



Lot Landscape Maintenance Information

Weekly maintenance *During the growing season (March 15th-October)*

- Turf areas will be mowed weekly
- Hardline (concrete) edging and bedline (pinestraw) edging will be performed on alternating weeks. (Hardline one week, bed lines the following week)
- The blowing of leaves, clippings, and debris will be performed at the completion of each mowing visit on all courts, sidewalks, driveways, and curbs.
- Trash and other debris will be picked up and disposed of properly
- Bed weeds will be hand-weeded or chemically treated
- Ant mounds will be treated as needed
- Trimming of shrubbery will be done on an as-needed schedule to ensure an attractive and healthy appearance

Weekly Maintenance *During the non-growing season (November- March)*

The vendor will perform leaf clean up and ensure the property is clean of any debris after each visit. Turf areas will not be mowed every week since the turf enters its dormant state and does not grow. At this time, the vendor will perform any necessary winter cut backs on plant material.

Pine straw Refreshment

Pine straw is typically applied twice per year. One application is typically completed as the Spring application (between February and April) and one application is typically completed as the Fall application around (September and November), ideally after the leaves fall.

Homeowner Responsibilities

Each owner is responsible for watering the sod and shrubs on their property; trees too if applicable. If a fence is installed on the property (*must have written approval*), it must remain unlocked on the day of service or the yard will not be maintained. Pets cannot be loose in the yard on the day of service. Personal items, including recreational items, hoses and if applicable, pet waste should be picked up/moved prior to service. Owners should report landscaping issues to management which are forwarded to the landscaper. Picture (s) and your Address must be included. See your Community Declarations for HOA and Homeowners landscaping responsibilities.

New Construction vs Sod

In a developing community, sod is placed over lightly graded ground and purchased in bulk. It takes at least 2 growing seasons for sod to mature and take root. It is normal to see an excess of weeds, bald spots and what looks like the mower is "scalping" the lot. Over time, this gets better as the sod matures.

Lawn Care (Chemical Treatment) Program

Round 1

Apply a pre-emergent herbicide (liquid) for control of annual broadleaf and grassy weeds. Also apply a high potassi-um fertilizer for root development. Spot treat as necessary with post-emergent herbicide for existing weeds.

Round 2

Apply a Fertilizer (Granular) for control of annual broadleaf /grassy weeds, along with a high nitrogen controlled release liquid fertilizer to promote spring green up.

Round 3

Apply another round of Fertilizer (Granular) to promote and stimulate chlorophyll production for better color and vigor. