

Common Area Landscape Property Definition: Exhibit A



Description of Common Property Lots and Tracts

Lot 46	Common Property surrounding Clubhouse and Pool Area
Tract A1	Area to the East of Stoneybrook Street and grass behind lots 4677-4691 Hollyhock & Area along 49th street West of white vinyl fence. (White vinyl fence does not belong to SVOA)
Tract B1	Common property along Country Club Drive and 49 th Street to Birdsong, both sides of sidewalk
Tract B3	Walking path between 49th Street and Hollyhock
Tract C1	Walking path area between Hollyhock and Country Club
Tract C3	Dead end path opposite Peony Street on the South border of Stoneybrook Walking path area between Hollyhock and the Clubhouse and Pool Area
Tract D3	Community garden plot on curve of Birdsong
Tract E2	Lawn area behind Lot 4657 Hollyhock
Tract E3	North end of walking path between Birdsong and Hollyhock
Tract F2	Detention Swale behind Lots 4643 and 4649 Hollyhock
Tract F3	Area outside white vinyl fence on S. East side of property bordering 45th street behind lots 5033-5049 Hollyhock
Tract G3	Area outside white vinyl fence on N. East side of property bordering 45th behind lots 4505-4607 Hollyhock
Tract H3	Walking path between Hollyhock and 45th between lots 4539 and 4555.
Tract I3	Private driveway in Orchid Circle
Tract J3	Triangle planting in Orchid Circle
Tract K3	Grass area on North side behind lots 4623-4637 Hollyhock. Access is through Tract F2.
Tract L3	South End of walking path between Birdsong and Hollyhock
Tract M3	Area outside white vinyl fence on S. East side of property bordering 45th street behind lot 5031

