



LANDSCAPE MANAGEMENT SPECIFICATIONS FOR:

VINTAGE GRAND ON PALMER RANCH

SECTION 1 - TURF MANAGEMENT

1.1 MOWING SERVICES: Turf shall be mowed with specified mower types and blades to provide a quality and first class cut at all times. Mowing patterns shall be employed to encourage upright growth and permit the recycling of clippings where possible.

- A. Mowing: ST. AUGUSTINE** turf areas shall be mowed weekly during the growing season and bi-weekly during the non-growing season. **Total # of mowings in the contract is 42.**
- B. Turf Height:** St. Augustine turf areas shall be cut at a height of 4" – 4 1/2" as is recommended for this turf.
- C. Hard Surface Edging:** All Hard surfaces shall be edged at every mowing using mechanical edgers and all dirt and debris resulting from edging operations shall be removed.
- D. Bed Edging:** All Beds shall be edged every other mowing to ensure defined and clean bed lines.
- E. Line Trimming:** Line Trimming shall be performed at each mowing to define areas around signs, mailboxes, and foundations or other structures to ensure a well manicured finished landscape.
- F. Blowing:** All sidewalks, driveways, and roadways will be blown off in a timely manner after each service visit. Landscape clippings and debris will not be left to linger on concrete areas.
- G. Trash Removal:** Trash will be removed from mowing areas before mowing operations begin to ensure trash is not shredded by mowers.

SECTION 2 – TURF TREATMENT PROGRAM

2.1 FERTILIZATION: All fertilizers that are used are granular and slow release with minor elements. Our 24-2-11 fertilizer contains the perfect formulation to feed the turf with enough nitrogen in order to coincide with the fertilization requirements of the county.



2.2 WEED CONTROL: The control of broadleaf weeds is included in this program. St. Augustine turf will require spot treatment for weeds and will be treated as necessary in order to pursue lush and green turf areas. Crabgrass, Bermuda Grass, and select sedge grasses cannot be treated by any effective products on the market. As a result they are not included in the weed control program.

2.3 INSECT CONTROL: The control of lawn damaging insects is included in this program. Arena will be applied as a blanket application insecticide in May. Arena is the most expensive and most effective product on the market to control chinch bug and grub activity. I.P.M. and follow up visits will occur on a regular basis. *Ant control and other pesticide/fungicide applications above and beyond the standard program will be billed on an as needed basis with notification to the owner prior to applications.

2.4 INTEGRATED PEST MANAGEMENT (I.P.M.): Synergy uses IPM procedures to ensure that pesticides will only be used on an as needed basis and only in the general areas that have the problems. These procedures help protect beneficial insects and reduce the potential for damage to our environment. Our I.P.M. visits are performed by a qualified technician and we control damaging insects by scouting, identification, and implementing a solution to the problem.

2.5 SCHEDULE OF TURF PROGRAM:

- A. **Application #1:** April/May Application – 100% slow release Fertilization + Weed Control + I.P.M.
- B. **Application #2:** May Application – Arena Insecticide Blanket Liquid App. + Weed Control
- C. **Application #3:** July Application – Minor Element Fertilizer with Potash (No Nitrogen) + Follow up Insect Control + I.P.M.
- D. **Application #4:** September Application – Weed Control + Fungus Control + I.P.M.
- E. **Application #5:** October Application – 100% slow release Fertilization + Weed Control
- F. **Application #6:** December Application – I.P.M. Visit

SECTION 3 – ORNAMENTAL TREATMENT PROGRAM

3.1 FERTILIZATION: All fertilizers that are used are granular and slow release with minor elements. Our 8-10-10 fertilizer contains the perfect formulation to feed the plants and shrubs with enough nitrogen in order to coincide with the fertilization requirements of the county.

3.2 INSECT CONTROL: The control of plant and shrub damaging insects is included in this program. I.P.M. visits will take place in order to keep shrubs and plants free of damaging insects.



3.3 SCHEDULE OF ORNAMENTAL PROGRAM:

- A. Application #1:** April/May Application – 100% slow release Fertilization + Control + I.P.M.
- B. Application #2:** October Application – 100% slow release Fertilization + Control + I.P.M.

