

## **COMMON AREA MAINTENANCE STANDARDS**

These *standards* have been adopted by the Board of Directors.

The Common Areas belonging to the Village of Waxpool Homeowner's Association are for the benefit and enjoyment of the Owners and occupiers of Lots in the Village of Waxpool.

The VOW HOA's standard is to preserve the woodland, wetland and grassland features of the Common Area. All tree preservation easements and the Riparian Buffer shall be left in an undisturbed condition except to protect people or property.

Routine maintenance will be performed in areas designated below:

- Maintenance and replacement of capital items identified in the Capital Reserve Study that reside in the common area, i.e. walking trails, stone monuments, irrigation systems, lighting systems, etc. will be performed as scheduled.
- Common Areas designated in the CPAP landscaping plan shall be mowed from late March through October. Additional maintenance such as turf seeding, trimming, mulching, herbicide application and fertilization shall be performed as described in the Work Specification of the current Landscaping Contract. Replanting of trees and shrubs will be performed as needed. These areas include:
  - Landscaped areas adjoining Lot 1 Section 1
  - Lots 91-104 Section 1
  - Behind Lot 76-87, Section 1
  - Behind Lot 84-88, Section 2
- The Village of Waxpool Entrance Monument shall be lit, landscaped and irrigated. Annual plants shall be installed in the designated area of the planting bed in the spring and fall.
- Common Areas adjoining a VDOT right-of-way will be mowed from late March through October. Seeding, aeration, herbicide application and fertilization shall be performed as described in the Work Specification of the current Landscaping Contract.
- Common Areas adjoining the Walking Trails shall be mowed at least one mower width on both sides of the trail from late March through October. An exception exists if the Common Area is designated as a Tree Preservation Easement.

- Common Areas along the street adjoining the storm drain easement shall be mowed from late March through October. These areas include:
  - Common Area between lot 1 and 2, Section 2 (upon Bond release)
  - Common Area between lot 89, Section 1 and lot 20, Section 2
  - Common Area between lot 88, Section 1 and lot 21, Section 2
  - Common Area between lot 7 and 8, Section 1
  - Common Area between lot 23, Section 1 and lot 58, Section 2
  - Common Area between lot 24, Section 1 and lot 57, Section 2
  - Common Area between lot 83 and lot 84, Section 2 (upon Bond release)
  
- Storm drainage easements located in the Common Area as defined in the Record Plat shall be maintained to allow for water flow. This may include mowing, weeding, removal of litter and other debris, care and maintenance of trees and other vegetation. The Association shall not alter, disturb or make any changes to the elevation or contours of any open channel, ditch, swale, berm or other drainage facility within the easement.
  
- Homeowners with drainage swales adjoining Common Area may maintain the swales by mowing the swales as part of their normal lot maintenance. These lots include:
  - Lot 58, Section 1
  - Lot 38, Section 1
  - Lot 32A, Section 1
  - Lot 1, Section 2
  
- Common Area between lot 5 and 6, Section 2 (upon Bond release), between lot 104 and 103 Section 1, and behind lot 75-73, Section 1, shall be mowed from late March through October. Seeding, aeration, herbicide application and fertilization shall be performed as described in the Work Specification of the current Landscaping Contract.
  
- The Ingress-Egress Easement between lot 75 and 76, Section 1 shall be maintained by the homeowner at lot 32A.
  
- A 10 foot wide path through the Common Area from Virginia Oak Court to the pond and a path around  $\frac{3}{4}$  of the pond shall be mowed from late March through October.

- Trees located in the Common Area and in Tree Preservation Easements presenting a safety hazard to people and property shall be addressed on a case by case basis. The upper-most branches of the tree will be removed from the area and either hauled away or chipped on-site. Tree trunks will be left on-site to decompose, except in situations where the trunk is located in a storm drainage easement or any other open channel, ditch swale, berm located in Common Area receiving storm water run-off. Exceptions will also be made if numerous trees in the Common Area are designated for removal and the tree trunks will prohibit the growth of the understory.
- Open Space Conservation Easements not included in the above maintenance areas shall not be denuded, defaced or disturbed in any manner, or subjected to vehicular access, other than maintenance vehicles required for elimination of safety hazards.

Compliance with all restrictions, conditions, covenants, easements, rules and regulations pertaining to the Common Area is required.