

Addendum #1
LANDSCAPE MANAGEMENT SPECIFICATIONS

Spring Clean-Up

During the late winter/early spring months, one general landscape clean-up will occur. This service will include the following:

- Removal of landscape debris that has accumulated over the winter months.
- Pruning to remove deadwood from plant material up to a 12' height and 3" branch diameter.

Storm Clean Up

- Clean up after a storm per RFP- **included, however, depending on amount of debris left from storm, verified by a site check, we will request this service to perform on time and materials basis, this is an industry standard**

Roof Blowing

- Clean up after roof blowing (2 times a year) per RFP- **included**

Owner debris pick up

- Clean up sticks and owner debris once per week per RFP- **included**

Storm drain cleaning

- Monitor and clear storm drains weekly per RFP - **included**

Pre-emergent

Pre-emergent weed control shall be applied to all mulched areas and groundcover beds; however, certain groundcover or perennial plantings may not receive pre-emergent in order not to damage the material.

Fertilization: Trees and Shrubs

All ornamental trees up to six-inch caliper will be fertilized with 10-6-4 analysis fertilizer at the rate of one pound-per-inch of trunk caliper prior to mulching.

Shrubs and groundcover shall be fertilized with 10-6-4 analysis fertilizer at the rate of four pounds per 100 square feet of bed area once in the spring. Acid-loving plant material shall be fertilized with an ericaceous fertilizer (i.e., Hollytone), at the manufacturer's recommended rate.

Pruning: Shrubs Perennials and Groundcover

Shrubbery that requires shearing to maintain a formal appearance will be sheared two times per year unless otherwise indicated differently. Informal shrubbery will be pruned twice per year unless otherwise indicated, approximately in May and in late August. Flowering shrubs shall be pruned after blooming. Hand-pruning of shrubs will not include rejuvenative pruning on overgrown plants, neglected plants or plants that have been improperly pruned or sheared in past years. This service can be provided upon request as an Additional Service. Groundcovers shall be edged and pruned as needed to contain them within their borders. Standard pruning practices will be observed and all resulting debris will be removed. Foundation shrubs to be maintained to 5' and below windowsills

Perennials will be cut back and pruned at the appropriate times. In general, perennials will be cut back in early spring unless otherwise requested by the client.

Pruning Trees

Pruning of the deciduous trees will be limited to trees up to 8 inch caliper and pruning to a height of 12' and a branch diameter of 3" or less. Pruning needed outside of this specification will be documented, proposed and performed as an Additional Service upon customer approval.

Structural pruning will be performed in the dormant season and will include removal of crossing branches, or those not consistent with standard form, general thinning for good light penetration and air circulation, elevation of lower branches to achieve consistency between the trees and to maintain safe passage of pedestrians and vehicles (up to 7' clearance). Removal of dead branches will be done where it can be identified; however, this is often not detectible in the dormant season. All pruning cuts shall be made to the lateral branches, buds, or flush with the trunk. Stubbing will not be permitted. All debris will be removed from the site.

Periodically throughout the growing season, pruning of suckers, water sprouts, low-hanging branches and deadwood will be performed during our regular visits.

Trees and/or shrubs of significant size or quantity identified as more than 50% dead will be documented, reported to the Owner and removed upon approval as an Additional Service.

Integrated Pest Management (IPM)

Our goal in implementing an IPM program is to utilize a variety of techniques by which we can minimize plant health issues, while respecting the environment through judicious use of pesticides.

The contractor shall be responsible for the detection, monitoring and control of plant damaging insects. The contractor shall be aware of the potential pests, make regular inspections of the plant material and treat by cultural or chemical means, only as necessary to maintain pest populations below acceptable thresholds. Notwithstanding the foregoing, no more than two (2) targeted treatments/applications per year shall be included as a standard service. Any treatments/applications in excess of this amount shall be performed following approval by Owner of the Additional Service.

Pesticides will be applied under the supervision of a certified applicator and in accordance with all applicable laws and regulations and manufacturer's labeled instructions covering material to a height of 25 feet. Applications of pesticide shall be curative only and not be done as calendar scheduled, preventative or general cover treatments.

Dormant oil may be applied at the appropriate time beneficial to plants susceptible to over-wintering insects.

There are diseases and species of insects, i.e., scale, pine bark beetle, Apple Scab, Japanese beetle, mites and borers that require an extensive control program taking several seasons to achieve control. With other afflictions, such as Rose Rosette Disease or Ash Borer, there are no known effective control measure other than to remove and dispose of the affected plants not covered under this program.

Control of wildlife, waterfowl, and rodents that cause damage to plant material and turf landscapes are not covered under this Agreement. Application of repellents or other control measures will reduce, but not prevent damage, can be provided as an Additional Service.

Weed Control

Beds and tree wells will be weeded throughout the growing season to maintain a neat appearance at all times. This will be performed through the use of pre-emergent and post-emergent herbicides, as well as hand-weeding. Chemicals will be used according to the product label.

