

ROSE BAY HOMEOWNERS ASSOCIATION, INC

The approved criteria for maintaining lawns and shrubbery in accordance with Article VII, Section I of the Rose Bay covenants and restriction document that reads as follows: “Lots shall be continuously maintained in a good and aesthetically pleasing condition by the owner”. This document is an addendum to Article VII, Section I and should be added to the homeowner’s copy of the covenants and restrictions.

Recommended lawn maintenance for complying with the Rose Bay covenants and restrictions document:

- Do not cut grass any shorter than 3 ½ to 4 inches. Cutting too short exposes roots to pests which may damage grass causing dead spots, other lawn problems and ultimately HOA actions.
- Grass must be neatly trimmed and edged at walkways, driveways, sidewalks and street curbing. Trimming must be picked up and not left on the sidewalks or in the street. Grass can accumulate in drainage system and possibly cause poor operation and flooding in heavy storm events.
- Shrubby must be neatly trimmed and treated for insects.
- Fertilize grass at least three (3) times annually.
- Treat for insects four (4) times a year particularly for Chinch Bugs. Chinch Bugs are one of the main pests that destroy St. Augustine Grass.
- Dead spots in grass must be replaced with new sod. Dead spots caused by Chinch Bugs must be treated to kill Chinch Bugs prior to replacing sod. Otherwise, new sod is just a new source of food for the Chinch Bugs and will be destroyed again.
- Weed control must be applied several times a year.
- Trees between sidewalks and street curbing must be trimmed where low limbs are at least seven (7) feet from the ground. Low limbs pose potential eye puncture dangerous to users of sidewalks. If your tree caused the incident, you may be named in a lawsuit. In addition, **TOPS of trees should not be trimmed like shrubbery per Orange County Law as this will kill the trees.**
- Lawns must be watered at least two (2) times weekly for a period of at least 30 minutes front and rear; and 15 minutes on each side. Additional watering is at the option of the homeowner. Even house numbers must water on Thursday and Sunday; Odd house numbers must water Wednesday and Saturdays. The St. Johns Water Management District does not allow watering between 10 am and 4 pm. New sod can be watered daily until roots take hold.
- Sprinkler systems should be checked at a minimum of once a year to ensure all areas of the lawn is covered

The above recommendations were compiled after consulting Landscaping Professionals who currently work in Rose Bay. These recommendations have been approved and adopted by the Board of Directors and the Architectural Review Board as a way to comply with the covenants and restrictions.

Homeowners should consult a Landscaping Professional especially if they have never had to maintain St. Augustine grass. St. Augustine is very particular and maintenance on a schedule works best. Not following these minimum guidelines almost always leads to lawn issues. The few dollars you may save by watering less than recommended or not fertilizing and treating for pests on a schedule almost always will cost you more in dollars or time to get the yard under control.