5. Watering
6. Weeding

1. Mowing- The growth rate of our yards will vary depending on several factors such as; season, watering, fertilizing, and type of grass. Overall, it is the responsibility of the resident to ensure the grass is maintained properly, including filling bald patches that may occur.

All grass should be maintained to a height no taller than 6 inches, and at a minimum, cut every 2 weeks or sooner.

2. Edging- In addition to regular mowing, all yards should be edged around the entire lot to show an even, crisp, and clean grass edge. This edging should be performed between driveways, sidewalks, curbsides, flowerbeds, around trees, and against structures/fences on your property.

3. Pruning- All shrubs should be pruned in an even and manicured manner.

4. Fertilizing- Fertilizing your lawn is not just about providing nutrients to your grass but also helps prevent weed growth. Grass that is fertilized can grow stronger providing a natural defense to disease. Just like humans, grass is a living thing that, with proper nutrition, can protect itself from illness. Fertilizing helps the lawn grow lush and evenly. Some areas of a lawn can suffer from a lack of nutrition which causes sparse and thin growth.

5. Watering- As residents of the hot state of Texas, we all understand the extreme temperatures we endure during the summer. Our landscaping endures this punishment as well, with some areas receiving an entire day of sunshine and extreme heat. Water is extremely crucial.

*Please be mindful of water conservation or any applicable water restrictions.*

6. Weeding- Grass and flower beds are to be maintained free of weeds. This doesn't just mean that the weeds are mowed down... but treated/removed altogether. Simple applications of weed/feed throughout the year will typically take care of it.

**Tenant Signature(s)** \_\_\_\_\_ **Date** \_\_\_\_\_

(Ver. Feb 2022)