

LAKEVIEW ESTATES – OWNERS HANDBOOK

I) PROPERTY MAINTENANCE:

1. The Board's policy is to enter into contracts to provide for the ongoing maintenance of its property and shall include contracts to provide for:

I. Lawn Maintenance:

- a) Lawn repairs, rolling, aerating, fertilizing (3 times per year).
- b) Weed control (2 times year).
- c) Weekly grass cutting, trimming, clean up, leaf removal.

II. Garden Maintenance: edging of common element gardens, mulching, pruning and trimming of plants and shrubs, shrub and plant removal and replacement as required and approved by the Board.

Note: Refer to section H-11. Where unit owners have modified their gardens around their unit, with Board approval, the contractor will not maintain those gardens. Owners will be responsible to maintain those gardens including the use of matching mulch.

III. Tree Pruning and Trimming: as needed (typically every other year) with mulching around trees as required. Tree removal and replacement as required and approved by the Board.

IV. Snow Removal: will require hand-shoveling of the sidewalks, consideration of the amount of salt used, and that any damage to the grass caused by equipment, will be paid for, or repaired by the contractor.

V. Window Cleaning: performed once per year in May or June, which excludes skylights and garden doors where they are not accessible. In addition, street and entry lighting fixtures will be cleaned.

VI. Eaves Trough Cleaning: performed twice per year. One in late fall after the leaves have fallen and one in the summer.

VII. Sump Pump Inspections: As required but at least every three years.

VIII. Drain cleaning and flushing: Every other year.