

## **2534 MASTER ASSOCIATION**

### **Landscape Maintenance & Snow Removal Specifications**

The minimum landscape maintenance and snow removal specifications required for all properties located within the 2534 Master Association Development are as follows:

1. All turf areas shall be mowed weekly during the growing season. Mowing height will be in a range of 2.5 to 3.5 inches. All unsightly piles of clippings must be removed.
2. Litter and debris pickup shall be conducted weekly. Limbs and other debris caused by high winds shall be removed in a timely manner.
3. At least one spring and one fall cleanup must be performed on all landscaped areas.
4. Tree wells, hard surfaces, rock, flower and shrub beds shall be treated for weeds on a regular basis or as needed. Regardless, all areas shall be free of weeds and foreign grasses.
5. Curbs, walks and any other surface bordering turf shall be edged monthly.
6. Fertilizer shall be applied three (3) times each growing season.
7. Trees and shrubs shall be treated and sprayed as needed to maintain health and prevent damage by pests, insects and disease.
8. Turf areas shall be free of all weeds and foreign grass.
9. Turf areas shall be core aerated annually.
10. Trees and shrubs should be pruned three (3) times during the growing season.
11. Irrigation meters MUST be installed on all systems. This will allow the Association to accurately track usage on a monthly basis. Irrigation water shall be sufficient to maintain a green, healthy lawn. Irrigation systems shall be inspected for leaks and proper settings at least two (2) times per month. Each end user is responsible for the startup and winterization of their onsite systems.
12. Mulch and bark shall cover the landscaped areas at all times and be refreshed annually. Any material used to cover beds shall be top dressed as needed to avoid weed fabric, dirt and unimproved areas from being visible.
13. Undeveloped areas shall be mowed on a regular basis and height of grasses shall not exceed 12". Curbs shall be neatly trimmed and clipping removed as needed. The area shall be free of debris and noxious weeds. Land being used for farming purposes may request a variance from the Association's Executive Board of Directors; however, all noxious weeds must be maintained at all times!
14. Snow is to be removed from parking lots, private sidewalks and public sidewalks along streets within 48 hours of the end of snowfall. Specifications for removal shall not

exceed more than two (2) inches of accumulation on walks and four (4) inches on road, parking lot and driveways.

15. All vendors performing work on 2534 property shall maintain statutory Workers Compensation as well as Automobile and Public Liability Insurance throughout the term of employment.

#### NOTES

Properties failing to meet specifications and standards established by the Association shall be handled in accordance with Section 10.1 as amended in the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easement for 2534 Master Association dated October 19, 2010, a copy of which may be found on the 2534 website under Governing Documents.

Availability of non-potable water is dictated by the administration of the Big Thompson River. Typically the watering season begins in May and concludes in September.