



2025

FRONT YARD MAINTENANCE PROGRAM

THE **AUDUBON HOMEOWNERS ASSOCIATION INC.** (“ASSOCIATION”) HAS PREPARED THIS COURTESY NOTICE OF SUMMARY INFORMATION TO ENCOURAGE THOSE INTERESTED IN AUDUBON TO BECOME FAMILIAR WITH IMPORTANT OR HELPFUL INFORMATION ABOUT THE COMMUNITY. ADDITIONAL INFORMATION, WHICH MAY BE UPDATED PERIODICALLY, MAY ALSO BE FOUND AT www.audubonliving.com OR MAY BE REQUESTED OF THE ASSOCIATION MANAGEMENT COMPANY.

General Information

The Association provides mandatory front yard lawn and landscape maintenance for all homes. This service is authorized by the Master Covenant, established by the Board of Directors and subject to renewal for the following year on an annual basis.

The Front Yard Maintenance program provides significant benefits to each property owner and to the Audubon community as a whole. Some of these benefits include uniformity of maintenance in style and appearance, a schedule by which all residential properties are maintained, increased street appeal and convenience to the property owner.

The Front Yard Maintenance program will be administered by the Association with the help of the Association Management Company. The maintenance services for the current year will be provided by the “Maintenance Provider”, a full-service landscape management firm that will also be maintaining the community’s common areas for the Association. **Owners cannot opt out of Front Yard Maintenance.**

Front Yard Maintenance Program

The Front Yard of a Residential Lot is defined by the Master Covenant as “(a) as to interior Residential Lots, the front yard area of the residence between the back of curb of the street (on the one hand) and the dwelling exterior and fence (on the other hand) and (b) as to corner Residential Lots, the front yard area of the residence between the back of curb at the street (on the one hand) and the dwelling exterior and fence (on the other hand), and that portion of the side yard area exposed to the street, between the back of the curb at the street (on the one hand) and the dwelling exterior and the fence (on the other hand), but excluding patios, courtyards and fenced areas not visible from the street, unless otherwise determined by the Board or Declarant”.

Important information about the Front Yard Maintenance Program:

A. Maintenance Scope:

1. **Mowing, edging, and line trimming service** for the Front Yard area on a schedule of **42 trips a year.**

2. **One (1) time monthly bed maintenance service** which includes bed area weeding, trimming of the plants and shrubbery (excluding trees), maintaining bed edge, and one mulch application per year. Shredded hard wood mulch is used. Black mulch, while attractive, is not an appropriate long term material and can cause problems to Owner's landscape plants and concrete areas as it is dyed and made up of several wood by-products.
 3. **Three (3) weed control applications and three (3) lawn fertilization applications per year** during the spring, summer, and fall. Due to the construction and the age of the lawns, it may take several seasons to get the weeds under control. Homeowner can pick up a slow release balanced fertilizer with appropriate weed control from a local garden. Apply the product according to the manufacturer's instructions. To avoid additional stress on the turf, wait 4 weeks after the Association's application to apply additional weed control products.
 4. The Maintenance Provider will not include any additional work or maintenance work within the rear yards of the Residential Lots. Owners will be required to either perform the rear yard maintenance or hire an appropriate landscape maintenance company to handle. Rear yard may be defined as the yard across the full width of a lot extending from rear line of building to rear property line.
- B. **Schedule:** Front Yard Maintenance will be done every week during the "growing season" (March through September) and, from October to February, it will be done every other week. The maintenance schedule will have one regularly scheduled day and one back up day in the event of inclement weather or needed schedule adjustments. Please note that if weather is an issue, alternative maintenance days may be necessary. Schedule information is available through the Association Management Company. Residents are also encouraged to visit <https://audubonliving.com/residents/>.
- C. **Yard Access:** The Association has been granted an easement across all lots under Section 8.5 of the Master Covenant to perform Front Yard Maintenance (as defined in the Master Covenant). Any residents who have gated yards will need to allow access on the scheduled service days by leaving the driveway gate open and/or unlocked.
If the crew cannot access the front yard on maintenance day, they will leave the resident a note and will return the next scheduled visit – no makeup visits are scheduled due to access issues and no proration of the annual assessment, should you miss a visit due to not providing gate access.
- D. **Maintenance Issues:** In the event that a resident experiences an issue with the routine lawn maintenance (i.e.: lawn was not mowed and/or edged) resident may fill out the Resident Front Yard Maintenance Request form located under the "Community" dropdown menu and the "Resident" tab in <https://audubonliving.com/residents/> which appears as follows:



Resident must fill out the form in its entirety and will be required to upload pictures for the form to be considered complete. Otherwise, the submittal will not be processed.

