

Ballentrae

Landscape and Maintenance Guidelines

March 17, 2008

INTRODUCTION

Ballentrae is a planned community in which manmade improvements have been designed and installed in a manner in harmony with the natural environment. Care has been taken to respond to natural features and to create Homesites ("Lots") which take maximum advantage of the physical features of the development. Architectural Guidelines ("Guidelines") are established and enforced so that similar care will be taken to assure that Homes within Ballentrae will contribute to, rather than detract from, the attractiveness of Ballentrae. For more information pertaining to specific issues contained in these guidelines, please refer to the Declaration of Covenants, Conditions, and Restrictions for Ballentrae ("The Restrictions") as is noted herein. If there arises any conflict between the Guidelines and Restrictions, it is the Restrictions that will prevail. Unless specified otherwise, the terms contained in these Guidelines shall have the meaning as defined in Article I of the Restrictions.

MAINTENANCE PROVIDED BY THE ASSOCIATION

The Association shall have the duty to provide for the installation, maintenance, upkeep and repair of the following:

1. Street lighting, and the utility bills associated therewith.
2. Trash and waste pick up at least once a week.
3. Cleaning of all gutters on an annual basis, after the Fall season.
4. Irrigation to common areas, and the landscaped and grassed areas of each Lot that are located in front of the Dwellings.
5. Mowing and cutting of grass areas (except areas located within an Owner's fence), which shall be performed on an "as needed" basis.
6. Maintenance of the landscaped areas of each Lot that are located in front of the Dwellings, including, but not limited to: installation of pine needles or mulch, spraying of weeds, and trimming of bushes and shrubs.
7. Application of proper fertilizer and chemicals as times and quantities as determined by the professional landscaper hired by the Association.
8. Maintenance of all common areas and entrance monuments.