

GRASS CUTTING POLICY

**Weather Permitting, Grass will be scheduled to be cut approximately
10 days from your last cut.**

All Grass Cutting Issues must be reported to the HOA Office in writing, using the Lawn Complaint Form (forms are available at the HOA Office or on our website at holidayheights.org). Please do not call the Lawn Contractor.

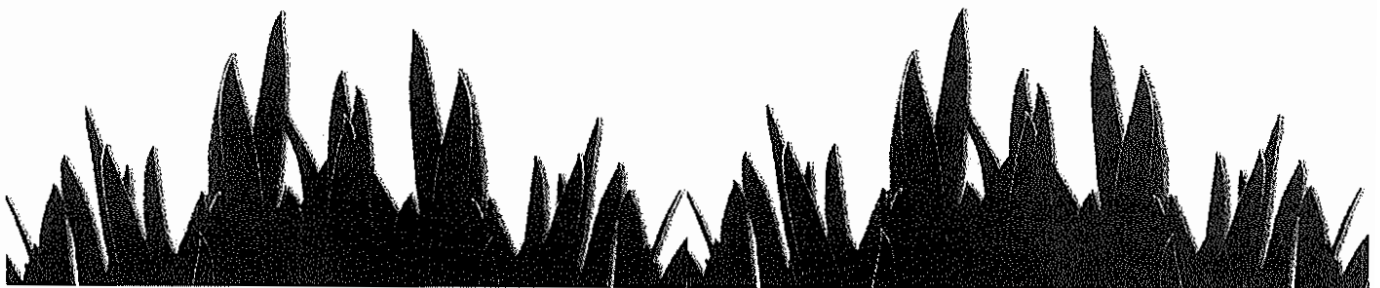
Damage to property such as siding, fences, borders and sprinklers will be addressed in a timely manner. Our contractor has staff to handle these repairs. Should you have damage, please take responsible measures to prevent further damage. All complaints will be inspected by a director to determine the cause and action to be taken. Repairs made by homeowners prior to the Director's inspection and without authorization by the Board, will not be reimbursed. Please ensure the cutters have a clear path and your sprinkler heads are down on grass cutting days. Sprinkler heads damaged due to heads being raised during the cut cycle will not be repaired by the Lawn Contractor. If you have heads that do not retract, place red do-not cut flags around the head until you can have it repaired.

Damage to lawns such as scalping and ruts will be considered on a case-by-case basis. Some will grow back without intervention. The majority of ruts are caused by the ground being over saturated due to recent rain and/or over watering by the sprinklers. The driver is most likely unaware of the saturated ground until it is too late. Ruts caused by Homeowners over watering their lawn will not be repaired by the Lawn Contractor. Please check your side and rear yards as needed to ensure the ground is not over saturated. If you find there are areas that are over saturated, please obtain red flags from the HOA Office and circle the saturated areas so the mowers know not to cut that area.

"No Cut" flags are available in the HOA Office for those not wanting the Association to cut their grass. You will need to fill out the No Lawn Cut form and you will be given flags at the HOA Office.

Under normal soil conditions, grass requires only ½ to 1 inch of water per week. Our soils are generally wetter due to the high-water table and type of soil; therefore, discuss this with your sprinkler contractor and ask them to adjust the frequency and run times on your sprinkler system for roughly ¾ inch per week. Also ask them to adjust your system as needed throughout the watering season. Remember the water requirements for the area between the homes may be less than the front and back.

If you have any questions or concerns, please Call Dan Carney at Ext 217



Contractor - Lawn Damage Disclosure

Sprinkler Heads –It is the homeowner's responsibility to ensure the sprinkler heads are operating correctly and are down during the cut cycle. If there are raised sprinkler heads, they should be circled with do not cut flags to avoid damage. Concrete sprinkler collars cause significant damage to the lawn cutting equipment and should be removed. The Lawn Contractor will not repair damaged sprinklers due to raised sprinkler heads.

Sprinkler Valve Boxes and Well Cover Boxes – These boxes should be installed slightly below or at ground level. Covers are to be fastened to the boxes with set screws, to prevent lids from popping up and causing damage to mowers and Lawns Plus personnel. Aged and deteriorated lids, should be checked and replaced periodically because they have a tendency of cracking. Lawns Plus will not be liable for damages if the above guidelines are not followed. Lawns Plus is not responsible for damages to Verizon or other utility boxes.

