

SINGLE FAMILY/CONDO/MULTIPLEX EXTERIOR CARE ADDENDUM

DATE _____ PROPERTY NAME / NUMBER _____
 RESIDENT NAME(S) _____
 UNIT NUMBER _____ STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____

1. If the yard is to be maintained by Resident:
 - It must be maintained in a clean and well groomed manner, including but not limited to, adequate watering of all lawns and planted areas, mowing and edging the lawn(s), fertilizing the lawn(s) and all plants as needed, and removing invasive weeds.
 - Lawns should be mowed to never exceed a height of 3 inches.
 - If the Premises are in a city that issues leaf clean up notices, Resident must timely comply with such notices.
 - If yard is not adequately maintained, in addition to all other remedies for material non-compliance, Owner/Agent may, after at least 10 days' written notice, perform maintenance work on the yard and bill Resident for such work. If the lawn or planted areas die due to inadequate watering, or other actions or inactions by Resident, Resident will be responsible for all costs to replace the dead lawn and/or plants.
2. If a landscaping service is provided by Owner/Agent:
 - Resident is responsible for proper watering of lawns and all plantings.
3. All vehicles on the Premises must be parked only in spaces designed for vehicle parking. Absolutely no cars or other vehicles may be driven or parked on the lawn or planted areas. All vehicles owned by Resident or their guests must be legally parked if on a public street adjacent to the Premises. All vehicles on the Premises or parked on an adjacent public street must be in working order, properly licensed and insured.
4. Resident will keep the driveway free of oil spots.
5. Resident will keep all garbage areas cleaned up. All approved curbside trash and/or recycling receptacles may not be visible from the street any time other than collection day.
6. If pets are allowed, or Resident has an assistance animal, all animal waste must be promptly picked up and disposed of properly. Any damage caused by such pet/assistance animal is the responsibility of the Resident.
7. If smoking is permitted, cigarette butts must be deposited only in fireproof receptacles. BARK DUST IS COMBUSTIBLE AND CAN BE IGNITED BY CIGARETTE BUTTS.
8. Resident will keep all decks and patios properly maintained, including sweeping leaves.
9. All barbecues must be kept at least 10 feet from the exterior of the home and any combustible materials, and operated in compliance with all manufacturer's directions, to reduce the risk of fire.
10. Clutter on the outside porches and yard is not allowed. No indoor furniture is allowed in the yard, on porches/patios (front or back), alongside the residence or anywhere on the exterior of the Premises.
11. Resident will notify Owner/Agent of all needed fence repairs.
12. Resident is responsible to winterize the Premises by placing faucet covers on all exterior hose bibs, draining sprinkler systems and ensuring proper heat of the interior of Premises during the winter months. If the Premises include sidewalks, walkways and/or driveways, Resident is responsible for keeping the sidewalk, walkways and driveways free from snow and ice. Resident will be responsible for damages caused by inappropriate use of chemicals for snow and/or ice removal.

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 RESIDENT

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 OWNER/AGENT

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 DATE