

ESPOSITO
Lawn Maintenance

Lawn Maintenance Proposal for

Huntington Estates

Description of procedures and supplementary routine work.

1. **Turf:** Defined as all grass areas throughout the complex.
 - a. *Mowing:* Turf areas will be cut at 2.5 - 3 inches as to eliminate uneven areas and promote healthy growth as dictated by the season or current weather conditions.
 - i. Extreme Care will be taken to prevent ruts in the grass and also from tracking dirt and grass onto the side walk.
 - ii. Extreme Care will be taken to prevent grass clippings from falling into the landscape beds. Any clumps of grass clippings will be blown as to evenly disperse them across the turf.
 - iii. It may not be necessary to cut the grass during some parts of the year or on some regularly scheduled visits. *Our professional judgment will be used to determine when NOT to cut the turf grass. Extreme heat and drought along with cold weather may reduce the number of mowing required to keep a health lush turf.*
 - iv. Clippings will not be bagged. Research has shown that recycling clippings are good for the turf because they contain nutrients.
 - v. Mower blades will be sharpened on a regular basis as to eliminate the tearing effect and ensure a nice clean cut on the leaf blade of the turf.
 - b. *Trimming:* Weed eaters / trimmers will be used to along curbs, bed lines, buildings, and around other obstacles to get those areas in which a mower cannot maneuver.
 - c. *Edging:* Edging will be done along all walks, curbs, beds, drives, patios, porches and other areas that may require proper separation of turf and obstruction. This creates a clean crisp appearance.
 - d. *Debris Control/ Trash:* Areas will be inspected at each visit to remove paper, bottles, and trash, and "normal" amounts of sticks and limbs that fall between visits. Unusual amounts of debris that result from severe weather, such as hurricanes, tornados, hailstorms, ice storms, and thunderstorms with winds exceeding 35 mph may require additional charges for labor and hauling.
2. **Shrubs:** Defined as all plant material located in landscape beds.
 - a. *Trimming:* All shrubs will be trimmed to promote healthy uniform growth two times (2x) per year. This is in order to ensure proper size and shape, uniform growth, and create a manicured look that is pleasing and promotes safety. Clippings will be removed and beds will be left neat.

3. **Landscape Beds:** Defined as the areas absent of turf in which mulch of some kind exists.
 - a. *Weeding:* Weeding will be continuous (on every maintenance visit). Hand weeding along with chemical treatments (post emergent herbicides /round up) will be done continually.
 - b. *Edging:* All landscape beds will be edged to keep turf grass from encroaching, curbs shall be edged to keep pine straw confined, and to create a neat manicured appearance
4. **Paved Areas / Concrete Areas:** Defined as walks, curbs, parking areas, loading docks, landing areas, and drives near and (or) around common areas specified.
 - a. *Weeding:* All hardscape areas will be inspected for "crack" weeds and sprayed with chemical herbicides as needed.
 - b. *Blowing:* All areas will be blown on the completion of services to remove all grass clipping, leaves, and other debris.
 - c. *Debris Control / Trash:* Areas will be inspected at each visit to remove paper, bottles, and trash, and "normal" amounts of sticks and limbs that fall between visits. Unusual amounts of debris that result from severe weather, such as hurricanes, tornados, hailstorms, ice storms, and thunderstorms with winds exceeding 35 mph may require additional charges for labor and hauling.

Other Contractor Responsibilities

5. **Maintenance Personnel Uniforms:** All laborers and foreman of the Contractor shall perform all work on the premises in a uniform designed by the contractor. The shirt and pants shall be matching and consistent. The Uniforms shall be clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts shall be permitted.
6. **Maintenance Personnel Behavior:** No smoking in or around the buildings will be permitted. Rudeness or discourteous act by Contractor employees towards tenants, guest, management etc will not be tolerated. No Contractor solicitation of any kind is permitted on property. Contractor will park in designated areas if / when required.
7. **Safety:** Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this agreement. Contract shall comply with OSHA standards.
8. **Dead Plants:** All dead plant material and those in a state of decline shall be brought to the attention of management in writing via, fax or e-mail.
9. **Inspections:** Walk-through will be scheduled on a quarterly basis during regular business hours with management and a representative of Esposito Lawn Maintenance.

