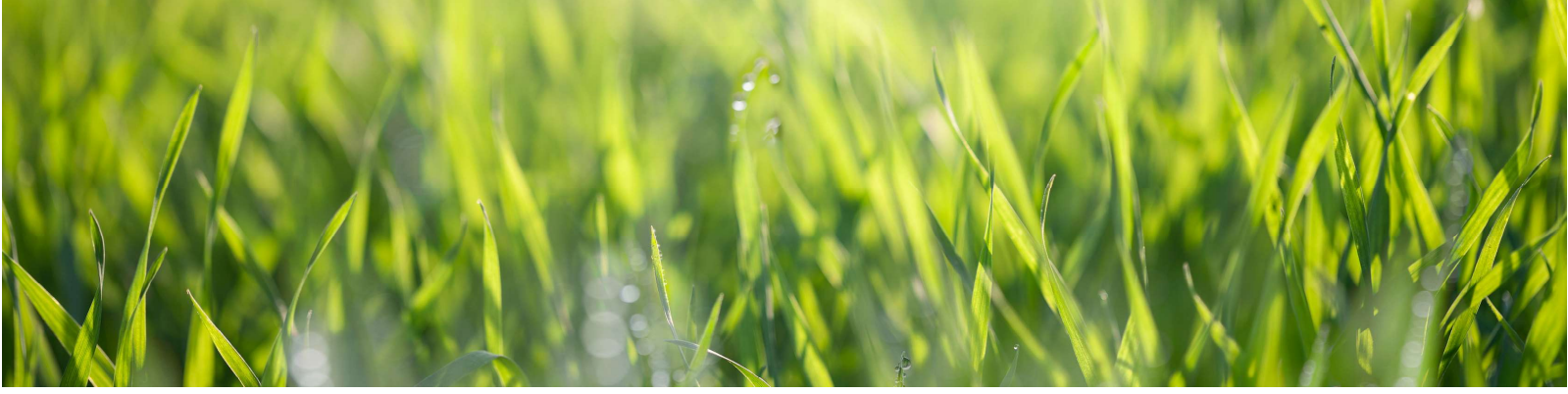




LAWN AND GARDEN NOTICE

The Capital Court Architectural Covenants Committee (ACC) has developed this notice to answer some common questions we have received from homeowners regarding maintenance of their yard.

As an owner in Capital Court, it is important that you maintain a healthy lawn to preserve the aesthetic appearance of the community and preserve our property values. As an owner it is your responsibility to keep your lot well manicured.

Below are some guidelines regarding exterior homecare

- **Grass**
- **Shrubbery**
- **Deck Stains**



What Type of Grass Is in front of my home?

The grass that is installed throughout the community, including the common areas, and in front of all of the homes, is a "turf type" mix of Tall Fescue and Kentucky Bluegrass.

