

Annual Maintenance Plan

Scheduled Mowing

includes mowing, edging, blowing and leaf/debris cleanup

Scheduled Bed Cleaning

Physical removal of weeds and debris in your ornamental beds. Includes deadheading the salvia maynights at Cummins as needed.

Shrub Trimming

seasonally appropriate trimming for all plants and shrubs with the exception of trees

Irrigation Inspection

Investigative process to discover and diagnose problems including water adjustments each visit.

Perennial Cut back

To cut back all perennials in the offseason.

Leaf clean up

Additional visits for leaf season to be scheduled as needed to keep leaves under control.

Overseeding

To overseed the turf strips on both sides of Cummins entrance with 5 Star Fescue Blend.

Ant Treatment - Cummings walkway turf and all beds

Preventative Fire ant treatment for season long control on Cummins sidewalk strips, main islands, and all beds.

Property Inspection

Recurring quality control assessments with your landscape advisor.

Weed Control and Fertilization

A complete annual treatment plan for your turf and beds. Currently only including the two main islands on Cummins and all bed areas.

Optional Services

Spring Mulching

To mulch all beds on property each spring.

Ant Treatment ALL

Sprenenatice Fire ant treatment for season long control on all turf and bed areas.

CONTRACT SUMMARY

SERVICES	OCCURS	PRICE EACH	EXT PRICE	SALES TAX	TOTAL PRICE
Scheduled Mowing	40	\$175.00	\$7,000.00	\$0.00	\$7,000.00
Scheduled Bed Cleaning	40	\$33.00	\$1,320.00	\$0.00	\$1,320.00
Shrub Trimming	6	\$55.00	\$330.00	\$0.00	\$330.00
Irrigation Inspection	12	\$112.50	\$1,350.00	\$0.00	\$1,350.00
Perennial Cut back	1	\$81.25	\$81.25	\$0.00	\$81.24
Leaf clean up	4	\$110.00	\$440.00	\$0.00	\$440.00
Overseeding	1	\$710.40	\$710.40	\$0.00	\$710.40
Ant Treatment - Cummings walkway turf and all beds	1	\$297.00	\$297.00	\$0.00	\$297.00
Property Inspection	4	\$0.00	\$0.00	\$0.00	\$0.00
Weed Control and Fertilization Visit 1	1	\$92.00	\$92.00	\$0.00	\$92.00
Weed Control and Fertilization Visit 2	1	\$92.00	\$92.00	\$0.00	\$92.00
Weed Control and Fertilization Visit 3	1	\$92.00	\$92.00	\$0.00	\$92.00
Weed Control and Fertilization Visit 4	1	\$92.00	\$92.00	\$0.00	\$92.00
Weed Control and Fertilization Visit 5	1	\$92.00	\$92.00	\$0.00	\$92.00
Weed Control and Fertilization Visit 6	1	\$92.00	\$92.00	\$0.00	\$92.00
Weed Control and Fertilization Visit 7	1	\$92.00	\$92.00	\$0.00	\$92.00
Weed Control and Fertilization Visit 8	1	\$92.00	\$92.00	\$0.00	\$92.00
Weed Control and Fertilization Visit 9	1	\$92.00	\$92.00	\$0.00	\$92.00
			\$12,356.65	\$0.00	\$12,356.64
Optional Services					
Spring Mulching	1	\$377.04	\$377.04	\$0.00	\$377.04
Ant Treatment ALL	1	\$425.00	\$425.00	\$0.00	\$425.00
			\$802.04	\$0.00	\$802.04

PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
April	\$1,029.72	\$0.00	\$1,029.72
May	\$1,029.72	\$0.00	\$1,029.72
June	\$1,029.72	\$0.00	\$1,029.72
July	\$1,029.72	\$0.00	\$1,029.72
August	\$1,029.72	\$0.00	\$1,029.72
September	\$1,029.72	\$0.00	\$1,029.72
October	\$1,029.72	\$0.00	\$1,029.72
November	\$1,029.72	\$0.00	\$1,029.72
December	\$1,029.72	\$0.00	\$1,029.72
January	\$1,029.72	\$0.00	\$1,029.72
February	\$1,029.72	\$0.00	\$1,029.72
March	\$1,029.72	\$0.00	\$1,029.72
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	\$12,356.64	\$0.00	\$12,356.64

Terms & Conditions

PROPERTY CARE SERVICE Term – The term of this agreement is one year, commencing on the Commencement Date and ending one year after the Commencement Date, unless sooner terminated as hereinafter provided. Thereafter, this agreement shall renew for a successive term of one year unless either party shall have delivered 30 days' advance written notice of non-renewal to the other party. Upon renewal, the prices shall increase by 1% per year, beginning after the term of this agreement. If there are any other new terms to this agreement, MasterScapes shall give Client written notice of such changes at least 30 days prior to the expiration of the initial term or any renewal term, as the case may be. The client may reject such new terms by notifying MasterScapes in writing within ten days of receiving notification of such new terms. If Client does not provide such written rejection notice, Client will be deemed to have accepted such new terms, which shall then become part of this agreement for the applicable renewal term. The agreement may be canceled at any time by either party with written notice to the other party. Upon cancellation, accounts with monthly installments will be reconciled and the Client will be billed for all completed services. **Scheduling** – Services are scheduled upon receipt of the signed agreement. Property is serviced on a regular schedule, but services may be rescheduled in the event of inclement weather or events beyond MasterScapes' reasonable control. Service dates may also vary due to holidays. **Billing** – Services are billed at the end of the month in which they are completed. Payment is accepted by check or online via credit/debit card or ACH funding. Payment is due as specified on each invoice. Balances more than 30 days late are subject to 1.5% interest per month or the maximum lawful rate if less than 1.5% per month. **Collections** – If collection efforts are required, the Client is responsible for all unpaid balances, interest thereon as set forth above, and collection and attorney's fees. **THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, BEYOND THE DESCRIPTION WITHIN THIS SECTION.**

By _____
Colby Haught
Date _____
MasterScapes

By _____
Date _____
Brookwood Hills II HOA