Frequency

Every Other Week (Every 14 Days) For the Months of March – October
Every Other Week (every 28 Days) For the Months of January, November, and December
No Service shall be performed during the month of February
21 Total Visits

Pricing

<i>Per visit Price:</i>	<i>\$175.00</i>
Total Annual Price:	\$3,675.00
Price Per Month:	\$307.00

ADDENDUM A

Trimmed 2 x per year

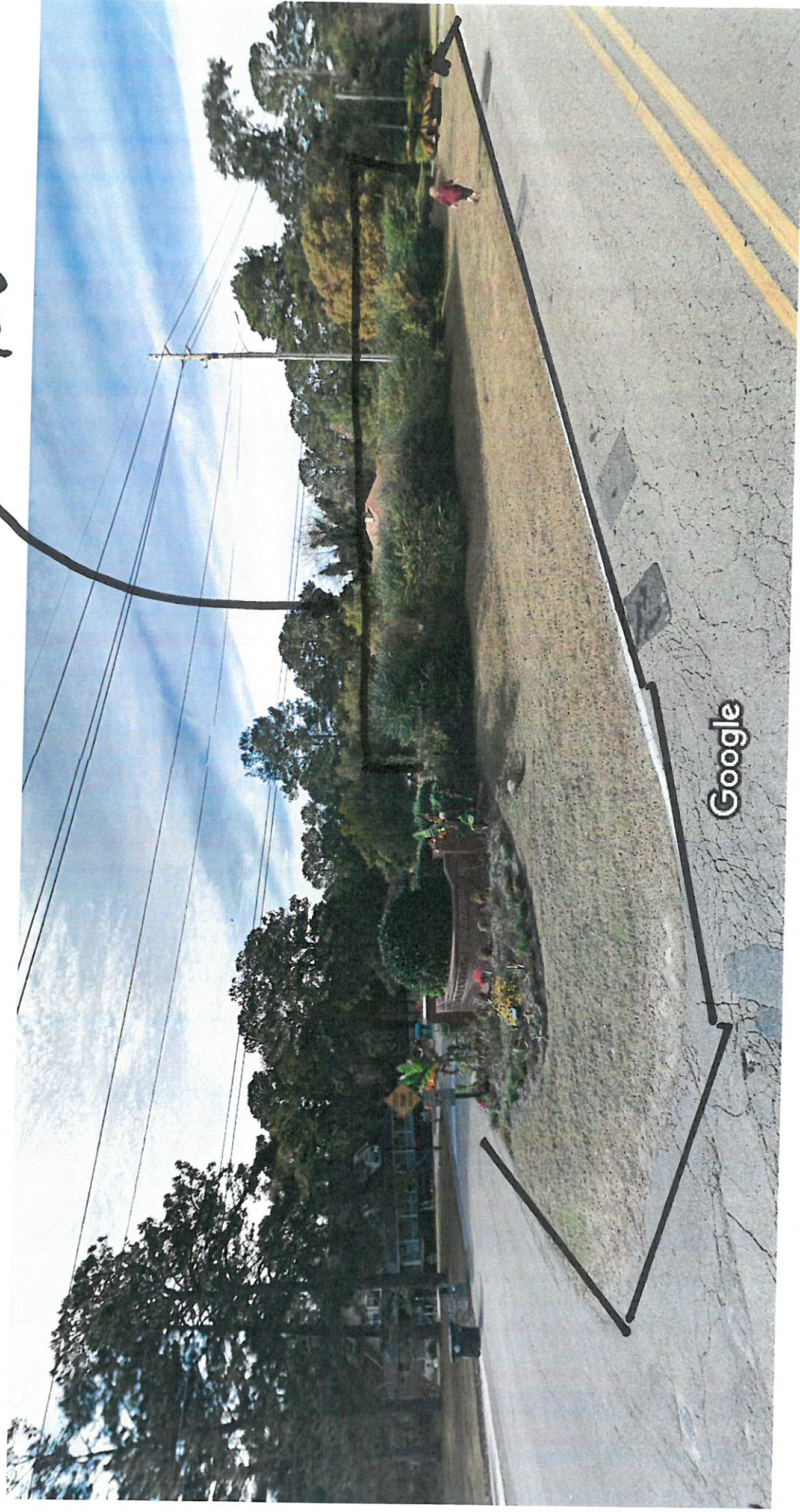


Image capture: Dec 2016 © 2018 Google

1. WEED The Landscape bed - Every visit.
2. Cut Grass : Wind Eat - Every visit.
3. Edge Roadway : Landscape Bed.
4. Trim Shrubs - Ligustrum and privets 2 x per year
5. Cut Back Pannocalls as needed.

6. Blow ed. way after cutting
7. Pick up any trash and debris

Tallahassee, Florida
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Street View - Dec 2016

kept Clean as needed.



Tallahassee, Florida



1. WEED Bed - Every Visit.

2. Cut grass : Weed Ect - Every visit.

3. Edge Road way : LANDSCAPE Bed.

4. Trim Shrubs - 2 x per year.

Image capture: Dec 2016

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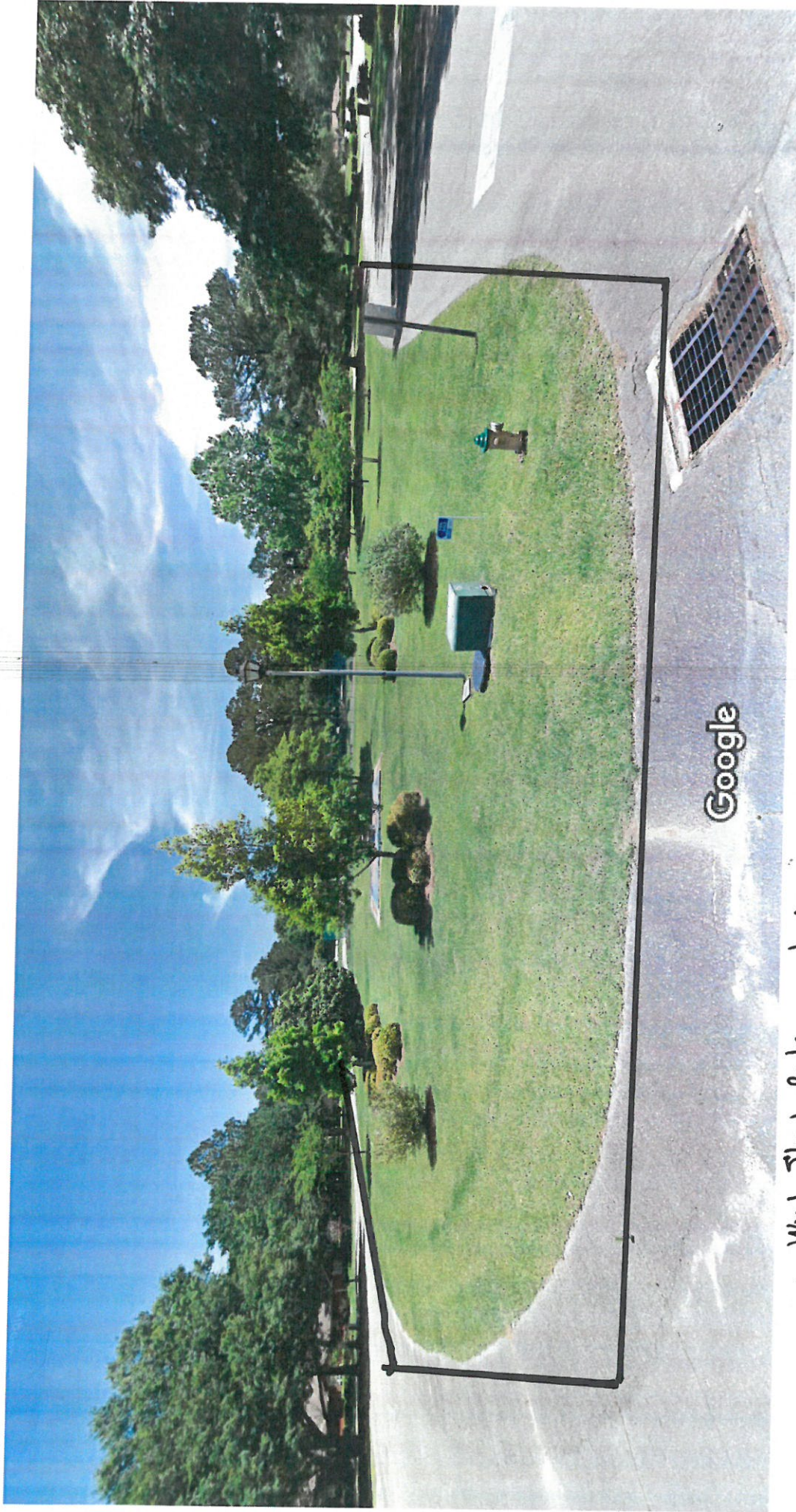
5. Limb up sego, Remove random

