

The following is a landscape maintenance contract for specified property as indicated:

Property:

Highland Ridge HOA For 2020

A. General

1. **Term:** This specification defines the landscape maintenance program on an annual basis. Details are described herein. The contract term shall be for a once year term commencing on January 1, 2020 through December 31, 2020.
2. **Scope of Work:** The contractor will furnish all labor, tools, specified equipment, materials, supervision and transportation to perform landscape maintenance services as specifically outlined below. To assure a level of the highest quality professional care a detailed performance scope is outlines within the Performance Specifications of this agreement.
3. **Field Personnel:** The contractor's personnel will conduct themselves in a professional manner at all times while employed at the client's site.

B. Performance Specifications

1. **Bark:** The planting beds will be kept clear and free of litter and other debris. The beds will be raked to maintain a neat appearance and the bark will be blown or sweptback into place every other week minimally, or as required to exhibit a maintained and clean appearance.
2. **Weed control:** The planting beds will be kept of weeds and moss at all times by hand pulling or tooling control.
3. **Pruning:** Plants and shrubs will be pruned as needed and trees once a year in accordance with the standards of good horticultural practice and in accordance with intended function of plant in its present location, maintaining landscape design integrity and enhancing property appearance. Plants will be pruned as to avoid contact with building structures.

C. Special Conditions

1. **Property Visit Frequency:** Visits will be made as follows: On site every week or as weather permits example, snowstorms, etc. In case of bad weather the crew will out to clean-up and restore Highland Ridge to pre-existing conditions as soon as the landscape is workable. Highland Ridge is not responsible for fallen trees.
2. **General Maintenance:** Contractor to clean leaves and other debris throughout the site. Contractor is to remove sweep or blow debris from all hard surfaces throughout the site.

D. Additional Services and Cost

1. Install new bark includes insect control in planting beds once per year-----
\$800.00

2. Trim Trees for 2020 \$800.00.

3. Trim Rhododendrons once yearly -----\$160.00

4. Trim Arborvitaes twice annually \$50.00 per x 2-----\$100.00.

5. Any other work done outside of the contract will be at \$30.00 per hour and this work must be approved prior to being started.

Payment Terms and Conditions

a. Billing Breakdown:

1. Annual contract: \$2,040 / \$170 per month, including tax.
2. Includes labor, materials and all items in sections B and C.

Terms

1. Due; net 30 days or less.

Termination:

Notice of termination by either party shall require (30) thirty days written notice. Should this agreement require any unforeseen termination on behalf of the buyer adjustments will be made to amortize for seasonal expenditures No additional warranties shall survive the life of this contract.

Specifications acknowledge and accepted as part of the contract between Highland Ridge and Joel's Landscape Maintenance.

Acceptance Date_____.

Bill Johansen, President Highland Ridge HOA _____.

Date _____

Joel Herejon, Joel's Landscaping Maintenance _____.

Date _____