



Landscape Management Agreement

January 1, 2021

Woodbrooke Run – Rosedale 6A

Turf Grass Areas:

- Turf will be mowed on a weekly basis during the growing season (April 15 – October 15) and bi-weekly or as needed during dormant season (October 16 – April 14) at a height of 3.5”-4”.
- Hardscapes (drives, walkways, paths, curbs, etc.) will be blade edged with each mowing.
- All surfaces will be blown off after each mow and prune.
- Tree rings and plant beds will be blade edged every other mowing. This promotes stronger turf edges by reducing turf stress associated with edging.
- Vegetation growth in cracks of paved surfaces is treated with herbicide.

Note: FLC sharpens and changes mower blades daily and cleans equipment each day off site. This provides a cleaner cut for healthier turf and reduces the chance of weeds and disease spreading from property to property.

Plant Bed Maintenance:

- All ornamental beds will be maintained on a weekly basis on the same schedule as mowing to maintain a resort feel to the property.
- Weeds and dead foliage will be removed by hand during each visit to the property.
- Pre-emergent weed control will be applied two (2) times per year to maintain the integrity and aesthetics of the plant beds.
- Plants and shrubs will be pruned ten (10) times per year and allow the natural habit of each species.
- Flowering plants will be pruned to allow the greatest opportunity to bloom and hard pruned not less than 2 times per year.

Fertilization Program:

FLC uses custom blended fertilizers specific to each property we manage. Where needed, soil and plant samples may be forwarded to a lab for analysis. The subsequent report generated by the lab will detail what deficiencies exist and fertilizer shall be mixed and applied accordingly.

Turf Grass:

- Fertilized six (6) times per year.

Flowering Shrubs:

- Treated with sulfur application annually for better intake of nutrients and base minerals for better plant health.
- Fertilized three (3) times per year with custom blend.

Foliar Shrubs:

- Treated with PGR to promote foliar color and inner shrub growth and create a fuller plant.
- Fertilized separately from flowering shrubs with a standard blend.
- Treated with fungicide and insecticide two (2) times per year.

Pest Control Program:

- Turf will be treated annually for Chinch bug control. Treatments for the control of other pests shall be performed as part of an integrated pest control program as needed.
- Plant beds shall be treated as part of the integrated pest control program to include both granular and spray controllers as needed. All service calls needed between application treatments are included in the contract pricing.
- Inspections for pest infestation shall be made during the regular pruning of shrubs by trained personnel as well as by supervising managers.

Tree and Ornamental Palm Management:

Ornamental Palms will be prune to remove yellow or dead fronds and seed pods only.

- All other specimen trees will be pruned as necessary to allow their natural growth pattern up to 8 feet to prevent obstruction and 15 feet on roadways.
- All palm trimming included up to 28 feet, twice a year.

Irrigation:

- The entire irrigation system will be tested and inspected monthly to ensure proper operation and water coverage.
- Clean and adjust any heads as needed.
- Clocks will be adjusted as necessary for changes in water usage and time changes.
- Relocation of sprinkler heads or repairs made to the system will be billed on a time and materials basis and repairs estimated to exceed \$200 will be pre-authorized prior to the start of any work.
- Donuts and drains will be clean and free of debris and encroaching grass.
- Irrigation Labor will be \$45 an hour during business hours and \$90 an hour over the weekend.
- Following the first irrigation inspection and completion of any needed repairs to the existing irrigation system, FLC will be responsible for any sprinkler damage caused by mowing activities.

Mulch: (optional)

FLC offers a variety of mulch programs specific to each property. Delivery and installation of mulch will be provided for an extra fee. Currently \$55 per yard delivered and installed subject to vendor pricing. Please note this price is for the 2021-2022 season. The \$52 per yard was for the 2020 season and it will be charged at that rate.

Leaf Removal:

- FLC will complete two (2) leaf removals from the community during the dormant season for Live Oak.

Disposal of Debris and Litter:

- All pruning debris and other shall be collected and removed from property.
- All debris shall be disposed of offsite.

