



UnionPark

WELCOME TO THE UNION PARK FAMILY!

We are excited to welcome you to the community! Purchasing a home in Union Park automatically makes you a member of the Homeowners Association, and as such can enjoy planned community living at its best. To help you make a smooth transition, you should have received your welcome CD or URL Website Link at closing that contains community documents. We encourage you to carefully review the information provided, as it is important to your home ownership.

We have a community website where you can find information such as the community blog, HOA documents, and a link to web-based service that utilizes proprietary software to give you real-time information about your account. Visit www.unionparkhoa.com to learn more.

We have also included in this packet:

- Union Park Information Sheet
- Highlights of the Association's Guidelines for Community Living
- Overview of the Amenities
- ACC Request Form
- Fitness and Pool Rules
- Front Yard Maintenance Overview

Please be sure to bring your closing documents and reach out to Serina.Walker@fsresidential.com after you close to set up an appointment to pick up your mailbox keys and amenity fobs. Our office is open Monday – Friday 10a-5p and Saturday by appointment only. We look forward to you visiting us at the on-site HOA Office located in the Hub located at 4795 Union Park Blvd.

If you have questions or concerns regarding your HOA, please contact Amanda Green directly at 972-535-4567 or email Amanda.Green@fsresidential.com

Again, welcome to Union Park and we are looking forward to meeting you!

Sincerely,

Amanda Green

Amanda Green
General Manager
UP Residential Community Association

Jenny Laible

Jenny Laible
Lifestyle Manager
UP Residential Community Association

FirstService Residential

www.firstserviceresidential.com/texas

14951 North Dallas Pkwy Ste 600

Dallas, Texas 75254

877-378-2388



Union Park™

UNION PARK INFORMATION SHEET

HOA Office: 4795 Union Park Blvd, E Aubrey, TX 76227

Amanda Green, General Manager
Amanda.Green@FSResidential.com
972-535-4567

Kenneth Agnew, Assistant General Manager
Kenneth.Agnew@FSResidential.com
972-905-0435

Jenny Laible, Lifestyle Manager
Jenny.Laible@FSResidential.com
972-535-4568

Serina Walker, Administrative/Lifestyle Assistant
Serina.Walker@FSResidential.com
972-535-4569

Union Park HOA Website: www.unionparkhoa.com

SERVICES		
Trash/Garbage*	Community Waste Disposal*	Order cans through Mustang Special Utility District 940-440-9561 Trash Pick-up: Monday CWD # 972-392-9300 Bulk Trash: homes on north side of Union Park Blvd serviced 1 st and 3 rd Monday and south side of Union Park Blvd serviced 2 nd and 4 th Monday.
Phone/Internet/Cable	Optimum	Optimum Fiber 361-236-3636 Abdul.Rehan@alticeusa.com Contact Abdul weeks before move-in to request service.
Phone/Internet/Cable	AT&T	Kelson Hui 972-979-8881 khui@cellularworld.net Need HOA approval prior to dish installation. Contact Kelson 2 weeks before move-in to request service
Electric/Gas	Co Serve	940-321-7800 or 800-274-4014 http://www.coserv.com/contact-us
Water/Sewer/Trash*	Mustang Special Utility District	7985 FM 2931, Aubrey 76227 940-440-9561 www.mustangwater.com *Trash provided by CWD 972-392-9300; coordinated through Mustang SUD
HomePro	Security	214-429-4956
Emergency Services	Town of Little Elm	Non-Emergency: 214-975-0460 Emergency: 911
Courtesy Bulk Trash Drop Site	Town of Little Elm	Accepts bulk waste and metal for recycling. The site is located at 1600 Brenda Lane. Entrance to site is located directly off of Eldorado Fri 4p - 8p/Sat 8a -5p
Aubrey Post Office	940-365-2621 120 Stanley, Aubrey	Union Park is inside the Town of Little Elm city limits. Postal deliveries come from the Aubrey Post Office. All of Union Park uses Aubrey, Texas 76227 mailing address.
HOA FAQs		
Swimming Pools	Memorial Day – Labor Day	The Cove 6a-10a adult swim, 10a-9p open swim The Rec 6a-9a lap swim, 9a-6p open swim 4 guest maximum per home
Pool Parties	Need HOA Approval	We allow two parties per day by reservation only. There is a \$100 deposit, which is refundable if the area is cleaned and there is no damage. There is a pool party reservation form on the HOA website or you can stop by the Hub for the form. Reservations are not confirmed until the form and the deposit have been submitted.
Garage Sales	May & October	First weekend; HOA will advertise
Emergency After Hours	Customer Care Center	Open 24/7; please call 877-378-2388
WE ARE SOCIAL		
Facebook	Public Page	UnionParkbyHillwood
Facebook	Private Page	Union Park HOA Events and Activities Page
Follow us on Instagram	Public	@unionparktexas
Union Park HOA Website : www.UnionParkHOA.com		



