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## Guide to Lawn and Yard Care

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**You are expected to keep the yard and lawn in good condition all year long.**

The Seattle Public Utilities recommends that you water shrubs deeply, but infrequently when the weather starts to get warmer. Most plants do best if the soil is allowed to partially dry out between waterings.

**For lawns, a loss of shine or footprints showing indicate that it's time to water.** Trees and shrubs usually don't need any watering once their roots are fully established (two to five years), except in very dry years. In Seattle we often let our lawns go dormant in the summer. This is different than letting a lawn die. If you choose to let your lawn go dormant and you have dogs, be aware that this can cause more damage and the lawn may need to be aerated and overseeded in the fall to bring the lawn back to good condition.

**Watering – No plants, shrubs or lawns should die due to lack of water.** Allowing any plant to die is considered damage and you will be financially responsible for the cost of replacement. **Dormant summer lawns** still require once a month watering. **Annuals and vegetables** need water when showing signs of wilt. **Perennials** need water when they stay droopy even in the evening.

**Mowing** – Keep all lawns trimmer and edged especially during the growing season (March-October).

**Weeding** – All planting beds in front and back yards including any parking strip is applicable. Weeding often keeps weeds at bay.

**Trimming** – Any shrubs smaller than 6' tall are your responsibility to maintain

All yard waste must be disposed of in the provided compost container.

**Seattle Public Utilities link to Smart Watering:**

[http://www.seattle.gov/util/groups/public/@spu/@conservation/documents/webcontent/smartwate\\_200311261701453.pdf](http://www.seattle.gov/util/groups/public/@spu/@conservation/documents/webcontent/smartwate_200311261701453.pdf)

In your last month of tenancy, the yard will need to be in excellent condition so it shows well when marketing to new tenants, if you choose, Maple Leaf Management can coordinate a yard cleanup for you at your expense. **I understand that this will be the expectation regarding lawn and yard care.**

_____	_____	_____	_____
Tenant	Date	Tenant	Date
_____	_____	_____	_____
Tenant	Date	Tenant	Date