



AMH BARE LAWN RESTORATION REQUIREMENTS

Other than fair wear and tear, bare-lawn areas should be restored prior to Final Inspection.

Some items that do not constitute wear and tear are:

1. Dog paths, holes, or any other bare areas caused by pets.
2. Bare or damaged areas under resident owned portable storage sheds, pools, trampolines, swing sets, BBQ grills, fire pits, etc.

Bare areas such as the drip edges of the unit, heavily shaded areas, or areas with naturally exposed roots are considered fair wear and tear. Any repaired areas that have been seeded must show new growth. Any assessment for damages is calculated at your Final Inspection.

USE THE FOLLOWING GUIDELINES TO REPAIR BARE AREAS IN LAWNS/GROUNDS:

1. Remove all foreign objects from the lawn: stones, sticks, and other debris.
2. Loosen the area to be seeded by tilling or spading to a minimum depth of 2-3 inches.
3. Add topsoil as needed to fill holes and cover eroded areas.
4. Work the soil with a hoe or garden rake to level the area and break any clods of dirt into fine particles suitable for accepting grass seed.
5. Spread grass seed evenly over the prepared area, following the application instructions notated on the bag.
6. Rake lightly to incorporate the seed into the soil being careful not to cover with more than ¼ inch of soil.
7. Thoroughly wet the seeded area with a sprinkler or hand water, using care not to over water and cause run off.
8. Water frequently, as needed, to maintain damp soil, which aids in germination of the grass seed.
9. Once new growth is evident, watering may be reduced to the frequency necessary to maintain healthy plant growth.

Items available at the U-Fix-It:

- Grass seed
- Fertilizer
- Limestone
- Top Soil (Elmendorf U-Fix-It only)
- Rake
- Shovel
- Grass Cleats
- Broadcast/Hand Spreaders
- Edger