The following is a summary of a few of the primary sections from the Covenants, Conditions and Restrictions covering the lots in the Union Park Residential Community Association. This is intended to be a brief overview. Please consult the governing documents for the full Rules, Regulations and Guidelines.

GENERAL INFORMATION

Semi-Annual Assessments:

Each homeowner who purchases a home in Union Park becomes a member of the Union Park Residential Community Association, Inc. The annual assessments vary by lot size and are billed and payable semi-annually in February and August. The assessments cover onsite general manager, onsite lifestyle manager, front yard maintenance, home security monitoring, and help fund the maintenance of the common areas. A \$800 initiation fee is collected at closing.

Fencing:

The fence is to be 6' in height and constructed with #1 grade rough cedar. Posts and connections are to be galvanized and boards placed horizontally with a 1 ¼" overlap and stained Union Park Gray which is available for purchase at Sherwin Williams (on Hwy 380) Super Deck Union Park Gray. Fences must remain in good repair. Any modifications to the fence must be approved in writing by the HOA in advance.

Landscaping:

Landscape beds must use native and adaptive plants from the approved plant list in the Architectural Guidelines, requiring less water and giving consistency to the landscape palette in the Union Park community. At least 30% of the available front yard area and corner yard must have landscape bed coverage with the remaining 70% of the yard area being composed of grass as otherwise set forth in the Architectural Guidelines. Changes to front yard landscaping must be submitted for approval to the Architectural Control Committee (ACC) for approval prior to installation.

Front yard maintenance will be performed for all Residences in the community. Yards must be kept free of debris. Mowing for homes with a rear entry garage or garden/zipper homes will be from the front curb to the start of the back fence and/or to the back edge of the home.

Satellite Dish:

A satellite dish may be installed towards the rear of the home in a location that is minimally visible from the street in accordance with the Architectural Guidelines and only after approval from the ACC has been received.

Retaining Walls:

Maintenance, repair, and replacement of retaining walls shall be the responsibility of the Lot Owner on the higher side of the land on which the retaining wall resides and shall be performed by such Owner in accordance with the Architectural Guidelines. Rear retaining walls in lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block A of Union Park Phase 1-A are the full responsibility of the Lot Owner.

**Sheds:**

Sheds must be located behind a 6' cedar fence, not exceed 8' overall height and are limited to 100 square feet. Exterior materials are limited to wood or cedar (metal and plastic sheds are not allowed). Lots that already have a playhouse or gazebo may not be allowed to have a storage shed. The shed must have a pitched roof and shingles like that of the main house. Sheds must have a minimum of 5' clearance from other structures or property lines.

Holiday Decorations:

Holiday decorations are permitted and may be installed no earlier than thirty days before the holiday and are to be removed within seven days after the holiday, except that Christmas decorations may be maintained from Thanksgiving to January 15 and Fall decorations may be maintained from October 1 to December 1.

Basketball Goals:

Permanent basketball goals may be installed on a Lot subject to the review and approval of the Architectural Control Committee prior to installation. Portable goals and goals attached to the house are prohibited.

Trash Receptacles:

Trash may go out at dusk on the morning before trash pick-up day until dusk on the day of trash pick-up. Trash containers must be kept inside the garage or fenced yard and may not be visible from a street or another lot. For homes with rear entry garages, cans may be left on driveway.

Exterior Modifications and Additions:

Before making any changes, additions, or improvements to the exterior of your new home you must get written approval by filling out a Union Park HOA Architectural Control Committee (ACC) request form and submitting it to the Association for approval. Forms are available at the Association office located inside the Porch, or on the Association website under the Forms and Documents section. Examples of changes that require prior approval are landscaping (planting new trees and shrubs, borders), gutters, storm doors, arbors, patios, pools, playground equipment, basketball goals, trampolines, paint color, roofs, satellites, attached and detached outdoor cooking areas, sheds, stone walkways, etc.

