



2018

City Oaks

Front Yard Maintenance Program

Welcome to City Oaks, part of the City Park communities. The City Park South Homeowners Association, Inc. (HOA) has prepared this complimentary brochure as a general summary of helpful information (for the year noted above) to assist existing and future homeowners in becoming familiar with the community and the surrounding areas.

The City Park communities include City Park, City Park West and City Oaks. City Park and City Park West are governed by the City Park Homeowner's Association, Inc. and City Oaks is governed by City Park South Homeowner's Association, Inc. Although the three communities are part of the City Park Communities their respective HOAs are not affiliated with each other.

Information found herein is provided by City Park South Homeowners Association, Inc., (the HOA) as a courtesy without any representation or warranty for any purpose and may only be updated annually in reliance on a third party information. These brochures and additional information and/or updated information can be found on www.cityparkhouston.com

Front yard maintenance as described herein is only provided in the community of City Oaks, not in the other City Park communities.

General

The HOA provides mandatory front yard lawn and landscape maintenance for all homes in City Oaks. This service is paid for by each home owner in City Oaks. This amenity is authorized per the Declaration of Annexation and Declaration of Covenants, Conditions and Restrictions and Easements for City Oaks, section 1 filed under Harris County File Number (20150554088) and amendments there to which apply to this community and it is established by the Board of Directors ("Board") and subject to renewal for the following year on an annual basis at the discretion of the Board. The term "Front Yard" as used herein shall include all visible areas of the front and side yard of residences from the street curb to the house or fence. The Front Yard Maintenance program provides significant benefits to each property owner and to the City Oaks neighborhood as a whole. Some of these benefits include: uniformity of maintenance both in style and appearance as well as the schedule by which all residential properties are maintained, increased street appeal and convenience to the property owner. The Front Yard Maintenance program will be

administered by the HOA, through their managing agent, Planned Community Management Inc.

The maintenance services for the current year will be provided by Westco Grounds Maintenance, a full service landscape management company that will also be maintaining the community's common areas for the HOA in the current year. Please take note that this service is not provided for or paid by residents in other City Park neighborhoods other than City Oaks.

2018 SUMMARY

- Front Yard maintenance includes mowing, edging, weed control and fertilization of the lawn area on a schedule of 42 trips a year. Backyard maintenance service is not provided and will remain the responsibility of the homeowner.
- Front Yard landscape maintenance shall include monthly trimming of the landscaping (excluding trees), monthly bed area weeding, and one mulch application per year.
- Any landscape, irrigation, lawn and bed materials that require replacement will be the responsibility of the homeowner.
- The HOA has been granted an easement across all lots under the deed restrictions to perform Front Yard Maintenance.
- Homeowners will be billed in advance on an annual basis for the Front Yard Maintenance program. The 2017 annual cost is included in the annual assessment.
- HOA Front Yard maintenance will generally take place on Thursdays from 7:30 am to 7:30 pm (weather permitting). Friday is a back-up day for inclement weather and schedule adjustments. While these days are the planned days, if weather is a problem, alternate maintenance days may be necessary.

Owner Responsibility

The following is a list of some of the things that the homeowners are required to do in order to help make this program successful and cost effective for all the residents of City Oaks:

1. Keep all vehicles, toys, potted plants, water hoses, pets and other objects away from Front Yard Maintenance areas and/or in the garage. Any damage which may occur to these items is the responsibility of the homeowner.
2. Monitor irrigation system so that all areas are not too wet or too dry. The Front Yard Maintenance program does not include maintenance, repairs or adjustments to irrigation systems on individual lots for any reason. The owner is responsible for ensuring that the right amount of water is applied to the front of the residence.

3. Do not water 24 hours before landscape maintenance day to minimize yard damage. Yard equipment rutting can occur from overwatering. Any such damage shall be the responsibility of the homeowner.
4. Provide unfettered access to all Front Yard Maintenance areas. Damage to such items as landscape lighting and front yard accessories is the responsibility of the Owner.
5. The Front Yard Maintenance program does not include seasonal flower installation/replacements or removal of dead trees and shrubs. Owner shall be responsible for all seasonal flower installation/replacements and all timely removal and replacement of dead trees and shrubs.
6. Report any problems immediately to the HOA management company.
7. The Front Yard Maintenance Program does not include tree trimming or tree replacement. Owner shall be responsible for all tree trimming and replacement.
8. Backyard service is not provided and will remain the responsibility of the Owner.

IN THE EVENT OF FRONT YARD MAINTENANCE ISSUES:

- Resident shall complete work order request form (form can be found under <http://www.cityparkhouston.com/front-yard-maintenance-request>) and submits online (which is emailed to Management Company)
- Management Company reviews the information to ensure sufficient information is provided.
- Management Company processes complete work order form to Westco, who will reply with a case number
- Westco will assess, investigate, and/or repair the items addressed in work order.
- Westco will provide reply to Management Company with their findings and/or completion of work order.
- Management will reply to Resident and close out the work order.

COURTESY NOTICE

THIS IS A COURTESY NOTICE AND MAY NOT CONTAIN ALL INFORMATION OR INCOMPLETE INFORMATION ABOUT THE FRONT YARD MAINTENANCE PROGRAM. THE PROVISIONS OF THE RESTRICTIONS (AS EACH MAY BE (AMENDED) AND THE DECISIONS, POLICIES, ACTIONS (AS SUCH MAY BE (MODIFIED) BY THE HOA BOARD OF DIRECTORS AND THE HOA MANAGEMENT COMPANY (INCLUDING YARD MAINTENANCE) SHALL SUPERCEDE ANY INFORMATION CONTAINED HEREIN. INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE OR REVISION HEREOF.

Management Contact Information

For more information about the Front yard Maintenance Program in the community of City Oaks, please contact the HOA Community Manager.

Inframark Infrastructure Management Services

Phone: (281)504-1301

Email: IMSCustomerCare@inframark.com

2002 West Grand Parkway North, Suite 100

Katy, TX 77449

Alicia Newby - Community Manager

Christina Kelly - Assistant

Additional information may also be found at www.cityparkhouston.com

The City Park Communities

“live, learn, work and play in Houston”