



## Landscape Watering and Maintenance Requirement

As stated on our lease contracts, unless otherwise stated, tenants are responsible for yard maintenance. Read extract below.

B. Yard Maintenance:

- (1) "Yard" means all lawns, shrubbery, bushes, flowers, gardens, trees, rock or other landscaping, and other foliage on or encroaching on the Property or on any easement appurtenant to the Property, and does not include common areas maintained by an owners' association.
- (2) "Maintain the yard" means to perform activities such as, but not limited to: (a) mowing, fertilizing, and trimming the yard; (b) controlling pests in the yard; and (c) removing debris from the yard.

As stated on our lease contracts, tenants are responsible for watering the yard at reasonable and appropriate times. See extract below.

(3) Unless prohibited by ordinance or other law, Tenant will water the yard at reasonable and appropriate times including but not limited to the following times: Enough times to maintain the lawn and landscape healthy. Before 8 AM and/or after 8 PM or as mandated by the local water authority. Other than watering, the yard will be maintained as follows:

- (a) Landlord, at Landlord's expense, will maintain the yard. Tenant will permit Landlord and Landlord's contractors reasonable access to the yard and will remove any pet from the yard at appropriate times.
- (b) Tenant, at Tenant's expense, will maintain the yard.
- (c) Tenant will maintain in effect a scheduled yard maintenance contract with:  a contractor who regularly provides such service;  \_\_\_\_\_

It is easier and more economical for tenants to as required rather than to pay to re-sod a lawn because of lack of watering and/or maintenance.

Following is the SAWS conservation ordinance for your review. Please take action to maintain your yards (if you are not doing it already) as required.



## SAWS Water Conservation Ordinance

### Read the Full Conservation Ordinance as of 2/19/2014

In 2013, an update to the ordinance was approved to help better align conservation goals with population growth and long-term water supply strategies.

San Antonio's cheapest source of water is conservation – water we don't use. For planning purposes, SAWS now includes water savings from conservation as a significant and separate "supply" to recognize its true contribution and value to our diverse portfolio of water supply projects.

Revisions to the city's drought ordinance will continue to build on our community's conservation success and water-wise ways to reach even greater savings. Residents will have more opportunities to achieve those results without compromising landscapes by participating in effective residential and commercial conservation programs.

Highlights of the 2013 Conservation Ordinance update include:

- Sprinkler use allowed 7-11 a.m. and 7-11 p.m. on your watering day in drought stages 2 through 4. The hours for Year-Round and Stage 1 remain the same as they are now.
- All residential fountains can operate at any stage of drought.
- Home car washing allowed during drought once per week on Saturday or Sunday as long as there is no water waste.
- Hand watering still allowed any day and time during all drought stages.
- Drought stages will be triggered based on a 10-day rolling average. Coming out of drought stages can be considered 15 days after the aquifer is above the trigger.

#### Stage 1

*Changes for 2013 are highlighted below:*

**Stage 1 Restrictions** begin when the 10-day rolling average of the Edwards Aquifer level drops to 660 feet mean sea level at the monitored well. Coming out of drought stages can be considered 15 days after the aquifer is above the trigger.

- All residential fountains and **indoor** commercial fountains can operate at any stage of drought. Outdoor commercial fountains must have a **SAWS variance** in order to operate during drought stages 1 through 4.



- Watering with an irrigation system, sprinkler or soaker hose is allowed only once a week **before 10 a.m. or after 8 p.m.** on your designated watering day.
- **Water waste is prohibited at all times.** Water waste includes allowing water to run off into a gutter, ditch, or drain; or failing to repair a controllable leak.
- **Watering days begin and end at midnight;** overnight watering is not allowed.
- You should reduce water consumption by any means available.
- All non-public swimming pools must have a minimum of 25 percent of the surface area covered with evaporation screens when not in use. Inflatable pool toys or floating decorations may be used.
- **Hand watering with a hand-held hose,** drip irrigation, bucket or watering can is permitted any time and any day.
- **Washing impervious cover** such as parking lots, driveways, streets or sidewalks is prohibited. Health and safety exceptions to this rule may be requested from SAWS **here.**
- **Residential car washing allowed during drought once per week on Saturday or Sunday as long as there is no water waste.**
- The use of **SAWS-certified commercial car wash facilities** is allowed any day.
- Operators of golf courses, athletic fields and parks must submit a conservation plan to SAWS. For submittal requirements operators should contact SAWS Conservation Department at 210-704-SAVE. Golf courses, athletic fields and parks may not irrigate between the hours of 10 a.m. and 8 p.m.
- Landscape areas on golf courses not directly "in play" are required to follow one-day-per-week watering based on address unless otherwise instructed by SAWS.