Vehicles:

Commercial, inoperable, recreational, trailers, boats and other watercraft, may not be parked, kept or stored on any lot or street unless stored or placed within the garage; or screened from view of the general public. If an exception is needed for a short period of time, contact the onsite manager Amanda Green via email amanda.green@fsresidential.com.

Signs:

- No signs advertising or referencing renting or leasing the home is allowed.
- Professionally made security signs no larger than 1 square foot are permitted.
- Standard political yard signs may be erected no earlier than 6 weeks before an election, and must be removed within 15 days after the election.

Please help maintain the community and your property values by honoring these restrictions and respecting your neighbors. If you have any questions concerning this summary, contact your General Manager.



AMENITIES

The Hub

This is the HOA office which is located at 4795 Union Park Blvd E is open Monday-Saturday 10a-5p.

Central Park

Central Park is a 30 acre public park. Organized practices and games are prohibited. Organized activities require written permission from the Manager.

The Porch

The onsite open-air pavilion is public. The Porch cannot be rented or reserved for organized activities.

The Cove

The private onsite pool is open Memorial Day – Labor Day weekend 6am – 10am adult swim, and 10am - 9pm for homeowners in good standing with the HOA. Homeowners and residents will need a pool fob to access the pool. Please review the pool rules and guidelines prior to use of the facilities. Union Park residents may request to reserve The Cove for a party of up to 15 people from 11am-2pm or from 3pm-6pm. Reservations are non-exclusive.

The Kitch

The outdoor kitchen with two gas grills is located outside the pool in the Park. The Kitch can hold 20 people and is open to both Union Park and the public by reservation only.

Bark Park

The dog park is a public park located at 7001 Union Park Blvd. north of Fishtrap Road and is open dawn to dusk. Pets must be up to date on vaccinations and parasite control. Pet owners are required to pick-up after their pets and observe posted dog park rules.

The Hall

This all-purpose facility is where many of our community events are held. The Hall is open for homeowners use, Monday-Saturday 9:00am- 5:00pm. The Hall may be reserved by homeowners only for small gatherings of less than 40 people. The rental fee is \$400 for 4 hours Monday-Wednesday and \$600 Thursday-Sunday. The rental fee includes an ambassador and cleaning. For more information or to obtain a reservation form, please contact the General Manager, Amanda.Green@FSResidential.com.

The Rec

This private amenity located at 7210 Willow Thorne includes two indoor fitness rooms open 24 hours a day, to homeowners and residents in good standing with the HOA only. The Rec also includes a lap lane pool and splash pad open Memorial Day- Labor Day weekend from 6am-9am for lap swim/exercise, and 9am-9pm for homeowners and residents in good standing with the HOA.

The Fitness Park

This public park is located at 7210 Willow Thorne and is open from dawn to dusk. The park includes a ¼ mile soft surface trail, outdoor exercise equipment, two sand volleyball pits, two ½ court basketball goals, a 40-yard dash and a pickle ball court.



Union Park™

Pool Rules

ACCESS:

Access to the pool area is for members of the Union Park Homeowners Association that are in good standing and their guests only.

GUESTS:

Guests are welcome but must be accompanied by a homeowner
Only (4) guests allowed per household

COVE HOURS: 6a-10a Adult Swim; 10a - 9p Open Swim
THE REC HOURS: 6a-9a Lap Swim/Exercise; 9a-9p Open Swim

POOL RULES:

1. **NO LIFEGUARD** on duty. Swim at your own risk.
2. Please shower before entering pool.
3. Proper swimwear required.
4. For the health and safety of the residents, rubber pants in addition to swim diapers are **REQUIRED** for all non-toilet trained children.
5. Children under the age of 14 **MUST** be accompanied by a resident, 18 years or older, possessing a valid pool fob.
6. A resident, 18 years or older, possessing a valid pool fob, **MUST** accompany all guests.
7. Persons with skin diseases, open sores or wounds, inflamed eyes, nasal or ear infections or any communicable diseases are not allowed to use the pool.
8. **NO** diving or running and jumping into the pool are allowed.
9. **NO** pets with the exception of guide dogs, **NO** smoking of any kind, **NO** glass objects of any kind allowed in pool or pool area.
10. Radios and other noise should be maintained at a low level at all times.
11. **DO NOT** ride bikes, tricycles, scooters, hover boards, roller blades or skateboards in the pool area.
12. Running, roughhousing, climbing trees or general horseplay that may endanger the safety of others is **NOT** allowed.
13. Traditional beach balls only, no oversized flotation devices, including rafts.
14. Foul language and/or threatening behavior will **NOT** be tolerated.
15. Emergency equipment is to be used for emergencies only.
16. **NO** trespassing after pool hours or during pool closures.
17. **NO** opening of pool entrances for anyone outside of the pool facility.
18. The Homeowners Association or Management Company is not responsible for accidents, injuries or theft.
19. **VANDALISM WILL NOT BE TOLERATED.** To report vandalism, call police immediately, then notify Management Company.
20. In case of **EMERGENCY, CALL 911**
21. Violation of pool rules may lead to revoking of pool privileges and/or criminal prosecution.



The Rec Fitness Center Rules

1. The Fitness Center is for members in good standing only - **guests are not permitted**. Do not hold the door open for others to enter without a fob.
2. The Fitness Center will be accessible 24/7 with resident fob.
3. Residents must be 16 years or older to use the fitness equipment. An adult resident must accompany youth between the ages of 14-15.
4. No one under the age of 14 is permitted in the fitness center.
5. Appropriate fitness attire is required. Must wear closed-toe athletic shoes and appropriate attire must be worn at all times.
6. Trainers must be Union Park homeowners and must obtain approval from the General Manager.
7. Use hand sanitizer when entering the facility.
8. Wipe down equipment and mats before and after each use.
9. Management is not responsible for injury, exposure, or loss. Use equipment at your own risk. If you are unfamiliar with the use of equipment, please refrain from using it until you have received proper instruction.
10. Report any non-working equipment to management office.
11. No smoking, food, or pets allowed. Refrain from bringing beverage items other than water onto the fitness floor. Open containers are not allowed.
12. No personal audio equipment without headphones allowed.
13. Any abuse of the facility could result in loss of privileges.
14. Consult your physician before using any equipment or before beginning an exercise regimen.
15. Re-rack weights and return all equipment to their proper location.
16. Do not remove equipment from fitness center.
17. Limit cardio use to 30 minutes during peak times and when another resident is waiting to use equipment.
18. Limit number of sets to no more than two, when another resident is waiting to “work in” on the same piece of equipment.
19. Refrain from “dropping” the weight stacks while using any piece of equipment. Return the weight stack slowly to the starting position. This ensures minimal wear on the equipment and also reduces your risk of injury.
20. Proper use instructions must be followed, as posted on each piece of equipment.
21. Management observes the right to deny use of the fitness center to anyone at any time. Violation of fitness center rules may lead to revoking fitness room privileges.

IN CASE OF AN EMERGENCY, CALL 911



UP Residential Community Association, Inc. - ACC Property Modification Approval Request Form

As each of us bought our property in Union Park, we agreed by our signatures to abide by the Declaration of Covenants, Conditions and Restrictions (a.k.a. CCRs or Deed Restrictions). The Deed Restrictions protect our property values by keeping the community a highly desirable place to live. ACC (Architectural Control Committee) approval must be obtained prior to the start of your project. To avoid delay, make your request as complete as possible and type or print legibly. Incomplete requests will be returned for additional information. Incorrect information or changes made after approval invalidates approval. The goal of the ACC is to assure that all changes to our properties conform to the appropriate Deed Restrictions. Thank you for your understanding and cooperation.

1. ABOUT THE RESIDENT(S)

<i>Name(s)</i>	
<i>Address</i>	
<i>E-Mail</i>	
<i>Phone(s)</i>	<i>Best time to call</i>

2. ABOUT THE PROJECT

<i>Proposed start date</i>	<i>Proposed completion date</i>
<i>Describe the nature of the project (attach pages as necessary)</i>	
<i>Location (attach sketch/drawing)</i>	
<i>Dimensions</i>	<i>Distance from fences and easements</i>
<i>Colors</i>	<i>Shape</i>
<i>Materials</i>	
<i>Builder</i>	
<i>Other (specify)</i>	

IMPORTANT: Include plan view and elevation drawings (to scale) plus any other supporting documents indicating project location and its relationship to property lines, neighbors, construction, easements, etc.

