



What to Expect from Your Landscaping

1. **Irrigation:**
 - a. If you have or intend to install a sprinkler system keep in mind that a double check valve or anti-siphon device is required to prevent contamination of the potable water serving your home.
 - b. Underground sprinklers can not be connected to the exterior hose bibs on your home.
 - c. To prevent degradation of the home be sure that the sprinkler heads are adjusted to prevent water from splashing on the siding.
2. **Soil Amendments and Fertilizers:**
 - a. There are a variety of soil types through out your neighborhood ranging from porous rock soils to clayey types. Although we have attempted to improve the soil conditions weed and feed/fertilizers will be needed to maintain a lush and green lawn.
3. **Weed Control:**
 - a. Since we live in the “Grass Seed Capital” of the World the potential for weed growth in your yard is to be expected. The land that comprises Morningstar was cultivated as a grass seed field so we know that a variety of grass and weeds will grow. The seeds can be airborne, dormant in the soil, or delivered with the grass seed mix planted in your yard. Care and maintenance need to be exercised to keep weeds to a minimum. Lot abutting wetlands areas and Crooks Creek have special fertilizer requirements. Please read the CC&R’s for additional information.
4. **Drainage:**
 - a. Care and effort has been taken to establish a drainage pattern that drains the surface water of each lot out to the street where storm drain detention facilities have been built to deal with the water. The goal is to prevent water from draining from lot to lot. This drainage pattern needs to be preserved. However, mild ponding can be expected on your yard during peak storm events. Additionally, since the water drains to front of the lots and over the sidewalk, periodic sweeping of bark dust from the sidewalk can be expected. Of course, water flow rates will vary based on the severity of the rain storm.
5. **Maintenance and Care**
 - a. Your yard will need to be maintained. Your yard will change over the years that you own the home. We have provided some tips and maintenance guidelines for your reference. However, there is no substitute for professional lawn care maintenance. Yes, your yard will require attention, care and maintenance.

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