

An amendment to Declaration Artistry Community Association is being made to change the scope of Association responsibilities to include Lot Maintenance, and will be included in the 2020 budget:

- Impacts all new home sales from date of Declaration forward.
- Current homeowners (92) and contracts in process (19) will have opportunity to “Opt-In” or “Opt-Out” of Lot Maintenance through the utilization of **a Landscape and Irrigation Maintenance Service Group**. Those who choose to Opt-Out will sign an affirmation of their understanding of the Community-Wide Standards that will be strictly enforced.

Association Responsibilities in return for Landscape and Irrigation Maintenance Service Group fee to be paid:

- Lawn mowing, edging (42x/yr).
- Customized Lawn Application of fertilizer, herbicide, fungicide (4x/yr).
- Customized shrub and small tree application of fertilization and pest control treatment (3x/yr).
- Mulch Bed weed control 24/year.
- Pruning of small trees and shrubs (10x/yr).
- Street Tree fertilization (3x/yr), and pruning (1x/yr).
- Mulching of all beds and at street tree (2x/yr).
- Quarterly treatment to specialty palms (Sylvester and Medjools) for lethal bronzing/crown rot.
- Irrigation System Maintenance and Repair, consisting of monthly “wet check” and cleaning of filters on each lot (includes parts and labor).
- Coordination with ITS regarding customizing of irrigation zone watering times.

Special Considerations:

- Owners may still choose to upgrade/add to landscaping installed by Kolter (Builder), as long as ARC approval is sought and received, with the ARC decision being based on avoidance of nuisance/banned species, and “reasonableness”.
- Owners opting-in may choose to supplement maintenance services, at Owner’s expense, and may choose to “carve-out” portion of the lot (fenced in back yards) but without a credit to the Landscape and Irrigation Maintenance Service Group fee.
- Fenced backyards will require an unlocked 48” wide gate to be in place.

2020 Landscape and Irrigation Maintenance Service Group fees (paid quarterly in advance):

- Effective January 1, 2020.
- 65’ Lots: \$165/mo (\$495/quarter).
- 92’ Lots \$200/mo (\$600/quarter).