3. ABOUT THE REQUIREMENTS

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>		I/We have read the appropriate Deed Restrictions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have obtained a City/Town building permit (attach copy)
<input type="checkbox"/>	<input type="checkbox"/>		This project will require a fence removal (if yes, inform Association Manager)
<input type="checkbox"/>	<input type="checkbox"/>		Completed project will be visible from the street
Check any that apply:			<input type="checkbox"/> Corner lot <input type="checkbox"/> Iron fencing
			<input type="checkbox"/> Project already started/completed

<i>Homeowner's Signature</i>	<i>Date</i>
------------------------------	-------------

Signature constitutes permission for ACC members to inspect property and agreement to abide by ACC's decision.

Email this request, along with all supporting documents, drawings, photographs, etc. to:

Union Park Residential Community Association
Amanda.Green@fsresidential.com or Kenneth.Agnew@fsresidential.com



General Information

The HOA provides mandatory front yard lawn and landscape maintenance for all homes in Union Park. This service is authorized per the Declaration of Covenants, Conditions and Restrictions (the “Restrictions”), Article VI, Section 6.1(e), established by the Board of Directors and subject to renewal on an annual basis.

The Front Yard Maintenance program provides significant benefits to each property owner and to the Union Park community as a whole. Some of these benefits include: uniformity of maintenance both in style and appearance as well as the schedule by which all residential properties are maintained, increased street appeal and convenience to the property owner.

Union Park Front Yard Maintenance Program Summary

Front Yard maintenance includes mowing, edging, weed control and fertilization of the lawn area. No backyard service is provided and will remain the responsibility of the Owner. Mowing for homes with a garage in the rear of the home is will be from the front curb to the start of the back fence and/or back edge of the home.

- Front Yard landscape includes trimming of the landscaping and bed area weeding.
- Includes pre-emergent and fertilizer applications
- Any landscape, irrigation, lawn or plant materials that require replacement will be the responsibility of the Owner.
- The HOA has been granted an easement across all lots under “Restrictions” to perform Front Yard Maintenance. No unreasonable access to the front yard area shall be denied to the HOA and/or the lawn maintenance contractor.
- HOA Front Yard maintenance will take place on Monday- Saturday from 7:30 am to 7:30 pm (weather permitting). While these days are the planned days, if weather is a problem, alternate maintenance days may be necessary.

Owner Responsibilities

The following is a list of some of the things that the Owners are required to do in order to help make this program successful and cost effective for all the residents of Union Park:

1. Keep all vehicles, toys, water hoses, pets and other objects away from Front Yard Maintenance areas and/or in the garage. Any damage which may occur to these items is the responsibility of the Owner.
2. Monitor irrigation system so that all areas are not too wet or too dry. The Front Yard Maintenance program does not include maintenance, repairs or adjustments to irrigation systems on individual lots for any reason. The owner is responsible for ensuring that the right amount of water is applied to the front of the residence.
3. Do not water 24 hours before landscape maintenance day to minimize yard damage. Yard equipment rutting can occur from overwatering. Any such damage shall be the responsibility of the Owner.
4. Provide unfettered access to all Front Yard Maintenance areas. Damage to such items as landscape lighting, front yard accessories or structures is the responsibility of the Owner.
5. The Front Yard Maintenance program does not include seasonal flower or mulch installation/replacements or removal of dead trees and shrubs. Owner shall be responsible for all seasonal flowers or mulch installation/replacements and all removal and replacement of dead trees and shrubs.



6. Report any problems immediately to the HOA management company.
7. Backyard service is not provided and will remain the responsibility of the Owner.

Frequently Asked Questions:

Why does my new lawn have weeds?

Newly emerging grass receives applications of fertilizer and insecticide. Because young grass is typically somewhat fragile, newly sodded lawns generally require three mowing occurrences before any weed control products can be applied. You will see a fair amount of weeds germinating the first growing season until your lawn is established. We thank you for your patience during this process.

Can Homeowners add additional fertilizer to front yards?

Yes. Homeowners can supplement the fertilizer program however the HOA will not be responsible for the over fertilization of lawns.

Does the front yard maintenance contractor take care of bare spots?

Over seeding is **not** part of the front yard maintenance contract. Homeowners are encouraged to treat and seed their own bare spots.