Sego shoots - As needed.

6. Blow Ed. way after cutting. to

Remove all clippings : debris.

7. Pick up all trash.



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1. Wedge Shrub Beds around trees. - Every visit
2. Cut grass & weed eat all turf.
3. Edge Landscaper bed & Shrub Beds around trees } and all concrete, tennis court.
4. Trim Shrubs - 2x per year
5. Blow road clear around this area

Image capture: May 2013 © 2018 Google

6. Blow Concrete ; Tennis court.

7. Pick up all trash and debris.

Blown CLEAN
EACH visit.



Image capture: May 2013 © 2018 Google

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Street View - May 2013

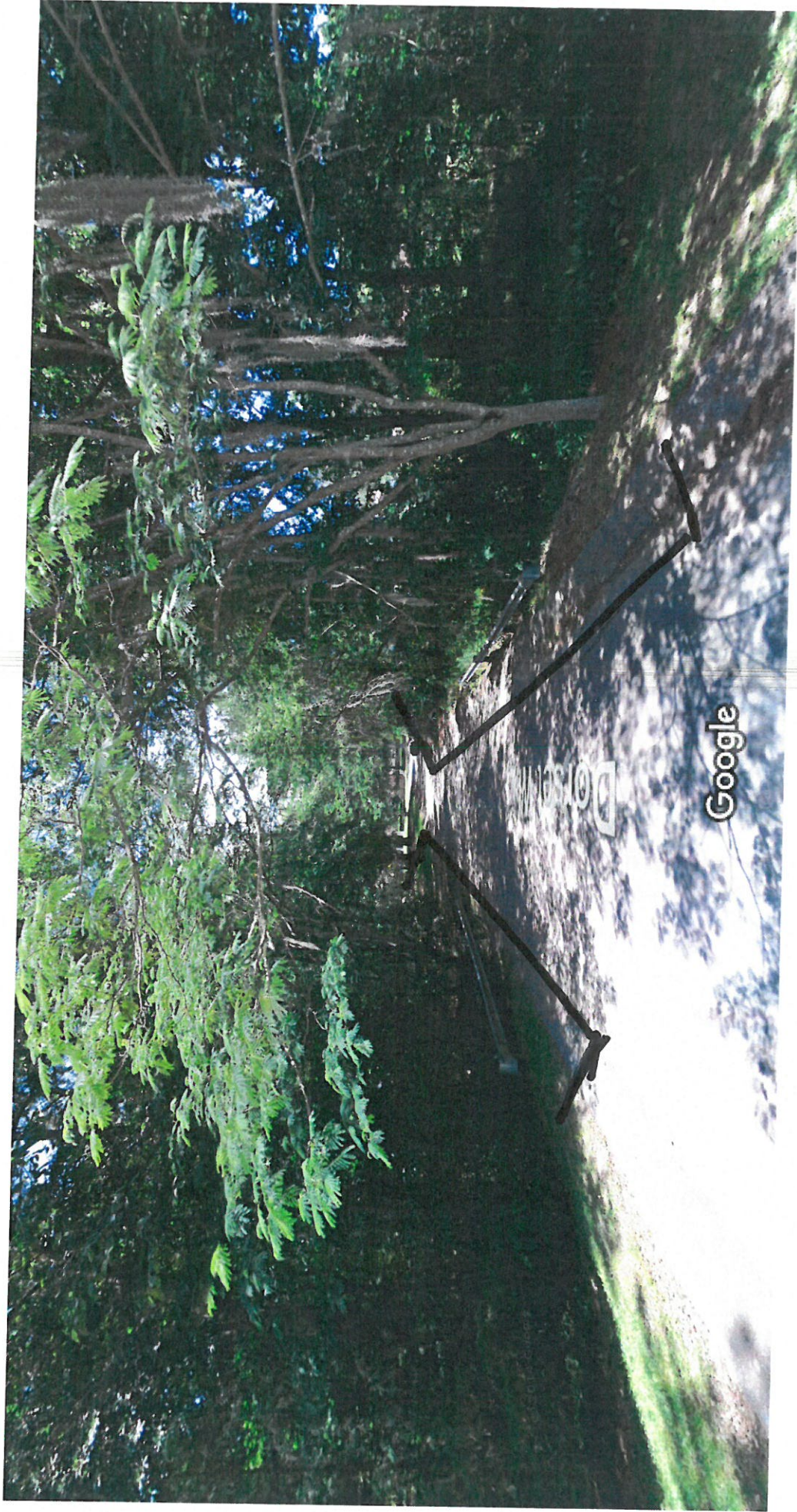


Image capture: May 2013 © 2018 Google

1. Cut Grass and any overgrowth that may be coming on to the road. - Every visit
2. Cut any Low Limbs that may hit a car. - As Needed
3. Blow the road clear. - Every visit.

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Street View - May 2013

unbride

weeds: grass to
* be kept maintained.



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1. All grass and vines shall be cut Every visit.

2. All Trash and debris shall be picked up as needed - Every visit.

3. Asphalt shall be blown clean after each cut.

* All Trees shall be cut back, as not to encroach the roadway.

Image capture: May 2013 © 2018 Google



Image capture: May 2013 © 2018 Google

1. Landscape shall be cut on every visit. This shall include edging it, so that it's not hanging over curb. Trimmings
2. Areas shall be blown clean on each visit.
3. Any trash and debris shall be picked up.

