

Wisteria Park Homeowners Association, Inc
c/o Argus Property Management, Inc.
2477 Stickney Point Rd, Suite 118A, Sarasota FL 34231

January 2017

Dear West Side Homeowners:

Every year the Wisteria Park Homeowners Association Board of Directors provides a summary of the responsibilities of its landscape contractors and of homeowners in maintaining the natural beauty of both common areas and individual properties in Wisteria Park. It is also an opportunity to update homeowners on new developments related to landscaping.

The Board would like to announce that a contract has been concluded with West Bay Landscape Inc. who has taken over landscaping maintenance in Wisteria Park's common areas and East Side properties as of January 1, 2017. The contract will be posted on the Wisteria Park Web site at <http://www.argusmgmt.com/> (log in password is wpa). A town hall meeting for homeowners to meet West Bay will be scheduled soon.

We hope that the following information is helpful. In summary, West Side homeowners are responsible for:

- Maintaining their properties according to the Declaration of Covenants, Conditions and Restrictions for Wisteria Park, Article 7.02. (find this document online at [http://argusmgmt.com/clients/pdfs/WP%20Documents 1.pdf](http://argusmgmt.com/clients/pdfs/WP%20Documents%201.pdf));
- Obtaining permission from the Architectural Review Committee (ARC) if they wish to make landscape changes to their properties (modification request forms are available online at <http://www.argusmgmt.com/clients/pdfs/Wisteria%20Park%20ARC%20Request%20Form%2001012.pdf>) and completed forms should be sent to the Wisteria Park property manager (Steve Brockenshire, steve@argusmgmt.com);
- Approval of requested modifications is valid for six months after which resubmission of the request is required if the work is not completed by that time;
- Existing plantings in existing beds may be replaced without permission, however, if the plants are listed in the Florida-friendly Plant Database at <http://www.floridayards.org/fyplants/index.php>; and
- Ensuring that no aquatic vegetation is removed from ponds if their properties border a pond and making certain that their landscape providers do not allow clippings or fertilizer to be discharged into ponds (Wisteria Park is subject to the Southwest Florida Water Management District (SWIFMUD) rules and regulations (Covenant, Article 10.12 Environmental Protection).

The Wisteria Park landscape contractor is responsible for the landscape maintenance of common areas and East Side properties including:

- Mowing, trimming, weeding, pesticide and herbicide application, fertilizing, mulching, and irrigation inspection and repair (see attached schedule for information);
- Responding to special requests for trimming or pruning ficus as well as palms and other trees above 15 feet in height at an additional cost to individual homeowners for individual properties and to the Wisteria Park Homeowners Association for common areas;

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- Promptly reporting damage (by insects, weather, etc.) to the Wisteria Park property manager; and
- Reporting monthly to the Wisteria Park Homeowners Association Board of Directors on the status of landscape services provided under and in addition to the contract for landscape services.

Please contact me with your questions, concerns or suggestions, and I will get back to you within the week. My contact information is below.

On behalf of the Board of Directors,

Steve Brockenshire

Steve Brockenshire
Property Manager
Wisteria Park Homeowners Association
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Attachment: West Bay Landscape Inc. schedule of services for common areas and East Side properties