The Association Management Company will receive the form and will proceed to review and follow up with the Maintenance Provider. The Maintenance Provider will: (i) assign a case number to the work order; (ii) assess, investigate and/or repair the items addressed in the work order; and (iii) provide their finding and/or completion of work order to the Association Management Company. The Association Management Company will contact the Resident to close out the work order.

Please note that any landscape, irrigation, and lawn materials that require replacement will be the responsibility of the Owner. If the Owner has a request or a complaint, Owner should contact the Association directly.

- E. **Cost:** Included in the Regular Annual Assessment.

Owner Responsibilities

The following is a list of some of the things that the Owners are required to do in order to help make this program successful and cost effective for all the residents of Audubon:

- A. **Please keep all vehicles, toys, water hoses, pets, and all other objects away from Front Yard landscape maintenance areas. Any damage that may be done to any of these items is the responsibility of the Owner.**
- B. Monitor your irrigation system so that all areas are not too wet or too dry. The Front Yard Maintenance program does not include maintenance or repairs or adjustments to irrigation systems on individual Lots. Homeowners are encouraged to conduct regular inspections of their irrigation system, checking for leaks, and ensuring that sprinkler heads are not protruding as this could potentially lead to damage if caught by a mower.
- C. Please do not water twenty-four (24) hours before Front Yard Maintenance day to minimize yard damage. Yard equipment rutting can occur from overwatering. Any such damage shall be the responsibility of the Owner.
- D. Do not use stone or brick borders along landscape beds as they are easily damaged. The Association shall not be held responsible for damage to landscape bed borders. Per the Design Guidelines, landscaping metal edges and/or equivalent may be permitted. It is the owner's responsibility to keep all metal edging in good condition and the mowing company will not be

responsible for any damage or disturbance to metal edging from their mowing and edging activities. For any questions, you may contact the Audubon Residential Reviewer.

- E. No lighting or any other approved or unapproved lifestyle modifications can be installed within the grass area of a front yard. All lights must be at least 8" into the mulched beds to provide access for the mowers. Any items placed in the front yard, including lighting or other lifestyle modifications, are the sole responsibility of the owner and the Association and the landscaping crew will not be held responsible for any damage to these items.
- F. Please provide unfettered access to all front landscape maintenance areas.
- G. The Front Yard Maintenance program does not include seasonal flower installation/replacements. Owner shall be responsible for all seasonal flower installation/replacements including flower bed areas of the front yard.
- H. Report any problems immediately to the Association Management Company.
- I. The Front Yard Maintenance Program does not include tree trimming or tree replacement. Owner shall be responsible for all tree trimming and replacement.
- J. Backyard service is not provided and will remain the responsibility of the Owner.
- K. Residents who have front gates will need to allow access on the scheduled service days by leaving the driveway gate open and/or unlocked.

Some helpful watering tips which should enhance the health and appearance of front lawns and landscaped areas include:

- A. Water in the early morning
- B. Avoid watering in the heat of the day (11:00 a.m. to 5:00 p.m.)
- C. Best time to water is between 3:00 a.m. and 7:00 a.m.
- D. How long to water:
 - Although every irrigation system is different, most systems can achieve 1-1½ inches of water by running sprays zones for 5-10 minutes and rotors zones for 20-30 minutes.
 - Normally, turf and landscapes in this area do fine with 1-1½ inches per seven-day week when daytime temperatures are in the 70s and 80s.
 - As daytime highs hit 88-92, you can probably increase that to 1-1½ inches every four to five days.
 - When temperatures exceed 93 degrees consistently (normally July-August), 1-1½ inches every two to three days.

Courtesy Notice

THIS IS A COURTESY NOTICE AND MAY NOT CONTAIN ALL INFORMATION ABOUT THE FRONT YARD MAINTENANCE PROGRAM. THE PROVISIONS OF THE MASTER COVENANT (AS EACH MAY BE AMENDED) AND THE DECISIONS, POLICIES, ACTIONS (AS SUCH MAY BE MODIFIED) OF THE ASSOCIATION'S BOARD OF DIRECTORS AND THE ASSOCIATION MANAGEMENT COMPANY (INCLUDING YARD MAINTENANCE) SHALL SUPERCEDE ANY INFORMATION CONTAINED HEREIN. INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE OR REVISION HEREOF.

For more information about the Front Yard Maintenance program, feel free to contact the Association Management Company:

Customer Service:	(855) 289-6007
Client Support Manager Email:	info@goodwintx.com
Community Manager:	Danielle Slott
Community Manager Email:	HABHManager@goodwintx.com
Community Manager Phone:	(713) 405-3979
Website:	www.audubonliving.com
TownSq Community App:	https://app.townsq.io/login