

*Revised 12/01/2011*

## **Lawn Care/Maintenance**

The care required to establish a new lawn can often be overlooked in the excitement of moving into a new house. This is true in both single family homes and townhomes. These tips will help to allow your lawn to achieve its full potential.

**Classic Communities will be responsible for the initial installation of your lawn. This includes the initial preparation of soil, applying grass seed & fertilizer. Classic will also be responsible for watering prior to settlement. After settlement, it is the buyer's responsibility to water the lawn. Watering is most critical during the first few weeks of lawn establishment.**

*Steps to ensure that you have the best lawn possible:*

1. Water your lawn regularly during germination. Some lawns may require up to an inch of water a week.
2. Overseed any bare areas. Bare areas WILL occur for many reasons including wind, heavy rain and foot traffic. Purchase a combination grass seed product at the local hardware store. Rake the grass seed into the soil and water the seed to encourage it to grow. Seed can be covered with straw or hay which will help retain moisture. **Until yards are established, small areas of erosion will occur and are the responsibility of the homeowners to repair.**
3. A certain amount of rocks and weeds will naturally be present in any topsoil. Over time these may work their way to the surface. Removing weeds and small rocks will help to encourage your grass to grow.
4. Fertilizing your lawn is very helpful. A good seasonal weed/feed regimen is important for achieving a good lawn. You may want to check with your homeowners association (if applicable to your home site) to see whether this will be the responsibility of the homeowner or the community.
5. In cases where a homeowners association exists, lawn and weed maintenance is a balance between cost and amenity. Homeowners must be active participants in the maintenance of the lawn and landscaping.
6. HOA budgets do not cover lawn installation/establishment, watering or replacement of grass or plantings when due to lack of watering or improper maintenance by the homeowner. This is true in both condominium/townhome developments & single family homes. The quality of lawn & landscaping will be determined by your efforts and weather conditions which are beyond your builder's control.

Remember that an established lawn will likely take **several years to mature** and DOES REQUIRE care by the homeowner. We do not have control over drought or other weather conditions.

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Homeowner

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Date

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Homeowner

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Date