

Briarwood Property Owners Association
Board Adopted Policies

Standard of Maintenance

All lawns landscaping and sprinkler systems and any property, structures, improvements, and appurtenances shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition consistent with the general landscaping of Briarwood. Each owner is specifically responsible for maintaining all landscaping and improvements within any portion of a Home and Lot as specified in Briarwood's Covenants and Deed Restrictions.

Pressure Washing/Cleaning Policy: Homeowners are required to have their roof, home, mailbox, driveway, eaves, sidewalks, curbs and street gutters cleaned on a regular basis as not to accumulate mold, dirt, mildew, and staining. Homeowners are required to have their roof pressure washed a minimum of once every 2 years.

Staining Policy: Irrigation systems shall be maintained in such a manner so as to cause no stains on homes, structures, or paved areas. BPOA may require owners to adopt systems to prevent staining.

Royal Palm Tree Size Policy: Newly installed Royal Palm Trees must have a minimum of 80 inches of grey wood and a minimum caliper of 13 inches at 5'6" tall. The overall height must be no less than 14 feet.

Tree/Hedge Trimming Policy: Trees, shrubs, and hedges are to be trimmed routinely according to section 11.10 of Briarwoods covenants and deed restrictions.

Fertilization Policy: Fertilization of all turfs, trees, shrubs, and palms shall be performed a minimum of four (4) times per year during the following months: January, April, July, and October. Service providers must apply with \$100 application fee and be approved in writing by the Briarwood Property Owners Association.

Weed Control Policy: No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain on any home. All beds are to be weeded upon every cut. Weeds growing in curbs, driveway, or expansion joints shall be removed as needed. Weed treatment is required at minimum on a quarterly basis during the following months: January, April, July, and October or as needed in addition. Service providers must apply with \$100 application fee and be approved in writing by the Briarwood Property Owners Association.

Mulch Policy: Mulch is to be turned every other cut. A fresh 2 inch mulching of beds is required a minimum twice per year during the months of May and November using an approved mulch or stone.

Painting Policy: Any change to the exterior color of your home must be selected from Briarwood's list of approved Behr paint colors. Homes may be re-painted the same color by the current owner of the home, although upon sale of the home the color will be required to change to Behr paint from our approved colors list.

Roof Replacement/Type of Shingle: All roof replacements must use an association approved roof tile or shingle material and color. All replacements must be approved by the association even if you are replacing with the same tile/shingle that you already have.

Driveway Replacement/Maintenance: All driveways must be kept in a clean, well kept condition at all times. No weeds or growth are permitted inside of driveway pavers or cracks. Any replacements must be approved by the association.