Street Park Strip areas between sidewalks and streets

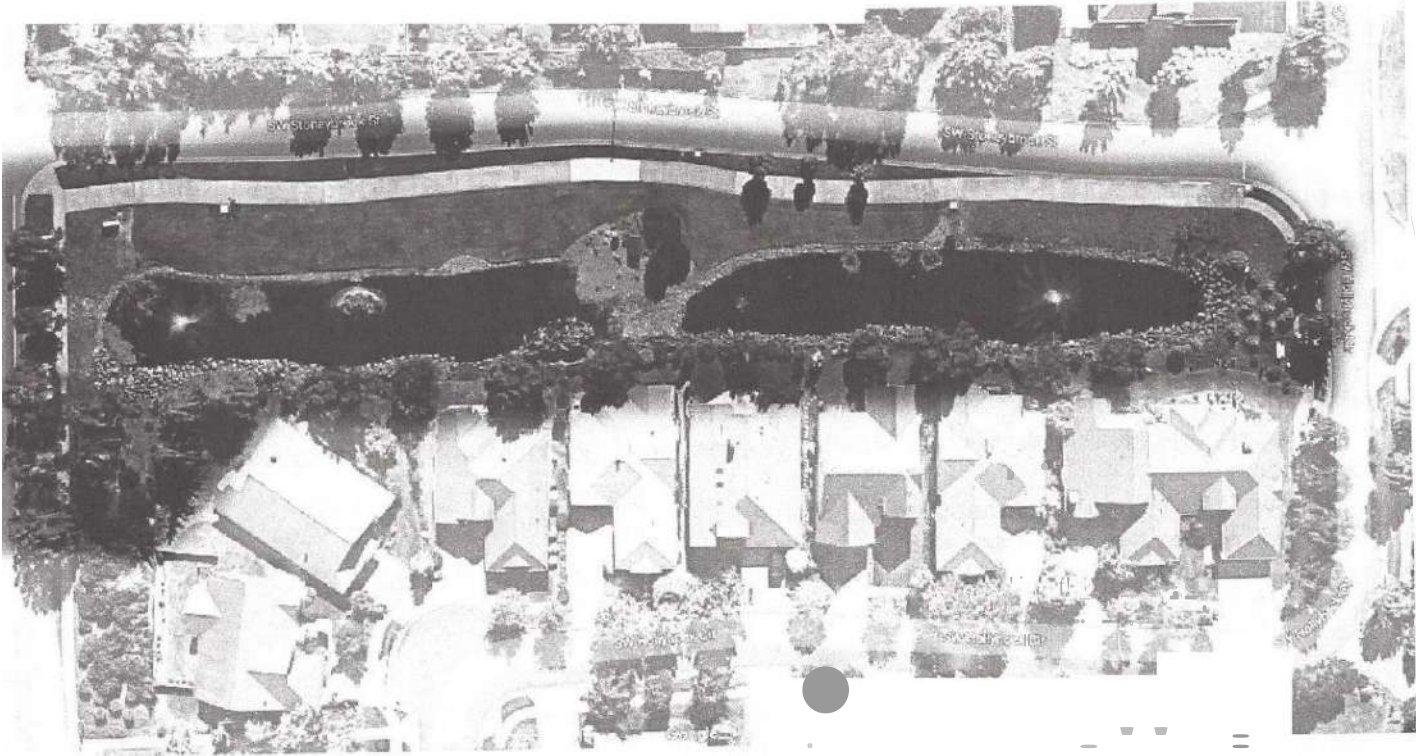
Landscape maintenance required

- Park Strip along 45th street; park strip along Country Club Drive; Park Strips along 49th Street. All Birdsong except lot 47 and RS 12
- All Hollyhock except lot 47 and lot 63 Both sides of Peony St
- All Park Strips in front and back of the Pool House and Clubhouse Native Vegetation planting area north of the clubhouse

Landscape maintenance excluded

- Park Strip in front of undeveloped RS-12 lot along Birdsong Park Strip in front of Assisted Living Facility
- Park Strips in front of Lodge and Cottages
- Area maintained by Pond Landscape Contract; (shown in additional detail below)

Village



Stoneybrook Village Common Area Landscape Specifications Exhibit B

Common Property Additional Information

The Stoneybrook Village Owners Association (SVOA) is responsible for lawns, shrubs, shrub beds and irrigation in Common Areas. These areas are shown and described in Exhibit A pages 1 and 2. They include areas surrounding the Clubhouse, Pool House, designated walkways, and park strips surrounding the perimeter of the Village and Tracts identified in Exhibit A. Common areas shall receive service every week.

Mowing

- Frequency-weekly during growing season. As needed during dormant season and as possible in wet conditions.
- Set mowing height on equipment no greater than 3".
- Bag and remove clippings from site.
- Change mowing patterns not to create ruts when mowing.
- Cleanly cut grass.

Edging

- Hard edge along hard surfaces-one time per month.
- Soft edge along mulched areas-one time per month.
- Create clean edging without noticeable trenching.

Weeding Turf

- Treat all turf with broadleaf weed control with spot treatment at a minimum of bimonthly, March, May, July, September.
- As needed, treat all crabgrass post emergent in July or August.

Weeding Shrub beds

- Apply pre-emergent weed control no later than March 31st and September 30th.
- Address emerged weeds the first and third weeks of each month by mechanical and or chemical means. Under no circumstance are weeds in beds to be allowed to go to seed.
- Remove volunteer plants and invasive exotic weeds (blackberry, hawthorn, oak seedlings and others), mechanically or chemically as appropriate for control and eradication throughout the year.
- Remove, through mechanical or chemical means, perennial invasive weeds (horsetail, Canadian thistle, bindweed) throughout the year

Fertilizing Turf

- Apply fertilizer 4 times during the year with 1-pound actual nitrogen per 1,000sf of turf each time.
- Remove chemicals from hardscape to prevent discoloration.

