

Estates at Turtle Run Homeowners' Association, Inc.
Community Standards
Guidelines for Property Maintenance

I. LANDSCAPING

A. Lawn Care

Your St. Augustine grass is a turf grass adapted to our hot humid climate. In order for St. Augustine grass to produce a quality lawn, it requires irrigation, moderate fertilizing, sunlight and proper mowing. An unsightly lawn detracts from the curb appeal of our property and the surrounding properties.

- 1) Watering – Excessive watering can cause the growth of undesirable weeds (dollar weed), a shallow root system to the grass and fungal diseases such as “brown patch”. Proper watering practices will make lawns less susceptible to disease, excessive thatch, insect infestation and environmental stresses.

Recommendation

The best way to water the lawn is on an “as needed basis”. When grass blades begin to show signs of stress, water with at least $\frac{3}{4}$ inches of water. One good soaking of your lawn is much better than watering frequently and lightly. Too little water will stress your lawn and introduce you to the major pest of St. Augustine grass, the chinch bug. Pay attention to the weather and learn to recognize your lawn needs, and you will have a more attractive lawn.

- 2) Mowing

Recommendation

St. Augustine grass should be cut at a height of 3 to 3½ inches. Cutting the grass shorter will require higher levels of turf management (more water and fertilizer) and may encourage turf stress during the dry months of the year. And make sure your lawn is cut with a sharp mower! During the summer you should have your lawn cut at least 3X per month (every 10 days). Proper edging will help to maintain the appearance of your plant beds. Don't forget to edge along the swale to the front of your home. Neatly mowed and edged lawns enhance curb appeal.

- 3) Fertilizing – Properly fertilized St. Augustine grass will keep your lawn healthy and help prevent stress which can encourage insect activity (chinch bug) and disease.

Recommendation

Fertilize your lawn 4X per year in March, June, September and add a weed and feed application in December. Use the proper fertilizer at the proper times during the year. It's best to have your lawn maintenance company fertilize your lawn so you won't have to buy a spreader or cast the fertilizer about like chicken feed resulting in uneven greening of your lawn.

II. TREES & SHRUBS

A. Trees

Should be trimmed on a regular basis to promote healthy, structurally sound trees.

Recommendations

Hire a tree trimming company who has a certified arborist on staff. Thin and elevate trees to limit your potential liability during high winds of the hurricane season. Proper trimming will avoid the "sail effect" caused by too dense a canopy which causes trees to blow over in a storm.

Don't forget to trim your street trees which may hang over the roadway. Low hanging branches will subject you to liability for accidents and/or damage to high-topped vehicles (school buses, trash trucks, UPS trucks, etc.)

B. Mulching

Mulching helps conserve moisture, reduce weed growth and provides an attractive curbside appeal to your property. Around trees, mulch helps prevent against the "girdling" effect caused by weed whackers whipping the base of the tree. This damage will result in the decline of the health of your tree.

Recommendations

Mulch all tree rings and plant beds with at least 3" of mulch using the red colored mulch which can be purchased in bags at Lowe's and Home Depot for approximately \$3.00 per bag. For less than \$5.00 per tree, you can protect your trees from damage and significantly enhance the curb appeal of our collective properties. Be sure not to mound the mulch up against the trunk of a tree or the base of a shrub. This can cause fungal diseases or rot of your plant material.

III. BUILDING MAINTENANCE

A. Mildew & Algae - The Constant Problem

Mildew is the visible result of fungus growth. It appears as tiny spots of brown, black and purple discoloration on the exterior of your home. The red algae that sometimes takes hold is the toughest to kill and clean off. Excessive mildew growth detracts from the curb appeal of your property and the surrounding properties.

Recommendations

The exterior of your home should be power washed professionally when it starts getting dirty. Do not wait too long after mildew starts to grow. Mildew digests the paint film. If you wait too long and then power wash, some of the paint/coating will be washed off during the cleaning process.

Generally, if you have a professional power washing company apply a mildewcide (such as Jomax and Chlorine) and power wash the building approximately 2½ to 3 years from your previous painting, this will renew the freshly painted look and help maintain the integrity of the paint.

B. Rust Stains (Buildings & Driveways)

Hard water can stain the exterior of your building if it has not been treated in your irrigation system. These unsightly stains detract from the curb appeal of the properties.

Recommendation

Lowe's, Home Depot, Sherwin Williams, Benjamin Moore, etc. all sell rust removal products. Handling a rust remover can be hazardous. Always wear gloves and protective clothing. We recommend that you hire a professional to clean off stains using the appropriate product. If you choose to "do it yourself", we urge you to exercise appropriate caution.

C. Mailboxes

Mildew/algae stained mailboxes detract from the curb appeal of the properties.

Recommendation

Use a mild bleach solution to clean any stains on your mailbox and paint your mailbox post and box on a regular basis.

The only approved design for a replacement mailbox in the community is sold by the Beautiful Mailbox company, Model KEY100 for \$130.00 at 792-6245 (see attached addendum #1).

D. Roof Maintenance

Regular cleaning of roof tiles will enhance the curb appeal of your home and of the homes in the area.

Recommendation

Have your roof professionally. Tiles are porous and mildew can reappear. Remember, mildew grows from spores and mildew on your roof can affect the exterior painted surfaces of your home. You can seal roof tiles with a roofing paint/stain designed for this purpose and you won't have to clean the roof as often, and it will look better longer. Contact a painter or paint store for their recommendations. Remember, if you wish to change the color of

your roof or your home (exterior), you must first receive approval of the Board of Directors (see below).

IV. ARCHITECTURAL CONTROL

Remember, any changes, alterations, and/or improvements to the exterior of your property must be approved by the Board of Directors prior to the commencement of any work on your property. Examples of such improvements include painting, installing tree/shrubs, putting in fencing, changing/modifying your driveway, changing your mailbox, etc.

Holiday lighting left in place on the exterior of a home for an extended period of time after a holiday is over is considered an alteration/change to the exterior appearance of a building and has been determined to be inconsistent with the aesthetic harmony of the community. Therefore, the Board of Directors asks all homeowners displaying holiday lighting during the holidays to remove their decorations within 30 days of the end of the holiday season.

To assist you, we include a copy of the association's Architectural Request Form which must be signed and submitted for approval. In most cases, approval will be granted within 2 weeks of submission of your request. If there are questions regarding your submission, or if an improvement is inconsistent with the design concept of the community, you will be notified accordingly.

Remember that the City of Coral Springs must approve color changes and will issue permits for various types of improvements required by City code.

We are here to help and assist you in the best interests of the community. Please call Benchmark Property Management at 954-344-5353 if you have questions or require assistance.

Please join us in enhancing our property values.

Board of Directors