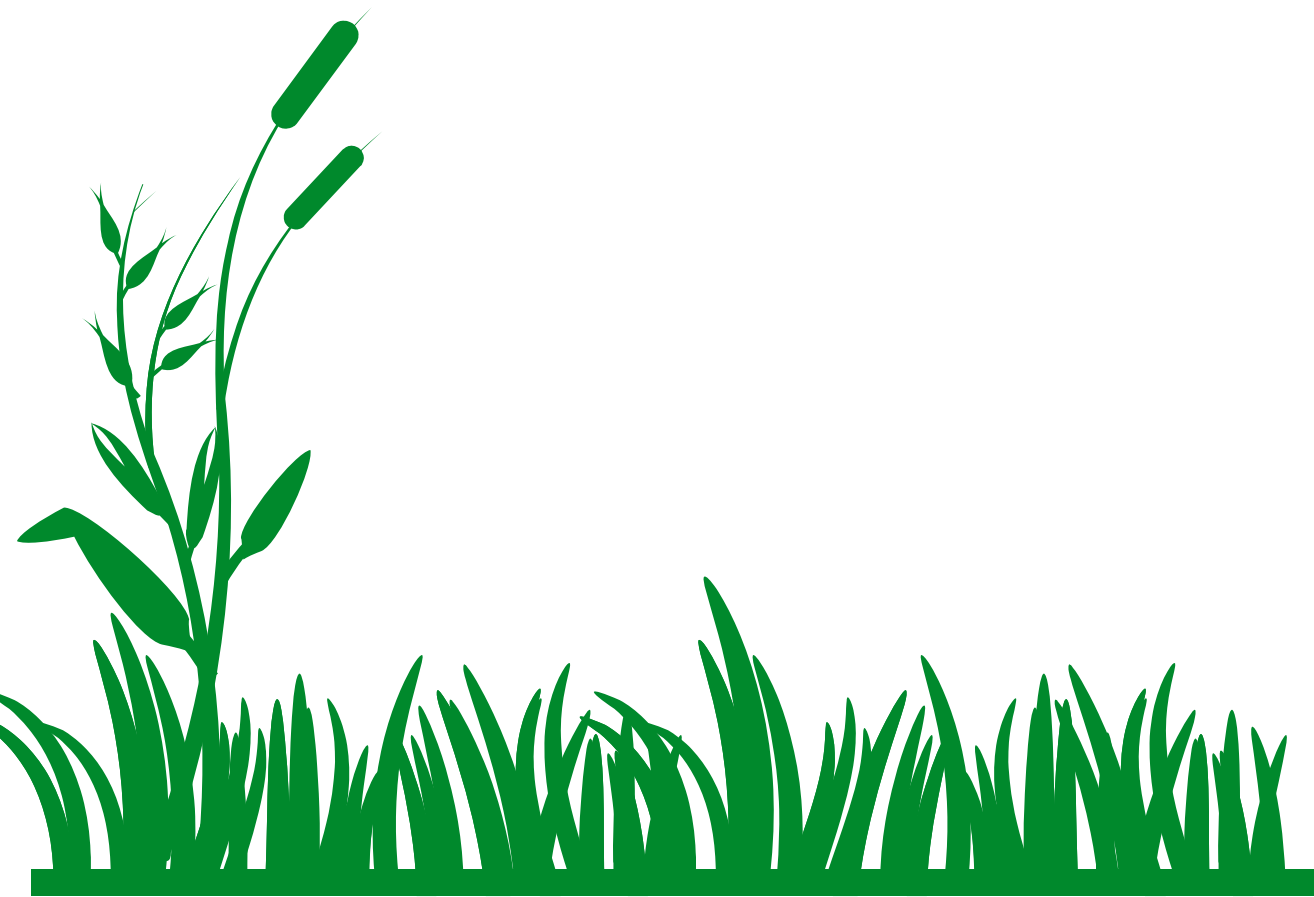
According to the University of Maryland, "turf-type" tall fescue and kentucky bluegrass are adapted to temperate climates. Tall fescue is a cool-season grass that is recommended for most areas of Maryland. It needs a minimum of 4-6 hours of sun daily and requires regular maintenance to remain healthy.

The best time to plant grass seed in Maryland is in March or in late September, as the climate conditions during these months are temperate enough to not require a substantial amount of water to grow.

During these seasons, the soil and air temperatures are not too hot nor too cold, which is perfect for cool-season grasses as they require around 60-75 degrees Fahrenheit to grow. If you want a beautiful green lawn in cooler months, then definitely take note of this.