Fertilizing Shrub beds

- Apply fertilizer by March 15th with complete fertilizer (NPK)"
- Remove chemicals from hardscape to prevent discoloration

Leaf Removal

- Remove leaves from turf and shrub beds once a week, no less than six times, during leaf fall and as needed throughout the year. Clear all curbsides and remove leaves from street drains each week. Leaves from the fall leaf drop will be staged in the street in compliance with the City of Corvallis leaf pick up guideline. Home Grown Gardens will remove leaves weekly from any accumulation outside the City's pick-up program.

Pruning (definitions: Tree = single stem trunk, at a point 4.5 ft. above ground level. Shrub = several stems arising from ground level. Arborvitae is designated a tree.)

- Maintain shrubs outside the perimeter fence along 45th Street, 49th Street and Country Club Drive to grow no more than 9 feet and no less than 7 feet.
- Maintain shrubs and small trees a minimum of twelve inches from buildings, walls, fences, and structures
- Prune shrubs seasonally according to plant requirements to promote each plant natural form, lowering pattern, and according to site constraints.
- No plant material (except tree canopies) shall overhang walkways and driveways
- Maintain sidewalk clearance pruning of trees at no less than 8 feet. Prune all trees in this manner by June 15th and September 15th.
- Remove waterspouts and suckers emerging from shrub root stock.
- Clean up and remove all branches and debris.
- Maintain clear visibility around all street signs and informational signs.
- Maintain St. John's Wort a minimum of three feet along the fences on 49th street.
- Cut St. John's Wort every third year beginning 2017, (2020, etc.)

Community Garden (Tract D3)

- Eliminate spurge and other invasive weeds growing in paths and bark mulch areas at the community garden. Do not treat planting beds.
- Apply pre- and post-emergent treatments for weed control on the walking paths, in and around the brush bin enclosure, on the bark mulch areas and East slope. Hand weed these areas throughout the growing season. Do not overspray, treat or weed any raised beds or strawberry bed.
- Turn on hose bibs by March 1st - maintain as needed throughout the summer.
- Shut off hose bibs by November 15th.

Irrigation Services

- Trim around sprinkler heads in lawn areas prior to April 1st when irrigation system is turned on for the season and clear heads as needed through the irrigation season to maintain sprinkler coverage.
- Activate, purge and test irrigation systems and drip irrigation systems by April 1..
- Conduct Back Flow Testing once a year as required by City or County code.
- By June 15th, by July 15th, and by August 15th, adjust spray patterns for optimum coverage and additionally as needed throughout the growing season.
- Provide SVOA with Controller Programming Charts showing frequencies and lengths of watering times for all valves by May 15th. Adjust as necessary throughout growing season to ensure no areas are being over or under watered. Report any programming chart changes within 2 business days to SVOA.

- Maintain irrigation gang timers to avoid over or under watering. Adjust with seasonal differences.
- Damage to sprinkler heads or drip irrigation caused by Contractor shall be repaired at Contractors expense.
- Repair damaged sprinkler heads and sprayers from threaded connection and above within one business day of receipt of electronic notice from SVOA. Notify SVOA of damage to sprinkler head damage from threaded connection and above due to tree roots and repair at \$60/hour
- Shutdown and drain systems by November 15th.

Moss Control:

- Treat all turf and shrub beds for moss once per year no later than March 31st. This does not include physical removal of moss.

Items Excluded

The following items shall not be included within the scope of work:

- Deadheading of azaleas, rhododendrons
- Pruning roses, and fruits (blueberries etc.)”
- Treatment for infestations caused by insects and diseases. Insects including but not limited to; Lacebugs, scale, aphids, caterpillars, borers. Diseases including but not limited to; powdery milder, black spot, sooty mold, leaf spot, stem cankers, anthracnose.
- Cleaning, repair, or maintenance of retaining walls.
- Shrub removal or replacement
- Tree removal or replacement
- Repairs resulting from tree root growth
- Replacement or repair of private irrigation timers, main lines, controllers, wires, valves, drip systems other than sprinkler heads and repair of irrigation below the threaded connection of the sprinkler head.
- Damage from unusual events such as severe weather, volcanic ash, water shortage, etc.