Maintenance of Landscape

Section 4.03

Each owner shall maintain the landscaping on his lot in a neat and attractive manner. All grass, mass planting and other plantings shall be moved, trimmed and cut as necessary at regular intervals. Owners of Lots 1 through 4 shall be responsible for maintaining their respective “Landscape Strips” along their backyards. Owner of Lot 1 shall also be responsible for maintaining the Landscape Strip and walls adjacent to Wilshire Avenue. The owner of lot 4 shall similarly be responsible for maintaining the Landscaping strip South of the property.

The Owner and Developer of the Valentino Estates subdivision shall hand water the plants, per the landscaping plans, while the houses are under construction. It is anticipated that it will be about 18 – 20 months by the time the development and homes are completed. By this time, the plants are established and will require only rain water to thrive. None of the species mentioned in the Landscaping plans are leaf producing hence leaf blowers will not be required unless any litter or leaves comes from the neighboring backyards

Access and Security: Access to the Landscape Strip, West of the lots 1 through 4 shall be limited to 2 security gates located on lots 1 and 4. These gates shall have locks and will have access to only the resident of lots 1 through 4.

Additional wall heights: To protect the privacy of the adjacent home owner East of Lots 6 and 7 of the Valentino Estates, the developer has agreed to add two additional courses of block walls measuring approximately Fifty-Five (55 LF) linear feet of which Fifteen (15 LF) will be on Lot 6 and the remaining Forty (40 LF) linear feet (plus or minus) will be on Lot 7 of the proposed development.