

**Ceres Gleann Scope of Services for Landscape Maintenance  
January 2014 - December 2015**

**The list below encompasses the landscape maintenance services to be provided until  
December 2015.**

1. **Lawn Mowing** - weekly, mow lawns as weather and ground conditions permit weekly, blow off sidewalks, driveways and patios every other week, edge along concrete sidewalks, driveways and garden areas
2. **Fertilizing** - fertilize lawns 6 times a year
3. **Treatment and diagnosis of lawn ailments applied**  
*1 time in spring:* moss treatment; lime treatment; crabgrass treatment; crane fly treatment; aeration (includes plug removal)); *1 time in fall:* crane fly treatment
4. **Bedding area maintenance** -  
In all areas accessible to the landscape maintenance personnel, apply weed pre-emergent in the Spring; rake bark chips and remove moss/debris/weeds
5. **Pruning** - prune/trim shrubs and ornamental trees weekly, as needed, throughout the year  
Trees/arborvitae that constitute a "living fence," shall be maintained at a maximum height of 6 feet.
6. **Weed Control** - Broadleaf weeds in lawns are to be removed or sprayed as soon as they appear. Lawns are to be sprayed for other types of weeds as needed, per the product specifications. Additionally, contractor is to exercise proper use of pesticides, herbicides and fungicides to maintain healthy lawns and plants. Contractor will alert the Landscaping Chairman to other ailments and possible solutions to same.
7. **Leaf Removal** - When leaves begin to fall, remove leaves from all areas of the yard and street with particular attention paid to areas under shrubs and trees. This work will continue until all leaves have fallen from trees that drop their leaves annually.
8. **Common Areas** - Contractor will be responsible for maintaining the common areas to the same high standard set for individual homeowner landscaped areas. This will include weed control in lawn and bedding areas, raking bed areas on a regular basis and removal and replacement of any dead shrubs. Replacement shrubs will be furnished by the HOA.
9. **Water Systems** - Water programming will be set for a typical year's landscape watering needs. The resident is responsible for any water system programming alterations. In the winter, the Contractor will turn off all system controllers, shut off system water main and open drain valve. The Contractor will reactivate the systems in spring as soon as watering is required.
10. **Communications** - Reserve conversation time with Landscaping Committee Chairman, or his designee, at the beginning of each work day to review landscaping issues of immediate concern, including discussions regarding homeowner concerns, infestations, recommendations for future treatment/applications of fertilizer, fungicides, etc. Reply to all messages from the landscape Committee Chairman, or his designee, as soon as possible. Record weekly services in HOA designated location.
11. **Changes** - Additions or deletions to this scope of services must be in writing and approved by Contractor and HOA to this agreement before they become effective.