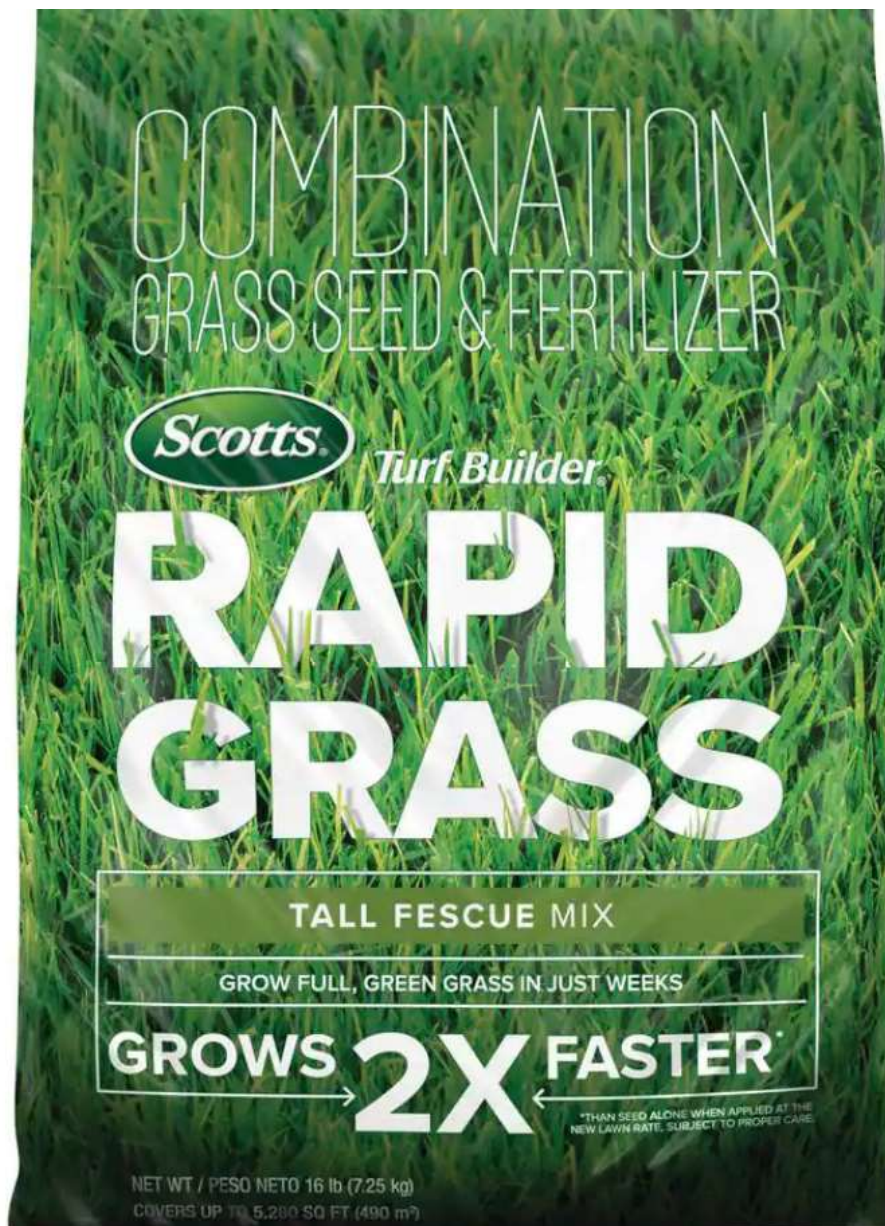
You should water your grass regularly after putting down seed & fertilizer



When should you begin watering your grass & planting seed?

We recommend you plant seeds if needed & begin watering grass no later than the end of March. Most lawns need 1 to 1.5 inches of water per week. You do not have to water your grass from October to February. **Reminder: according to the Bylaws homeowners are responsible for maintaining their grass and could be subject to a violation if grass is not maintained.**

What type of seeds should I buy?



What type of shrubs are in front of my home?

The shrubs in front of the homes were planted by Stadler Nurseries; as arranged by the builder: Stanley Martin. Depending on the style of the home, you will find the following varieties used throughout the community:

The standard mulch color in the community is brown.



Blue Star Juniper



Variegated Liriope



Gold Mop Cypress



Pennisetum
(ornamental grass)



Laurel Skip



Nandina Firepower



Laurel Otto
Luyken