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Street View - May 2013

Willing



Tallahassee, Florida



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Street View - May 2013

1. All grass shall be cut and weeded. - Every visit.

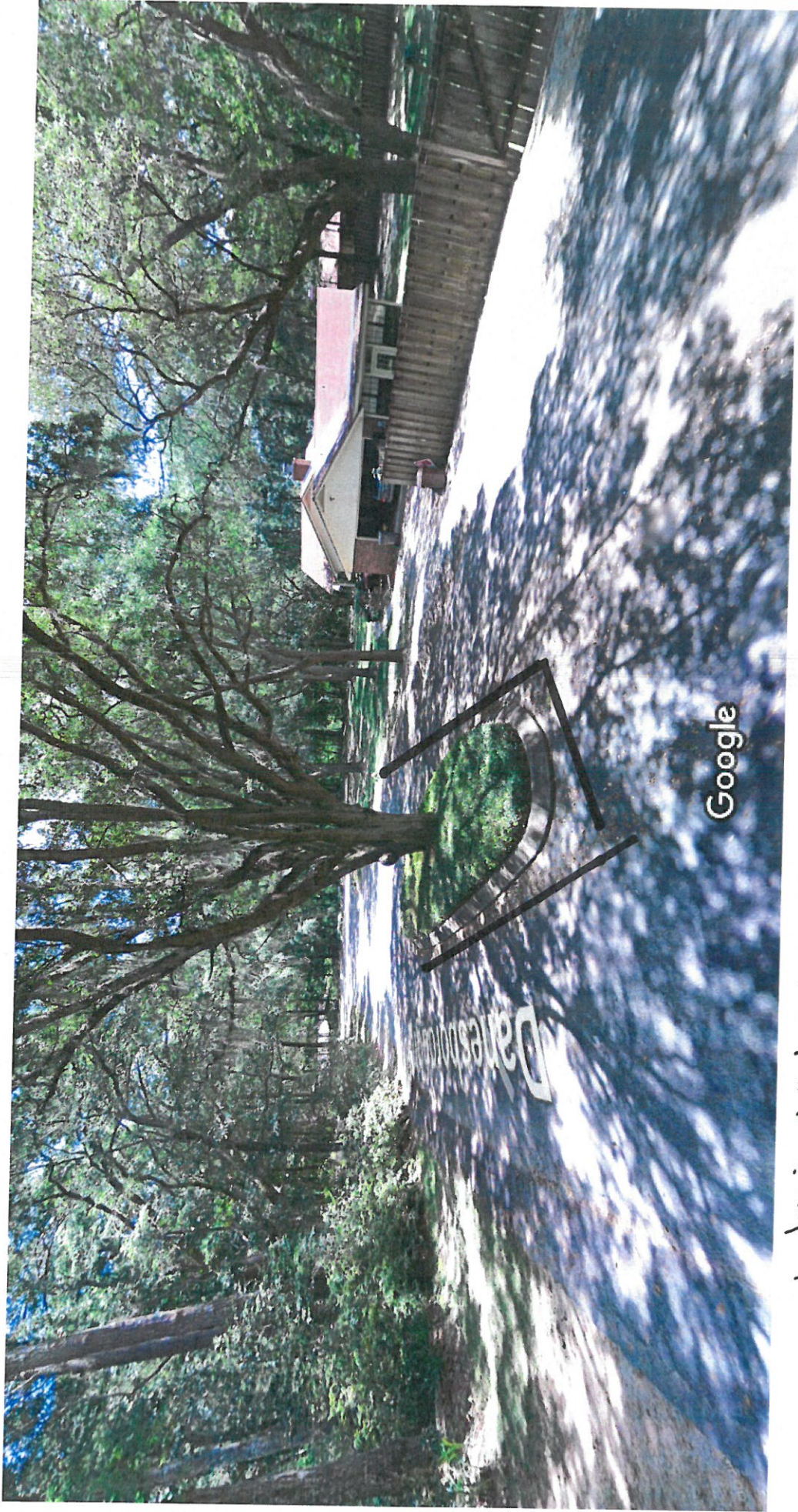
2. All grass shall be edged - along curb and where it meets the Jasmine. - Every visit.

3. All Jasmine shall be trimmed and edged off of curb - Every visit.

4. Area shall be blown clean on the completion of each cut.

5. All trash and debris shall be removed - Each visit.

Image capture: May 2013 © 2018 Google



1. Landscape shall be cut on every visit. - This shall include edging it so that it's not hanging over the curb.
2. Areas shall be blown clean on each visit.
3. All trash and debris shall be removed.

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weing

7. Pick up all trash and debris. Every visit

5. Keep the sego palm clean, trimming it as needed.

6. Blow all Roadway (Entrance area) on each visit & keeping it free of debris.

Google Maps 3798 Danesborough Dr



1. WEED the Landscape bed - Every visit

2. Cut grass along road side and in ditch, stopping at area specified. - Every visit.

3. Trim Jasmine (ground cover) keeping in nice neat and even. - This involves edging it also so that it's not growing into other plants or into street. - Every visit.

