



Landscape Maintenance Agreement

Property Name: Tangerine Woods (Inc Add. #1)

Billing Company Name: Tangerine Woods Association Manager

Description of Services	Frequency
Tangerine Woods Renewal	
Mowing Service	32
Fertilization Program Turf & Shrubs (See Scope for Details)	
Annual Maintenance Price	\$142,812.16

Optional Services

Description of Services	Frequency	Cost per Occ.	Annual Cost
Mulch		\$0.00	\$0.00
Annual Flower Installation		\$0.00	\$0.00
Palm Injection		\$0.00	\$0.00

Should the company be sold during the existing contract it will be open to renegotiation.

Services

Mowing:

Mowing shall be performed with commercial grade mower types and blades to provide a quality cut. Where conditions allow, mowing patterns shall be rotated to minimize scalping and rutting by mower wheels and to minimize soil compaction. Bahia & Saint Augustine Turf shall be mowed at a height of 3- 4". Zoysia Turf will be mowed at 1.5-2". Actual number of cuts is referenced in Contract. Should the association request additional cuts, a separate proposal can be provided at the time service is requested. Clippings shall be left on the lawn if no visible clumps remain on the grass surface 24 hours after mowing; otherwise, Contractor will collect and dispose of clippings. Lake bank mowing will be maintained at a height of 6 - 18 inches.

Edging:

All hard surfaces shall be edged at every mowing. All soft surfaces (landscape beds) shall be edged every other visit to maintain a clean edge.

Debris Removal:

Contractor shall be responsible for the removal of all lawn debris and visible clippings with each site visit and blowing off all walks, driveways, and street area where debris may be visible. Contractor is only responsible for debris generated by our service activities unless otherwise agreed upon by Owner and Contractor. Dedicated, seasonal leaf clean up can be proposed at Owner's request and expense.

Bed Weed Control: NOT IN CONTRACT

All landscape bed areas where weeds are evident will be treated with herbicide to keep these areas relatively weed free. Large weeds will be pulled by hand so as not to be allowed to have enough established quality to detract from the overall aesthetics of the landscape.

Safety Border:

Unless otherwise agreed upon, a 6-inch safety border will be sprayed around all areas where grass grows up to a structure. This safety border is intended to prevent damage to equipment and structure. If turf directly abuts a structure, building, light pole, backflow preventer, screens and other equipment there is no way to mow or line trim without potential damage. If the Owner does not want the safety border, Contractor will not be liable for damages to these areas.

Pruning: NOT IN CONTRACT

Shall be performed to maintain the natural shape and plant palette characteristics. Pruning shall include, but not limited to, the removal of vegetation that is dead, damaged, or diseased. When diseased vegetation is removed, the pruning cuts shall be made deep into the healthy plant tissue to re-establish healthy growth. Should flat tops and sides be desired, this will be achieved using gas-powered shears. Should the Owner request additional trims, an additional services proposal can be provided at the time service is requested. All trimming and pruning shall be subject to all applicable State, Federal, and ANSI (American National Standards Institute) regulations.

Arbor (Below 12 FT): NOT IN CONTRACT

Trees: Juniper will prune and remove dead or brown branches under 12'. Additionally, trees that impede walkways and sidewalk areas will be lifted to allow clear passage. This expressly does not include arbor or the thinning of trees as this is an arbor service that will be available upon request or part of a separate contract. Trees over 12 feet in overall height requiring service at canopies shall be performed at the Owner's request and expense.

Palms: Fronds shall be removed when fronds are brown and or damaged with the clean edge cuts made as close to the trunk as possible. Careful trimming procedures shall be followed to prevent damage to any

portion of the tree, especially in the crown shaft and bud area. Inflorescence or seedpods and fruit shall be removed on a set cycle. Reclinatas, Arecas & Fishtail Palms are excluded from this service but can be proposed on request by Owner. Palms over 12 feet in overall height requiring service at canopies shall be performed at Owner's request and expense.

Fertilization: NOT IN CONTRACT

Fertilizer services will be overseen by a manager with a Certified Pest Control Operator license. Fertilization will be performed by a technician who is BMP certified and holds a Limited Commercial Fertilizer License issued by the Florida Department of Agriculture and Consumer Services. All fertilizers utilized under this program will be a balanced nutrient package. Only professional commercial grade fertilizers will be used with no less than 50% slow-release nitrogen. Contractor will follow Green Industry Best Management Practices and all state and local fertilizer ordinances. Lawn & ornamentals shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on plant species, site conditions, and fertilizer blends used. Regardless of blends used, Contractor will apply, at a minimum, 4 pounds of nitrogen per 1000 square feet for turf, annually. Ornamentals will vary by species and size. The application of Nitrogen (N) & Phosphorus (P) is prohibited in Florida from June 1st until September 30th. Changes in regulation, outside of Contractor's control, may affect service.

Turf – Fertilizer

1st Qtr. Application (Jan.-Mar.)

2nd Qtr. Application (Apr.-Jun.)

3rd Qtr. Application (Jul.-Sep.)

4th Qtr. Application (Oct.-Dec.)

Shrub/Tree/Palm - Fertilizer

1st Qtr. Application (Jan.-Mar.)

2nd Qtr. Application (Apr.-Jun.)

4th Qtr. Application (Oct.-Dec.)

Palms & Juvenile Trees – Fertilizer

1st Qtr. Application (Jan.-Mar.)

2nd Qtr. Application (Apr.-Jun.)

4th Qtr. Application (Oct.-Dec.)

PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
March	\$11,901.00	\$0.00	\$11,901.00
April	\$11,901.00	\$0.00	\$11,901.00
May	\$11,901.00	\$0.00	\$11,901.00
June	\$11,901.00	\$0.00	\$11,901.00
July	\$11,901.00	\$0.00	\$11,901.00
August	\$11,901.00	\$0.00	\$11,901.00
September	\$11,901.00	\$0.00	\$11,901.00
October	\$11,901.00	\$0.00	\$11,901.00
November	\$11,901.00	\$0.00	\$11,901.00
December	\$11,901.00	\$0.00	\$11,901.00
January	\$11,901.00	\$0.00	\$11,901.00
February	\$11,901.00	\$0.00	\$11,901.00
	\$142,812.00	\$0.00	\$142,812.00

By _____

By _____

Print Name _____

Print Name _____

Date _____

Date _____

Juniper Landscaping of Florida LLC

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