Is plant or tree fertilization included in the Front Yard Maintenance Program?

Yes, plant, shrub and tree fertilizations are included in the HOA contract.

What if our trees, shrubs or plants die?

Trees, shrubs and plants are a Homeowners responsibility. Although the HOA contract includes pruning of shrubs and pruning trees once per year, it does not include replacement at all.

Will the HOA maintain my lawn sprinkler system for me?

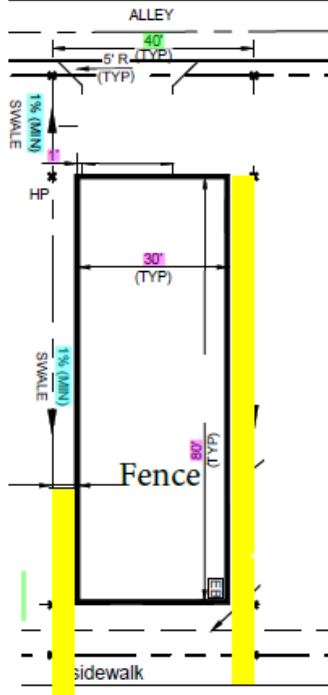
No. Maintaining the sprinkler system is the responsibility of the Homeowner.

Courtesy Notice

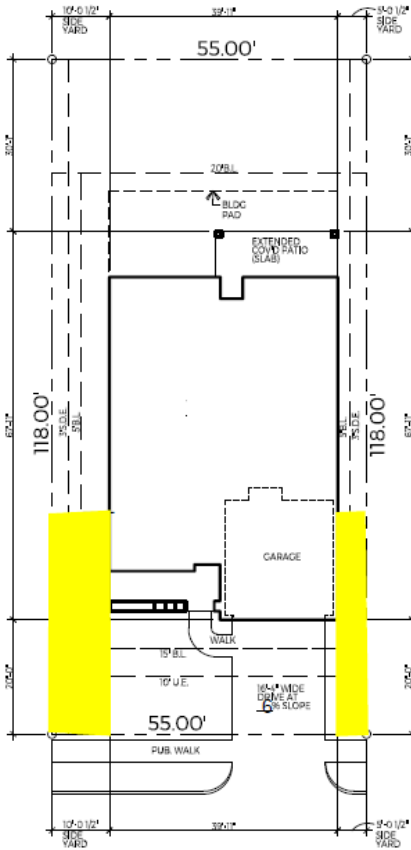
THIS IS A COURTESY NOTICE AND MAY NOT CONTAIN ALL INFORMATION. THE PROVISIONS OF THE RESTRICTIONS (AS EACH MAY BE AMENDED) AND THE DECISIONS, POLICIES, ACTIONS (AS SUCH MAY BE MODIFIED) BY THE HOA BOARD OF DIRECTORS AND THE HOA MANAGEMENT COMPANY (INCLUDING YARD MAINTENANCE) SHALL SUPERSEDE ANY INFORMATION CONTAINED HEREIN. INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE OR REVISION HEREOF.

Rear Entry Patio Home

Mowing from curb to fence/back of home



Front Entry Home Mowing from curb to start of back fence





UnionPark™

UNION PARK IRRIGATION FACT SHEET

by Dr. Robert E. Moon:

Fact 1 – Water Efficient Landscaping: The landscaping at Union Park is a major part of the overall plan of the community. Plants on the approved plant list are water efficient, well adapted, native Texas plants that perform well in north Texas climatic conditions. Planting techniques such as soil preparation, drip and spray irrigation and mulching are designed to provide optimum plant growth with reduced irrigation. Reducing water use in the landscape is a vital part of the overall planning, design and strategy for Union Park residents.

Fact 2 – Water and Oxygen: All plants need water and oxygen in the root zone to survive. It is important to balance the use of adequate water for plant growth but also allow time for soil to breathe between watering so soil does not become water-logged. In Texas, more plants are killed from overwatering rather than not enough water.

Fact 3 – Watering Needs: Plant water needs vary depending on direct sun exposure, amount of shade, temperature, humidity, wind, soil and rain. The best way to determine water needs is to watch for plant stress – wilting of leaves and/or yellowing of leaves. You can also determine water needs by probing the soil to a depth of 2 to 4 inches with your fingers to check for soil moisture.