Damage Limitations:

During the normal course of maintenance, damages while rare, may occur. Any damage believed to be caused by FLC must be reported to FLC as soon as possible and FLC allowed the opportunity to review the reported damages and a reasonable time allowed for FLC to either repair or contract to repair damages at the expense of FLC. Other than emergency situations for example a broken gas line, FLC will not take responsibility for any unreported damages or subsequent charge backs or bills resulting from any damage repairs which have not been reported to FLC and subsequently reviewed by FLC.

Drought Conditions:

Drought in the last few years especially January through May, along with changes in insect species and control products available has made insect control more difficult and more dependent on timely and consistent irrigation systems. State regulations supersede local water restrictions and allow for the irrigation to comply with label recommendation even at times and on days when local regulation prohibits irrigation.

FLC will notify the community if either or both of the conditions below have not been met.

- Irrigation is made available at the time of treatment to water the lawn as directed on the product label.
- Sufficient and suitable irrigation water is available on a timely basis to prevent drought damage of turf & shrubs. If any of the following deficiencies arise and are not corrected by the community or unable to be corrected FLC will not assume any responsibility for damage.
 - a. Water bans created by state or local rules.
 - b. Failure of irrigation systems beyond the control of FLC.
 - c. Refusal to irrigate for the needs of plants or turf.
 - d. Power failures beyond the control of FLC.
 - e. Unavailability of sufficient and suitable water for irrigation for any reason.

Storm Damage:

Cleanup, Tree Removal and Debris removal as a result of storm activity shall be billed at \$50/man hour. Work shall follow approval by Woodbrooke Run.

Specifications Summary

Woodbrooke Run

SERVICES	FREQUENCY
Turf	
Mowing	40x
Edging Hardscapes (driveways, sidewalks, roadways, patios)	40x
Edging Softscapes (tree rings, plant beds)	20x
Fertilization	6x
Insect Control (spot treatment as needed)	4x
Weed Control (spot treatment as needed)	3x
Shrubs/Plants	
Pruning (plants and shrubs)	10x
Weeding	40x
Pre-emergent (Beds)	2x
Post-emergent (Beds)	24x
Fertilization	3x
Insecticide (including as needed)	6x
Mulch	Optional
Trees & Palms	
Pruning of Palms up to 28-feet	2x
Irrigation	
Inspection/Adjustment	12x

General Terms and Conditions

Woodbrooke Run

FLC has done a thorough walk through of Woodbrooke Run community in preparation of this document. The application specifications have been carefully designed with the normal climatic conditions of the Sarasota County area in mind. Should conditions beyond our control occur, including but not limited to storm, freeze, or drought, corrective treatments and costs will be presented for approval before any additional work will commence. Woodbrooke Run believes FLC has failed to provide quality service as required by this agreement, Woodbrooke Run may terminate this agreement without penalty, provided that Woodbrooke Run first gives FLC written notices (sent by certified mail) detailing such service deficiencies and FLC fails to rectify the problem to the satisfaction of Woodbrooke Run within 30 days and that all previous balances due to FLC are paid. Any interruption of FLC's usual operations, or delay or termination of the service provided for in this Agreement by reason of acts of God, or any other cause not within the control of FLC shall not be deemed a violation of the Agreement. If suit becomes necessary in connection with this contract, the prevailing party shall be entitled to recover all costs including reasonable attorney's fees.

Compensation and Terms

An invoice will be mailed or emailed on the 1st of the current month's service. It is agreed that the invoice will be paid on or before the end of the month. Service will begin upon agreement and approval of the contract by an authorized representative of Woodbrooke Run. If no cancellation is issued and no new contract is reached, the services will automatically continue at the last listed price a month until a new contract is reached or until either party gives 30-days written notice to terminate.

Service Begin Date: _____

Program Costs Summary:

	<u>Monthly</u>	<u>Annually</u>
2021 – Property Maintenance	\$2,600.00	\$31,200.00
2021 – Fertilization	\$ 200.00	\$ 2,400.00
2022 – Property Maintenance	\$2,625.00	\$31,500.00
2022 – Fertilization	\$ 225.00	\$ 2,700.00

X _____
Authorized Representative
FLC

X _____
Authorized Representative
Woodbrooke Run

Date: _____

Date: _____