

# **SCHURLKNIGHT LANDSCAPING LLC**

## **LANDSCAPE MAINTENANCE SPECIFICATIONS GENERAL SCOPE FOR COMMON AREAS**

### **FAIRWAY ISLES AT BAYSIDE LAKES HOA**

**C/O Bayside Management Services**

**P.O. Box 100130 Palm Bay, FL 32910**

The landscape maintenance Contractor shall be responsible for all labor, materials and equipment necessary for the proper care and maintenance of the landscaping, irrigation and related landscaping structures and systems.

Equipment shall be well-maintained and all blades well-sharpened.

The following specifications are set as the minimums to gain the desired healthy and attractive landscaping within the community with the understanding that the determination of satisfactory performance will be based upon the appearance of the grounds, not whether specified frequencies of maintenance activities have been performed.

### **TURF MAINTENANCE**

#### **- MOWING- (Common grounds and all homes/ clubhouse inside community)**

Mowing of all turf areas shall be performed on a weekly basis during the normal growing season (April through October). During the months of November through March it is expected that mowing will be required twice a month unless abnormal conditions arise. In any event, the turf shall be mowed at a frequency to promote healthy and continued growth as well as proper appearance at all times.

Mowing height shall be based on season and what is horticulturally correct for turf variety and location.

Contractor shall maintain swale areas and other wet areas with line trimmers to avoid mower damage to moist soil. The Contractor will be held responsible for immediate repairs for any damage to swales or turf areas due to mowers used on moist soil.

When line trimmers are used, cutting height shall be in conjunction with mowing height. Scalping by either trimmers or mowers will not be acceptable. Damage to

trees, shrubs, signposts and other hardscape features are not acceptable. Mowing patterns shall be varied to minimize wear areas from tires and slippage.

Any unsightly clippings, which remain on the turf, shall be removed after mowing. Walkways, streets and parking areas are to be blown or vacuumed free of clippings after each mowing. Under no circumstances are clippings to be blown into storm drains, wetlands or stormwater retention ponds.

Contractor shall clean all machines and blades between each use on the property.

Contractor will edge all curbs, sidewalks, paths and turf bed lines/borders with a metal blade edger. All edges will have a perpendicular appearance between turf and hardscapes and turf and beds. An angled or beveled appearance is unacceptable. Weed eaters shall not be used to edge.

Edging of walkways, curb lines and other paved areas to be performed in conjunction with the mowing operations. Irrigation valve boxes, splice boxes, gate valve boxes and water meter boxes shall be edged routinely.

Edging of annual and shrub beds as well as around trees and large shrubs shall be performed a minimum of twice per month throughout the year or more frequently if needed.

Bed lines shall be kept smooth with regard to original design and increased if plant material growth warrants.

Care should be taken in all edging operations to minimize damage to plant material and irrigation.

-Stand up or other small profile mowers (36"-52") will be used between homes to ensure professional look and curb appeal and avoid scalping or unsatisfactory look.

### **-WEED CONTROL- (Common grounds only)**

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods as needed to control the weed population and ensure a neat appearance.

Application of herbicides shall be done on a curative "as needed" basis. A pre-emerge herbicide may be used. Broadleaf weeds, sedges, and undesirable grasses shall be kept to a minimum. Ninety five percent (95%) weed free turf is expected. Contractor not responsible for weeds that cannot be treated with a chemical applications such as Crabgrass, Torpedo Grass and Signal. Contractor

to provide recommendation to Association for the treatment of non-treatable weeds. Contractor shall be responsible for removing any excess chemical application from paved surfaces, curbs and sidewalks.

Sidewalks must be kept free of weeds in the cracks and edges throughout the area. Spray with a non-selective weed killer without a spray tracker dye as needed. The weed pressure will dictate the frequency the sidewalks will need to be sprayed to maintain the cracks weed free. Caution shall be taken when spraying weeds or grass runners on the homeowners' side of the sidewalk.

Where the Association is responsible, turf is to be maintained weed-free along lake/stormwater retention pond banks in so far as treatment is permitted at lake/stormwater edges and aquatic maintenance contractor is not responsible.

### **-BEDS**

Beds are to be kept free of weeds and landscape debris and trash. Pre-emergents and selected herbicides may be used to control weed growth.

Mulch shall be fluffed and/or added to as necessary to enhance moisture holding capability and a neat, clean appearance. Care should be taken during installing so as to not cover landscape lighting, valves, junction boxes or other structures and components.

## **GROUND COVER AND SHRUB MAINTENANCE**

### **-PRUNING- (Common grounds only)**

Pruning is to be performed as needed to remove dead material, promote healthy growth and bed conditions and to keep plant material from spreading over curbs, walkways, streets, parking areas, and up walls. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries.

Individual branch pruning is most desirable. Wholesale shearing or trimming should be avoided unless special conditions should arise.

Natural growth pattern shall be promoted as much as possible. However, special pruning of materials which may inhibit sight at intersections or passage at certain areas, should be performed.

Special attention to areas around landscape lighting fixtures shall be given not only to promote lighting effect, but the protection of fixtures themselves from

damage.

Deep hand pruning and/or structure pruning should be performed one a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws and/or loppers to prune old wood and to prune behind multiple breaks to maintain proper proportions, promote interior growth and an aesthetically pleasing appearance.

## **TREE MAINTENANCE**

### **-PRUNING**

Contractor shall be responsible for maintaining all trees along boulevards, roadways, parks, activity areas, pathways and conservation areas such that no branches/limbs will overhang on sidewalks and parking areas lower than 10 feet from the ground. This will include preventative trimming as needed of palm fronds and trees limbs to prevent them from rubbing buildings, roofs and walls. Any trees overhanging roadways shall be lifted to a clearance of fourteen (14) feet to ensure safe passage of emergency vehicles. Lower branching on all trees shall be pruned as needed to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet. Trees located in natural areas shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance. Contractor shall be responsible for removing any dead trees four (4) inches or smaller in caliper when requested by the Association manager.

Contractor shall be responsible for pruning all ornamental trees. Pruning shall include shaping of all heads, removal of conflicting branches and removal of interior sucker growth.

Crape Myrtles should have the seed pods removed as they form whenever possible to encourage re-flowering, and Contractor should remove most of the seed pods in the fall/winter. Generally, only branches smaller than a pencil should be trimmed unless they are crossing branches or undesirable sprouts from the base of the trunk. Topping, heading cuts or trimming back to knobs is not permitted. Proper reduction cuts may be made in some instances with the approval of the Association manager.

Maintenance and removal of stakes, guys, tree bracing materials, etc. for trees, palms and large shrubs is considered routine maintenance. Girdling of trees due to lack of maintenance is not acceptable.

## **-PALM PRUNING**

All palms shall be pruned and shaped annually, removing dead fronds and spent seedpods. All pruning equipment shall be sterilized prior to the pruning of each palm. Palms should not be severely pruned. With the exception of Date Palms, Contractor shall prune up the fronds to a half circle, 180 degrees, leaving a pleasing umbrella or mushroom-type appearance. "Carrot topping" or "hurricane cutting" is prohibited unless directed to do so by the Association. Contractor is not responsible for pruning palms over fifty (50) feet in overall height.

## **SEASONAL COLOR REPLACEMENT (Optional)**

It is anticipated that it will require a minimum of four (4) change outs per year for annuals in beds. Four (4) change-outs shall be included in the contract price. Any additional change-outs requested will be separately invoiced.

Material types should be selected for their longevity as well as color. A coordinated effect is to be continued at any change out.

Whenever possible replacement should be completed before the weekend period. Open beds are not desired during this time.

Contractor shall be responsible for removing and replacing any annuals that have declined, died or failed to maintain a healthy, vigorous appearance with 4" container-grade "A" plants with multiple blooms at time of installation. Spacing shall be 10" off center, same distance from edge of curb.

## **MULCHING**

Mulch replenishment is recommended once per year. Contractor will provide a separate estimate for installation and complete within a timely manner.

## **IRRIGATION SYSTEMS MAINTENANCE**

Irrigation systems and components shall be monitored to insure that proper coverage is achieved at all times. Contractor shall employ (or sub-contract) a certified irrigation technician for the property to efficiently and effectively identify irrigation issues and ensure the Association's irrigation system is in good working order. Irrigation technician shall inspect Association property no less than one (1) time per month to ensure irrigation system is working properly and in good order. However, this frequency, in no way, alleviates the Contractor's responsibility to address irrigation issues as they occur and to ensure no irrigation heads were damaged during the mowing process.