SECTION 4 – PRUNING

4.1 TRIMMING/DETAILING: All pruning shall be performed as required to maintain the natural shape and characteristics of the shrubs and plants. All material will be maintained to promote healthy and proper growth while providing a manicured appearance. We follow horticulture pruning standards that determine the consistency and uniformity of plant species optimal height and shape at the property.

- A. SHRUBS/PLANTS:** All shrubs and plants shall be pruned to maintain a uniform groomed appearance. Care will be taken not to remove too much of the flowering surface branches when pruning. Hand pruning and shearing of all shrub material, removal of dead or declining branches, and removal of debris is included in the scope.
- B. HEDGES:** All hedges will be pruned as needed up to (5') as part of the included scope. Hedges over 5'; tall will be included in the 3x per year trimming.
- C. TREES:** This will include the raising of the canopies of trees on property to (7') on sidewalks and up to (12') on driveways and roadways in accordance to good canopy structure.
*Any services beyond the above specifications will require a separate proposal.
- D. PALMS:** Palm fronds will be removed once they 100% brown. Fronds removed too soon from the palm can reduce the amount of nutrients the palm receives from the fronds and cause damage to the palm tree. Trimming of any 100% brown fronds under (12') is included in this scope. Trimming of palms over 12' is not included in the scope and would be priced as required.

SECTION 5 – WEEDING

5.1 WEEDING/DETAILING: Large weeds will be removed by hand throughout property in order to maintain the overall aesthetic of the landscape. Drives, walks, curbs, and other hard surfaces will be sprayed as needed to kill vegetation in cracks, joints, etc. Post emergent weed control shall be used to treat smaller weeds. Synergy Landscapes will not be held responsible for excessive weeds due to improper mulching of landscape beds (mulch base less than 2" in depth)



SECTION 6 – IRRIGATION – NOT INCLUDED

6.1 IRRIGATION INSPECTIONS: A qualified technician from Synergy Landscapes shall perform a routine monthly maintenance inspection of the irrigation system consisting of the following service specifications:

- A. Activate/Inspect each zone of the existing system
- B. Visually Inspect surface pipes for leaks and/or breaks
- C. Adjust and clean heads and nozzles where needed
- D. Activate/Inspect each zone of the existing system
- E. Visually Inspect surface pipes for leaks and/or breaks
- F. Adjust and clean heads and nozzles where needed
- G. Inspect and repair heads that may be damaged or needing repair
- H. Adjust controller to the watering needs dictated by environmental conditions
- I. Report all repairs and recommendations to enhance the effectiveness of the system

6.2 IRRIGATION REPAIRS: Repairs that become necessary to ensure proper water coverage of the turf and landscape areas that are above and beyond the routine maintenance contract will be done on a time and material basis. These repairs may include but not limited to installation of risers, valve and solenoid replacements, etc.

- A. **Emergency Service:** Emergency service calls are defined as repairs that are required outside of our regular business hours (Monday thru Friday; 8am-4pm), weekends and holidays, shall be billed at a time and materials basis at an overtime rate.
- B. Damages that result because of Synergy's negligence, (e.g, heads broken by mowers, etc.) will be replaced at the expense of Synergy Landscapes.
- C. Synergy Landscapes shall not be held responsible for damage due to improper installation or previous management of irrigation system by others. Synergy shall not be responsible for the maintenance and performance of pump stations, main line filters, and backflow preventers without separate contract and costs.
- D. Following these inspections, repairs will be performed at a rate of **\$55** per man hour, plus cost of materials. The amount of **\$300.00** has been entered as the set dollar amount not to be exceeded for monthly repairs without written permission by the Client.



SECTION 7 – ANNUAL FLOWERS (INCLUDED)

7.1 ANNUALS: Four times per year, **900 annual flowers** will be planted in the existing flower beds. Topsoil is to be changed out annually in order to provide a culturally sound environment for growth of the annuals. Synergy Landscapes is to provide this service labor free of charge. Client will be billed for cost of the topsoil only. Annuals will be fertilized with granular fertilizer, as planted, and every two weeks thereafter with a foliar spray or granular fertilizer. Additional annuals will be billed at a rate of \$2.00 per 4” annual supplied and installed.