4. Trim all shrubs, including the large Ligustrum 2x (2 times) per year. ↗

Image capture: May 2013 © 2018 Google

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Power

Included

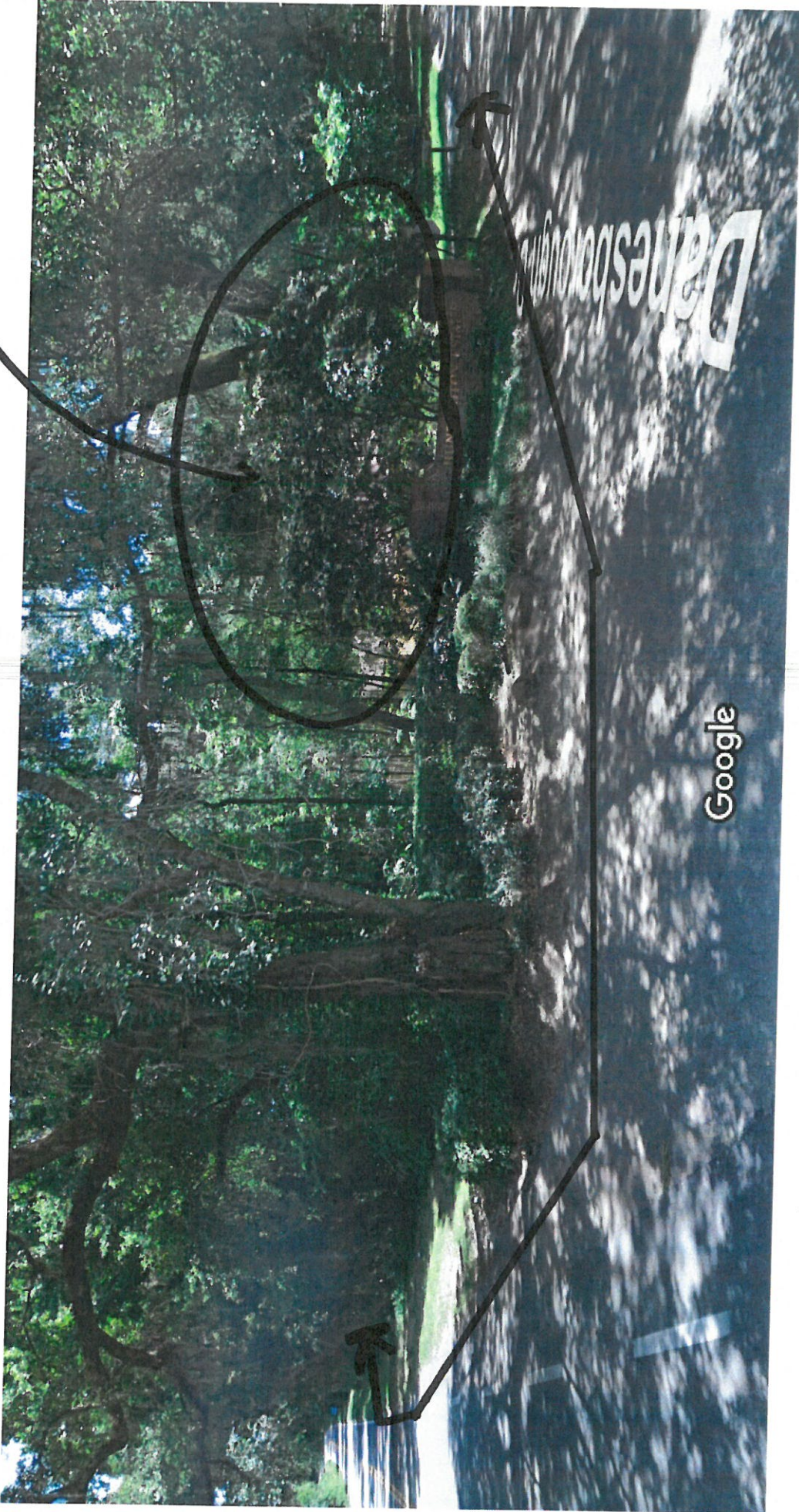


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Tallahassee, Florida * Surveys Explained on Front PAGE ✕



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Route

Long shrubs line Cutt 2x per year



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1. WEED BED $\frac{1}{2}$ Every Visit 3

2. Cut grass, weed Eat. - Every Visit

3. Edge $\frac{1}{2}$ Road: BED 3 - Every Visit.

4. Trim Shrubs $\frac{1}{2}$ All 3 - 2x per year.

5. Blow Road

Removing all clippings.

6. Remove trash and debris

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