Fact 4 – Optimum Water Use: It is best to water in the early morning hours to avoid plant disease and when water loss through evaporation is minimal. Do not water between the hours of 10 a.m. and 7 p.m. When watering, apply water with multiple run times to avoid runoff into streets. Water as infrequently as possible, but water thoroughly at each application. Soak the soil to encourage deep root system growth to help plants better tolerate drought conditions and stress due to hot temperatures. Well rooted plants will use water efficiently stored in the soil.

Fact 5 – Watering of New Landscape: How new plants are watered will affect how plants survive. Water guidelines for new plantings should be as follows:

- Thoroughly water plants after planting.
- Make sure all plantings are mulched to reduce evaporation of water from around root balls.
- Water all newly planted landscaping every other day for the first four weeks. Run times will vary in each yard due to location and amount of sun or shade. Soils should be kept moist to a depth of 6 to 12 inches or throughout the root zone for plant establishment.
- Transition watering from every other day to two times per week after 4 weeks. Transition to watering for established landscape as soon as possible.

Fact 6 – Watering of Established Landscape: Water guidelines for established plantings should be as follows:

- Landscape water use depends upon the climatic conditions and soil moisture.
- Replenish mulch yearly to reduce evaporation and water use around root systems and planting beds.
- Water so soil is moist to a depth of 6 to 12 inches so plants are more resilient to drought conditions and stress due to hot temperatures.
- Check irrigation settings and soil moisture throughout the year and make adjustments as needed depending on plant's water needs.
- Refer to following chart for monthly Controller Settings and Run Times.



UnionPark™

UNION PARK IRRIGATION CONTROLLER MONTHLY SETTINGS

These suggested settings and run times are general guidelines and may need to be adjusted for individual landscape conditions and climatic conditions. Run times can be broken into multiple run times to prevent runoff.

Month	Run Times	Controller Setting
January	Spray Heads – 12 -20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Turn Controller Off
February	Spray Heads – 12 -20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run one time every 2 weeks
March	Spray Heads – 12 -20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run one time every 7-10 days
April	Spray Heads – 12 -20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run one time every 7-10 days
May	Spray Heads – 12 -20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run one time every 7-10 days
June	Spray Heads – 12 -20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run 1 or 2 times per week
July	Spray Heads – 12 -20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run 2 times per week
August	Spray Heads – 12 -20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run 1 or 2 times per week
September	Spray Heads – 12 -20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run 1 time per week
October	Spray Heads – 12 -20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run one time every 7-10 days
November	Spray Heads – 12 -20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run 1 time every 2 weeks
December	Spray Heads – 12 -20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Turn Controller Off

Note: The above guidelines are suggestions for a starting point. Continue to monitor your soil by probing for adequate soil moisture. If you experience wet or dry areas in your yard, adjust your irrigation system accordingly.



ENHANCING THE PLACES PEOPLE
LIVE, LOVE, LAUGH AND WORK
SINCE 1998



UNION PARK SETTING UP YOUR SMART HOME

Meet Your Smart Home

Every home in Union Park comes complete with a suite of smart home products that not only offers the latest in smart home technology products but also helps you protect your home.

Smart Security System

Rest assured knowing your home is protected with wireless contacts on your exterior doors, a motion detector in the family room, and a keypad at garage entry.

Front Door Camera*

Be home even when you're not and always know what's going on. With a camera at the front door, enjoy an added layer of security and visibility of your home.

Smart Thermostat Integration

Live comfortably - adjust the thermostat remotely so you'll be comfortable when you get home.

3 Automated Lighting Zones

Never too light, never too dark - control your front porch, kitchen, and family room with smart lighting from wherever you are.

Smart Door Lock integration*

Lock and unlock your front door from anywhere you are connected. Let in guests, housekeepers, and deliveries with a touch of a button.

* packages vary by home and builder

Setting up your Union Park Smart Home

1. Schedule your Automation/Security Installation:

Two weeks prior to closing call us at 214-429-4956 to schedule your Union Park home automation and home security installation.

2. Have your TV and Internet Connection activated before your installation date.

Our technicians will need a live connection to be able to confirm that your home is set up correctly.

**ALL PACKAGES INCLUDE PROFESSIONAL INSTALLATION AND
1- YEAR HOMEPRO WARRANTY**