Home Exterior – Homes should have a 12 inches barrier separating the home and its entities from the grass. Homes without the 12 inches barrier must have its siding and/or home exterior covering at least 12 inches in height or more from ground level. Lawns Plus will not be liable for siding damage or home damage if guidelines are not followed.

Lawn and Landscape Décor, Lighting and Mailboxes – All should have a 12-inch barrier between them and the grass areas. Lawns Plus will not be liable for damage if guidelines are not followed.

Ruts & Damaged Turf –Damage to lawns such as scalping and ruts will be considered on a case-by-case basis. The majority of ruts are caused by the ground being over saturated due to recent rain and/or over watering by the sprinkler system settings. The driver is most likely unaware of the saturated ground until it is too late. Ruts caused by Homeowners over watering their lawn will not be repaired by the Lawn Contractor. Please check your side and rear yards as needed to ensure the ground is not over saturated. If you find there are areas that are over saturated, please obtain red DO NOT CUT flags from the HOA Office and circle the saturated areas so the mower operators know not to cut that area.

Lawn Area – Homeowners are to make sure the lawn is free and clear of stones, debris and personal property which can become a projectile or cause damage or injury. (Example: Garden hoses, dog leashes, tools, etc.) Any personal property should be a minimum of 12 inches away from the grass areas to prevent damage. All grass areas are to be level with proper soil and grass installation. Grind all stumps to ground level, chips removed and soil installed. All ground covering (mulch, stone, etc.) should be separated from the grass by a barrier, because if mixed in the grass they can become projectiles and can cause damage and personal injury. Lawns Plus will not be liable for repair or replacement of personal property if debris/ground covering is the cause of damage or injury.

Driveways – If Homeowners do not want the mowers to cross over their driveway, they required to rope off both sides of the driveway. The rope must be visible to the operators.

Repairs – Any reported damages by a homeowner will be reviewed by the Association's Grass Liaison (Director) to determine if Lawns Plus is liable under the guidelines in the Contract Damage Disclosure. This will take place prior to notifying Lawns Plus of any damages. All Grass Cutting Issues must be reported to the HOA Office in writing using the Lawn Complaint Form. Lawn Complaint Forms forwarded to Lawns Plus for repair will be reviewed within 7 days of receipt and repaired within 10 days after reviewing. The Grass Liaison will be notified if damages will take longer to repair, which could happen due to circumstances beyond Lawns Plus control. Lawns Plus does not reimburse monies for damages or repairs to the Association or homeowners.

**WELCOME TO HOLIDAY HEIGHTS POOL
WE WANT EVERYONE TO HAVE A PLEASANT TIME,
SO PLEASE FOLLOW THE POOL RULES.**

**HOLIDAY HEIGHTS POOL RULES
(Our Pool Rules Supersede State Rules)**

1. Everyone must have a visible badge to enter the pool area, guests included. Upon entering you **MUST** sign in. Homeowners' badges are green and guest badges are yellow.
2. All guests must be accompanied by a Homeowner. Only two guests are allowed.
3. Children are invited into the pool between 10:00 a.m. and 12:30 p.m. and leave pool area by 1:00 p.m. A homeowner must supervise all children. **NO children under the age of 3 are allowed in the pool.**
4. No child or adult diapers are allowed in the pool.
5. **No Smoking or Eating** inside the pool area. No alcohol or recreational drugs in the pool or BBQ area. Only plastic water bottles are allowed.
6. Pool Manager **MUST** clear the pool for inclement weather and emergency situations.
7. No shoes, flip flops or towels are to be left by the steps/ladders (safety hazard).
8. Chairs and lounges may **NOT** be reserved. One (1) per person. Tables are for snacking only. Please keep the tables clean for others during the day.
9. Any personal items left at the pool will be discarded at the end of the season.
10. Shoulder length or longer hair must be secured in a ponytail or under a swim cap.
11. No running, jumping, or diving into the pool. No pushing, shoving, rude, loud, or profane language. If you are disruptive, you will be asked to leave the pool area.
12. If you have an open sore, infection, or diarrhea, **STAY OUT OF THE POOL.**
13. Sunscreen should be applied 30 minutes before entering the pool so to avoid clogging the pool drains.

THIS IS A SENIOR COMMUNITY AND WE WOULD LIKE TO KEEP IT PEACEFUL! Anyone not abiding by the rules can and will be asked to leave the pool area.

POOL HOURS: Sunday-Saturday-10:00AM-8:00PM

Children are allowed in pool until 12:30PM and must leave by 1:00PM. Pool will be open every day until Labor Day. September 5th.