

ARBOR POINTE HOMEOWNERS' ASSOCIATION

ANNUAL SERVICE SCHEDULE

Exhibit A

SERVICE AND AREA	FREQUENCY												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTA
Mow and Trim Turf													38
Edge Turf													19
Fertilize Turf													5
Control Turf Weeds													2
Police & Hand Weed													24
Spot Spray Weeds													14
Apply Pre-Emergents													1
Remove Leaves													7
Fertilize Trees													1
Fertilize Shrubs													1
Fertilize Ground Covers													1
Trim Herbaceous Perennials													1
Trim Groundcovers													3
Prune Shrubs													2
Manage Irrigation System	ON.....ADJUST.....OFF												
Blow Walks and Curbs	FOLLOWING EACH VISIT												
Control Insects & Diseases	MONITOR AND ADVISE												
Prepare Annual Budget Letter	AS REQUESTED												

Due to growing or weather conditions, the frequency of monthly treatments may differ, however yearly service totals will be provided as specified.

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ARBOR POINTE HOMEOWNERS' ASSOCIATION

LANDSCAPE MAINTENANCE SPECIFICATIONS

Exhibit B

• **MOWING**

Mowing of irrigated turf areas to be provided weekly beginning in mid-March and continuing through mid-October and then about every other week through November. Additional mowing to be provided as needed in December, January and February. Mowing direction will be alternated each week, if possible, to help prevent wheel rutting. Care will be taken not to damage wet lawns, therefore mowing may not occur in areas that are saturated with water or standing water is present. Occasionally minor wheel rutting may occur in moist lawn areas, which is a temporary condition that does not require repair. For best environmental practices, and when conditions allow, clippings will be mulched and dispersed. Clippings will be removed if they are unsightly for a particular location.

• **TRIM AND EDGE TURF**

Mechanical edging of turf areas along sidewalks, curbs, driveways and planter beds will be provided every two weeks during growing season, usually by completing one half of the edging with each mowing visit. Lawns shall be trimmed around road signs, trees, guard posts, etc., with each mowing as needed to provide a clean, neat appearance.

• **TURF FERTILIZATION**

Fine turf areas to be fertilized with custom mixed, high quality, slow released formulations that contain micro-nutrients. Formulations will vary with the time of the year and the specific needs of the turf. Applications done by means of broadcast spreading equipment.

• **TURF WEED CONTROL**

Fine turf areas will be treated to control germinated broadleaf (dicot) weeds. For best environmental practices, applications will be by means of spot applications where possible. Occasionally, it may be necessary to do blanket applications to achieve acceptable control. Please note that these applications will not control invasive weedy grasses (monocots) that have invaded turf areas.

• **POLICE AND HAND WEED**

Landscaped areas to be inspected for litter and weeds, downed branches, etc. Litter and weeds larger than four inches to be removed and disposed of offsite.

• **SPOT SPRAY WEEDS PLANTER BEDS**

Limited spot applications to be made to weeds in planter beds and in concrete cracks using a broad spectrum herbicide such as Round-up. Applications will be by means of backpack sprayer. All instructions and precautions set by manufacturer's label will be followed.

• **PRE-EMERGENT APPLICATION-BEDS**

Approved products applied to planter beds to help control select weeds before they germinate. Products to be non-leaching and rotated, as possible, for effective control.

• **TRIM GROUND COVER**

Trim perimeter of groundcover beds to contain growth. Prune off or away from trees, plants and structures as necessary. Maintain even height as necessary to provide for a consistent appearance.

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LEAF CONTROL

80% of all fallen leaves to be removed each occurrence, with a total removal being provided during the last scheduled visit.

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LANDSCAPE MAINTENANCE SPECIFICATIONS (Cont'd)

0. FERTILIZE SHRUBS, GROUND COVERS AND TREES

Fertilize shrubs, ground cover, and ornamental trees (less than 4" caliper) by means of surface application to plant material in need of supplemental nutrition. Fertilizer is to be of a balanced analysis, slow release and include micronutrients. Touch-up applications may be necessary, which will be completed without extra charge. Products to be applied in uniform manner at drip line of plants

1. PRUNE TREES AND SHRUBS

Pruning of trees (under 12 ft tall) and shrubs to be done as required to enhance natural plant growth and development. Shearing allowed on selected species or when it has been a previous practice. Pruning cuts to be flush and clean. Sculpting, poodling, extensive dead wood removal, (or types that detour natural growth patterns), will be provided on a time and materials basis after owners approval. Includes pruning trees (less than 15 ft tall) for pedestrian and vehicle clearance over walks and streets.

2. TRIM HERBACEOUS ORNAMENTALS

Cut back ornamental grasses, perennials and ferns as needed per service schedule. Routine pinching back or deadheading is not included with this agreement.

3. IRRIGATION

Spring activation and inspection included. Monitoring and adjusting timers and system winterization is also included. Inspection to include cutting sod around heads as necessary, adjusting sprinkler head arcs, and cleaning nozzles where possible. Repairs to system and timer battery replacement to be done as an extra on a time and materials basis. All head and valve repairs will be done without notice. Major repairs on mainline are subject to prior approval.

4. BLOW SIDEWALKS AND DRIVEWAYS

At the completion of each visit, sidewalks and driveways will be blown to remove loose debris.

5. CONTROL INSECTS AND DISEASES

Treatment for control of insects and diseases is not included as a part of this agreement.

** Depending on growing or weather conditions, monthly occurrences may differ, while yearly activity totals will be provided as specified.

***** OTHER EXCLUSIONS**

All parties expressly agree that contractor will not perform the following work unless contracted for on a separate basis.

a) Treatment for disease or pests on lawns, trees, and shrubs, except as specified.

b) Trimming of trees that are over 12 feet tall.

c) Cleaning and/or repairing from acts of vandalism, natural disorders, or acts of God. (Ex: freeze, wind, fire, etc.

d).Size reduction of plant material.

e) Care and weed control of annuals, perennials and vegetables planted by individual owners.

NOTES:

-) To help keep the property looking its best, small dead trees and shrubs will typically be removed without charge and without notification and documentation. Larger dead trees and shrubs can be removed as an extra upon approval.

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