## Stage 2

*Changes for 2013 are highlighted below:*

**Stage 2 Restrictions** begin when the 10-day rolling average of the **Edwards Aquifer level** reaches **650** feet mean sea level at the monitored well. Coming out of drought stages can be considered 15 days after the aquifer is above the trigger.

- All restrictions from **Stage 1** remain in effect, unless added to or replaced by Stage 2 rules.
- **Landscape watering with an irrigation system, sprinkler or soaker hose is allowed only once a week from 7-11 a.m. and 7-11 p.m.** on your designated watering day, as determined by your address.
- **Watering with drip irrigation or 5-gallon bucket is permitted any day, but only between 7-11 a.m. and 7-11 p.m.**
- All residential fountains and **indoor** commercial fountains can operate at any stage of drought. Outdoor commercial fountains must have a **SAWS variance** in order to operate during drought stages 1 through 4.
- Watering with a hand-held hose is allowed any time on any day.
- All non-public swimming pools must have a minimum of 25 percent of the surface area covered with evaporation screens when not in use. Inflatable pool toys or floating decorations may be used for this purpose.
- Washing impervious cover such as parking lots, driveways, streets or sidewalks is prohibited. Health and safety exceptions to this rule may be requested from SAWS **here.**



- Residential car washing allowed during drought once per week on Saturday or Sunday as long as there is no water waste.
- The use of SAWS-certified commercial car wash facilities is allowed any day.
- Operators of golf courses, athletic fields and parks must submit a conservation plan to SAWS. For requirements, contact SAWS at 210-704-SAVE. Golf courses, athletic fields and parks may not irrigate between 10 a.m. and 8 p.m.
- Hotels, motels and other lodging must offer and clearly notify guests of a "linen/towel change on request only" program.

**And don't forget to follow these year-round rules:**

- Water waste is prohibited at all times. This includes lawn watering overspray and runoff.
- Restaurants may serve water only on request (to reduce dishwashing).
- Charity car washes allowed only at commercial car wash facilities.

### Stage 3

*Changes for 2013 are highlighted below:*

**Stage 3 Restrictions** may begin when the 10-day rolling average of the Edwards Aquifer level drops to 640 feet mean sea level at the monitored well. Coming out of drought stages can be considered 15 days after the aquifer is above the trigger.

- All restrictions from Stage 1 and Stage 2 remain in effect, unless added to or replaced by Stage 3 rules.
- Landscape watering allowed only every other week with an irrigation system, sprinkler or soaker hose from 7-11 a.m. and 7-11 p.m. on your designated watering day, as determined by your address. Weeks when no watering is allowed will be announced via local media and online.
- Watering with drip irrigation is allowed every Monday, Wednesday and Friday, but only from 7-11 a.m. and 7-11 p.m.
- Watering with a hand-held hose is allowed any time on any day.
- All residential fountains and indoor commercial fountains can operate at any stage of drought. Outdoor commercial fountains must have a SAWS variance in order to operate during drought stages 1 through 4.
- All non-public swimming pools must have a minimum of 25 percent of the surface area covered when not in use. Inflatable pool toys or floating decorations may be used for this purpose.
- Washing impervious cover such as parking lots, driveways, streets or sidewalks is prohibited. Health and safety exceptions may be requested from SAWS here.
- Residential car washing allowed during drought once per week on Saturday or Sunday as long as there is no water waste.
- The use of SAWS-certified commercial car wash facilities is allowed any day.
- Operators of golf courses, athletic fields and parks must reduce watering per city ordinance. For requirements, call 210-704-SAVE.
- Hotels, motels and other lodging must limit linen/towel changes to once every three nights, except for health and safety.



**And don't forget to follow these year-round rules:**

- **Water waste** is prohibited at all times. This includes lawn watering overspray and runoff.
- Restaurants may serve water only on request (to reduce dishwashing).
- **Charity car washes** allowed only at commercial car wash facilities.

**Stage 4**

**Stage 4** may be declared if the total supply of water from the **Edwards Aquifer** and other sources is insufficient to meet customer demand, even while complying with lesser restriction stages. Stage 4 restrictions may be declared at the discretion of the City Manager upon completion of a 30-day monitoring period following Stage 3 declaration.

**Watering Restrictions**

For Stage 4, **Stage 3** landscape irrigation restrictions remain in effect.

**Drought Surcharge**

A drought surcharge is assessed on all accounts for water used or assumed to be used for landscape irrigation. Surcharge is to remain in effect for a minimum of one complete billing month and will remain in effect if Stage 4 is still in effect at the beginning of the next billing month.

**Other Restrictions**

Additional restrictions on water use may be established at the discretion of the City Council.

*Stage 4 restrictions continue until there is an announcement in the newspaper that Stage 4 has been canceled.*