A non-selective and/or pre-emergent herbicide will be applied to cracks in all walks, curbs and other paved areas to help control the growth of weeds. *Alternative to round up will be used such as sethoxodym, or fusilade.* **Mill House will receive 24 hour notice prior too using herbicide/pesticide, flags will be placed in areas of treatment per RFP - included**

Mowing

Lawn areas shall be mowed and trimmed at a finished height of three-to-four inches throughout the mowing season. During the mowing season, and subject to weather conditions, all lawn areas shall be mowed every seven-to-twelve days, or, if applicable, in accordance with the frequency stipulated in the Grounds Maintenance Service Schedule derived based on Owner and Contractor discussions in an effort to manage the cost of landscape management services. In summer months, lawn areas may not be mowed during periods of extreme drought or heat to avoid damage to turf crowns. Prior to each mowing, all reasonable trash, sticks and other unwanted debris will be removed from lawns.

Mowing patterns will be established and changed on a regular basis to present the most aesthetically pleasing appearance. Grass clippings will be kept out of beds and tree pits. Excessive clippings will be dispersed and all curbs and walks will be blown clean of debris, *by use of electric blowers. This is for the growing season only. Gas blowers will be used during the fall and during leaf removals.*

Ruppert Landscape has allocated specific resources to maintain a uniform appearance and meet community standards. The schedule does not permit time for customized services for individual homeowners. All homes / units shall be serviced in a consistent manner with adjustments to topographical or physical barriers. Homeowners shall communicate service concerns or requests for additional work to the designated community representative who will filter such requests and forward to the Ruppert Area Manager. Verify that front, back and sides of properties are mowed and blown per RFP- **included**

Homeowners shall not direct crews except for stopping work. Individual homes / units that have excessive personal belongings such as patio furniture, toys, BBQ units that could be damaged, or areas with dog feces will not be serviced. The crew will return to the area upon the next scheduled visit. Resuming work after an extended period may result in additional fees.

Reasonable care shall be taken to avoid damage to siding, vinyl fencing and other sensitive items in maintained areas. Ruppert will not be held responsible for damage to exterior items that do not have a physical buffer between the turf and item in question. Ruppert can provide solutions to create buffers between the item in question and the maintained areas. For example, Ruppert can create small 8" mulch strips between vinyl siding/fencing and the turf to prevent string trimmer or mower damage.

Ruppert Landscape will not be responsible for damage to back yard gates or fences that indicate aging, lack of upkeep or improper installation.

In the state of North Carolina, it is a requirement that any fiber optic and/or utility line shall be buried 6" into the ground. Ruppert Landscape cannot be responsible for damage to any fiber optic or utility lines that are not 6" below grade.

Edging

Edging of all sidewalks, curbs and other paved areas shall be performed once every other week during the growing season unless otherwise indicated. Debris from edging operations shall be removed and areas blown clean.

Turf Herbicides

A pre-emergent herbicide will be applied in March/April to help control the growth of crabgrass and other annual weeds. Weather dependent, the pre-emergent herbicide may be applied in dual applications at half the full rate six to eight weeks apart.

A second post-emergent herbicide will be applied in late spring to control emerging spring and early summer broadleaf weeds.

Additional specialized turf herbicide treatments maybe needed for extremely hard to control weeds, such as nutsedge, onions, Bermuda grass, wild violets and others. These conditions require special attention and cannot be controlled without additional services and treatments, in some cases several treatments. For these reasons, we provide this service at an Additional Service on an as needed basis with prior approval from management.

Turf Insect and Disease Control

Turf insect infestations are unpredictable and will be controlled on a curative basis following regular IPM inspections as an Additional Service with prior approval from owner.

Due to the nature of turf diseases being extremely weather-sensitive and expensive to control, treatments will be done on a curative basis only, as an Additional Service with prior approval from owner.

Leaf Removal

Fallen leaves shall be removed three (3) times from all maintained areas in the fall (October-December). In turf areas, light accumulations of leaves will be mulched with each mowing while heavier accumulations will be removed prior to mowing from October through November. If requested by the owner, supplemental leaf removals shall be performed by the contractor as an additional service. Use of gas blowers will be used during leaf season.

Off-Season Visits

During the off-season the contractor will visit the property weekly, inspecting the grounds, gathering and removing accumulated debris, weeds, and minor trash (excluding snow material) from the landscape and parking areas. Removing homeowner bagged debris also included in off season visits. Christmas tree removal *included* during the off season.

OTHER

Watering Manually

The landscape contractor shall not be responsible for any hand-watering of trees, shrubs, groundcover, or turf unless preapproved by the Owner below as an Additional Service at the following rates, and assuming a minimum 3 hours per visit:-

- * Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
- * Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
- * Tank-truck watering, from a metered public source (hydrant) is \$100.00 per hour.

Owner initials required to approve-this provision: _____