SECTION 8 – MULCHING (NOT INCLUDED)

8.1 MULCHING: One time per year, **0** cubic yards of Mulch will be installed in all existing plant beds, planters, and tree rings. If mulch levels are above 3-4”, Synergy Landscapes shall remove older mulch in order to install the new mulch without over mulching beds. Mulching is to be performed by employees of Synergy Landscapes.

SECTION 9 – TRASH AND DEBRIS REMOVAL

9.1 STORM CLEANUP: Storm debris is defined by storms that have wind speed above 38 miles per hour, or have tropical storm recognition, as defined by the NOAA. Debris caused by such storms will be removed at an extra cost above the contract base cost and is not included in this maintenance contract.

SECTION 10 – LANDSCAPE EXCLUSIONS

10.1 TURF CARE EXCLUSIONS:

- A.** County, City, State or special Water Management District imposed watering restrictions that result in adverse growing conditions; which lead to failure of areas.
- B.** Weedy grasses – e.g., Bermuda and Crabgrass, etc., which have no legal chemical controls cannot be treated and Synergy will have no liability in matters as such. The only remedy in the above mentioned circumstances will be removal and re-sod. This will be a billable expense to the Client.
- C.** High traffic areas, Drainage problem areas, and irrigation related problems beyond the control of Synergy Landscapes.

SECTION 11 – CONTRACT PRICING

11.1 PRICING:

- A. MONTHLY AMOUNT: \$7,980.00**
- B. ANNUAL AMOUNT: \$95,760.00**



SECTION 12 - GENERAL TERMS

12.1 TERMS: Synergy Landscapes carries and will provide adequate liability insurance and worker's compensation coverage required by law on his/her operators and employees and requires the same of any sub-contractors and provide proof of such insurance.

A. This landscaping services agreement is made on **JANUARY 1, 2022**, by and between the **Vintage Grand on Palmer Ranch** located at 4012 Crockers Lake Blvd, Sarasota, FL 34238 and **Synergy Landscapes** located at PO BOX 18042, Tampa, FL 33679. This agreement will be in full effect from **JANUARY 1, 2022** for a period of 12 months until **DECEMBER 31, 2022**, at which time a new contract will need to be signed by both parties. 30-day notice must be given for either party to cancel this contract using written certified mail.

B. SERVICE: Synergy agrees to provide such services as noted in the proposal and is set forth in the following landscape maintenance specifications for grounds and irrigation maintenance.

C. QUALIFICATIONS: Synergy has all the necessary certifications, qualifications, and/or licenses required by the state of Florida as well as local laws and regulations to provide service to the aforementioned client. Synergy will provide certified copies to the client of all licenses and registrations that are required for job performance before the first time of service. Client will have full rights to terminate this agreement without notice in the event that Synergy is found to be in violation of any laws and/or regulations.

D. INSURANCE: Synergy will maintain such insurance as will fully protect both involved parties from any and all claims of any nature for damage to property or from personal injury either by contractor, any subcontractor of contractor, or anyone employed by either. Copies of required insurance will be submitted to the management before the effective date of this agreement.

E. COMPENSATION: **Vintage Grand on Palmer Ranch** shall pay **Synergy Landscapes** for the billed services based on written invoices within 30 business days following the 1st of the month billing cycle to be paid for that same month of service. Invoices are considered past due 30 days after billed month of service and late fees will be applied.

F. NOTICES: Any notice required to be provided to any party to this agreement shall be in writing and shall be considered effective as of the date of deposit with the US Postal Service by certified or registered mail, first class postage prepaid, return receipt requested, and addressed



12.2 SIGNATURES: IN WITNESS WHEREOF, the parties by their duty-authorized representatives have entered into this agreement as of **JANUARY 1, 2022.**

PROPERTY: **VINTAGE GRAND ON PALMER RANCH**

BY: _____

NAME OF SIGNER: _____

CONTRACTOR: **SYNERGY LANDSCAPES**

BY: _____

NAME OF SIGNER: _____