

Landscape Maintenance

We are **not a “Maintenance Free Community.”**

The Owners Association fees pay for lawn maintenance of lawns and common areas.

WHAT THE CONTRACTOR IS REQUIRED TO DO

- Trim all turf grass areas on the common areas and on the homeowners' lots
- Trim shrubs 12 times a year
- Edge turf grass in around yards, mulched areas, along roads and sidewalks
- Trim back and up trees that line the roads as needed
- Prune palms on all lots once a year
- Remove all items and debris they cut each visit
- Blow off every front porch, sidewalk, driveway and walkway each mowing visit
- Replant the annuals at the front monuments four times a year and maintain each visit
- Fertilize yards and common areas four times a year
- Fertilize and pest control of shrubs and trees once a month
- Check monthly and maintain all irrigation water heads and controllers

WHAT THE CONTRACTOR IS **NOT** REQUIRED TO DO

- Treat any homeowner's lot different than others. The easiest way to explain this is the same type of bush/plant will be trimmed the same throughout the community. Homeowners may not have “special personal needs” for their property.
- Plant your items, remove items or do extra services for you without contacting the management company so the Board of Directors can review and approve.

WHAT EACH HOMEOWNER IS REQUIRED TO DO

- Keep their yard clear of items that will impede the lawn crew from doing their job. This includes water hoses, toys and lawn furniture... anything a mower or string trimmer must avoid.
- Keep all mulched beds on their lot free of weeds
- Replace dead trees, turf, and plants in their yard
- Maintain all pots and planters on their lot. Do not place/leave the black, temporary or nursery pots in mulched beds.
- Maintain any decorative elements placed outside including knick-knacks, sculptures, and furniture on porches.
- Keep driveways and walkways free of weeds
- Keep driveways and walkways free of mold and mildew
- Keep all maintenance tools stored in their garage when not in use.
- The lot ends at the sidewalk so do not add plantings past the sidewalk (e.g., around the mailbox).
- Trim any plant to your specifications if it is different from the rest of the community. If your plant does not need trimming, our landscape maintenance company will not trim. If your plant needs trimming, it will be trimmed to the standard specifications.
- Monitor their turf and plantings and notify the maintenance company by utilizing the forms on the website <http://TuscanyTampaPalmsHOA.com/> when a problem arises.
- Complete a Modifications Request for wide scale changes of the plantings using the Architectural Guidelines.