Watering frequencies and durations should be adjusted to insure healthy growth

and prevention of disease and pest damage. The Contractor shall be responsible for staying abreast of any and all governmental water restrictions which may be imposed. Any fines for violations will be the responsibility of the Contractor. Gross neglect of water consumption (i.e. unrepaired irrigation components, failure to turn manual clocks off after a large rain event, over-watering, etc.) may result in additional cost incurred by the Association pertaining to water utility costs, fines, permits, etc., and these costs may be passed on to the Contractor if they are found to be at fault.

Cleaning of heads, lines, and other components to be accomplished as needed. Changing of spray types or heights to be done to insure proper coverage.

All valves are to be located and exercised four (4) times per year. Any valve not functioning that has not been reported the previous 3 months is the Contractor's responsibility to repair. The Association will assume that the valve has not been exercised. Valve boxes are to be kept clear for easy access for manual operations and repairs. Valve boxes and satellites shall be kept free of ants, dirt and debris.

Damage to irrigation heads, valve boxes and other system components due to the Contractor's operations shall be repaired entirely at the Contractor's expense. This includes irrigation heads that are stuck up after a watering cycle which the Contractor fails to address and hits while mowing.

## **SUPERVISION**

The Contractor shall provide supervision of all maintenance and or repair work being performed. Supervisors shall be able to communicate problems to the Association at any time, and shall be easily accessible to Association management by cell phone at all times. Association shall be notified of any change in supervisory personnel.

The Contractor shall provide a knowledgeable, experienced and well-rounded supervisor to oversee the Association contract area.

A good working relationship with other maintenance contractors is to be established and maintained.

## **ADDITIONAL WORK**

From time to time additional work may be requested of the Contractor by the Association. A cost estimate, schedule, or other determining information may be required before approval of work is to be granted. Each situation will be considered on a case by case basis. All additional work shall be completed in a timely manner.

## **CHANGES**

It is expected that development growth will necessitate additional areas to be routinely maintained under the same specifications as amended by the Association. It is the intent to be able to add or delete areas as necessary with the related cost increases or decreases to be handled through the implementation of a change order approved by the Association. The Association reserves the right to disapprove any changes. In such case, other Contractors may be engaged for the change. Any changes shall be in writing to be legally binding on both parties. No payment shall be made for invoices that do not have written authorization so documented.

## **SATISFACTORY PERFORMANCE**

It is estimated that the frequency and guidelines set forth in this bid document will provide the quality desired. However, in the event it does not, Contractor agrees to provide such reasonable additional services without further compensation. Satisfactory performance of work under this contract shall be based on these maintenance specifications, as measured by the Association in its discretion.

The determination of satisfactory performance will be based upon the satisfactory appearance of the grounds, not whether anticipated projections of cycle frequencies have been performed. The appearance and quality of the grounds will be reviewed on a periodic basis by the Association. Contractor performance will be evaluated and adjustments to the technical maintenance specifications, if required, will be made.

It is recognized that at times, the development of new areas will damage or deter the maintaining of existing areas. Seasonal weather differences may cause some variation in vegetation growth characteristics and that different stages during the care cycle may vary from the desired appearance.

Any plant, tree, grass or shrub that dies due to Contractor's negligence shall be replaced by the Contractor, except in instances involving acts of God, theft, vandalism or the negligence of others, in which case the plants may be replaced at the Association's direction at no additional cost to the Contractor.

Any damage to walls, landscape, lighting or hardscape features by the Contractor shall be repaired by the respective tradesmen initiated through the Association so all warranties remain effective. All billing for said repairs will be directed to the Contractor responsible for said area and cost of repairs.

If for some reason Contractor should fall below industry standards in performance of items listed above, management of said property should notify

Schurlknight in writing of each deficiency. Schurlknight shall have 30 days to respond and correct said deficiency.

Palm and oak tree trimming service cost- Annual \$3,060.00

Maintenance service cost- Annual \$53,760.00

The total cost per year for the services listed above is \$56,820.00 (\$4,735.00 per month).

This proposal shall be in effect for a period of one year; \_\_\_\_\_ to \_\_\_\_\_ this contract will automatically renew at the end of this period if thirty days notice has not been given to discontinue service.

The above price and conditions are satisfactory and hereby accepted. When signed by both parties this proposal becomes a contract for the services listed above.

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. Schurlknight Landscaping LLC      Fairway Isles @ Bayside Lakes  
HOA

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. REFERENCE:

. The Preserve @ Longleaf

. Lindsay Sargeant

. 321-254-8588

. Fountain Villa Aartments

. Jenny Hosch

. 321-639-5653

. Woodhaven Apartments

. Jenny Hosch

. 321-632-5030