

Alexander Creek Neighborhood Community Wide Standards

5/1/2026

Association Common Area Responsibility

Mowing and trimming of most common areas, fertilizing, weed control, watering berms and islands. Maintain other property dedicated to public use, including walking trail.

Association Lot Responsibility

Mowing: Lawn care provider mows on Tuesday for approximately 30 weeks, starting April and ending last of October. The day may change depending on weather.

Lawn Treatment: Six applications including weed control, fertilizer and a grub control application.

Shrubs/Tree: Trimming of front shrubs will be done annually, usually mid-June. You will be offered the opportunity to Opt IN for this service prior to it being scheduled.

Irrigation Systems: Turning on sprinkler system and adjustments of sprinkler heads in spring. Shutting down of sprinkler systems including blowing out lines in fall. **Repairs of systems are the homeowner's responsibility.** Backflow testing is conducted by the water department, charge will be added to the water bill.

Snow Removal: Snow must be at least 2 inch of accumulation before service will be provided. Removal includes the resident's driveways, walkway to the front sidewalks and mailbox area. **No ice removal is provided.**

Door Painting: Front door entry is eligible to be painted every five years. Homeowner may select paint colors approved by the ARC committee.

Homeowners/Maintenance Dues: Invoices are mailed on the month prior to the beginning of each quarter, January, April, July and October.

Resident Responsibilities

1. Homeowners must maintain turf, shrubs, trees, vegetation, ground cover, mulch and stone should be kept neat. Landscape beds should be free of weeds. Dead or diseased plants and trees should be removed. Lawns need to be kept green.
2. Irrigation systems must be in working condition.
3. All homes should maintain a pleasing curb appeal.
4. Exterior of homes must be maintained. Vinyl siding free of mold, grime, decks sealed without any exposed bare wood, painted exteriors should not be faded or peeling, outdoor decor must maintain curb appeal. Fountains must be covered during winter months and uncovered when weather permits. All items of disrepair and excessive clutter should be removed.
5. **Improvements/Changes to Outside of Property ARC form must be completed** and approved by the ARC committee **prior** to work beginning either by homeowner or contractor. ARC form are available on website. ARC form should be detailed, including design, colors, photo or hand drawing when possible.
6. Cars are encourage to be parked in garage or driveways. Inoperable vehicles, trailers and work trucks must be kept in garage. NO motor homes or RV's may be parked in the community. NO parking on any yard, vacant lots or common areas.
7. No dumping of any kind is permitted in the community this includes common areas and vacant lots.
8. Cats and Dogs are limited to two per household. Pets must be confined to the homeowner's property or on a leash in control of the homeowner. Pets must be kept on a leash when walking in the community. Owners must be immediately remove and dispose properly of solid animal waste, this includes all homeowner's properties, common areas, vacant lots and undeveloped areas. Dog stations are provided at several locations in the neighborhood.
9. No signs may be placed in yards or entrance of subdivision, except homes for sale, Open house, garage/estate sales signs or mowing signs may be posted during

those days. Advertising signs for Alexander Creek neighborhood events are allowed.

10. Damage Reporting -If you experience any damage related to landscaping or mowing services , all incidents must be reported through the community website at alexandercreek.frontsteps.com by submitting a work order. Please note claims must be submitted in 48 hours after the scheduled mowing date in order to be considered for review and potential repairs.