



Irrigation Policy

HOA Monthly Maintenance Agreement (One-Page Policy)

Monthly Irrigation Wet Checks

Sunnygrove provides **12 scheduled irrigation wet checks per year**, which include:

- Inspection of irrigation controller/clock and programming (one time per month, as the techs are in their scheduled zones)
- Verification of wiring and valve operation
- Inspection of all zones for line breaks, damaged heads/rotors, clogged nozzles, and misadjusted spray patterns
- Identification and documentation of additional irrigation issues

Exclusions:

- Raising sprinkler heads due to plant or shrub maturity
 - Repairs to damaged or failed irrigation components
- All excluded work will be billed to the HOA on a **time and materials basis** and is **not included** in the wet check contract.

Additional Irrigation Requests

- New irrigation or landscape-related requests may require additional irrigation work. Any required work will be evaluated, priced accordingly, and detailed in a written proposal outlining the scope and cost.
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Watering Restrictions

- Sunnygrove will comply with all **state and local watering restrictions**.
 - Any request to program irrigation outside of restrictions places **all liability on the HOA**.
 - During restrictions, homeowners may need to supplement irrigation using potable water from their residence at their **own expense**.
 - Sunnygrove is not responsible for increased homeowner water bills.
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Remote Support

- Remote irrigation testing support is available by appointment at **no charge**.
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Pre-Authorized Repairs

- During wet checks, minor repairs may be completed onsite within a **pre-authorized HOA spending limit**.
 - Authorization not to exceed: \$_____
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After-Hours & Emergency Service

Emergency Irrigation Line (HOA Personnel Only): (239) 380-1455

After-Hours / Weekend Rates:

- **\$225** – 3-hour minimum service call (plus materials)
- Additional time: **\$75 per man hour**

Observed Holidays:

New Year's Eve, New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas Eve, Christmas Day

Holiday Rates:

- **\$120** service call + **\$225** (3-hour minimum)
- **Total: \$345** (plus materials)

- Additional time: **\$75 per man hour**

Homeowner Modifications & Outside Vendor Work

- Homeowner-installed improvements, including patios, pools, driveway extensions, or other landscape modifications completed by outside vendors, will be inspected at **no charge** during a scheduled community drive with an HOA representative or during the community's monthly irrigation wet check.
- If a follow-up inspection by a Sunny Grove Irrigation Technician is required, a **\$125 service charge** will be billed directly to the homeowner.
- Any repairs or corrective work identified during the inspection will be submitted as a separate proposal on a **time-and-materials** basis. Payment is due at the time services are performed.
- Depending on the scope of the work, HOA approval may be required before corrective work can begin.
- Inspections beyond the scheduled community drive or monthly wet check, as well as any repairs or modifications, are **not included** under the HOA's irrigation wet check contract.

Turnover & Installation Inspections

- **\$125 fee** for turnover inspections and inspections of irrigation installs not performed by Sunnygrove
- Sunnygrove-installed irrigation is covered under warranty

HOA Authorization

Printed Name: Luisa Bratner
Signature: Luisa Bratner
Community: DWDC
Date: 7/17/26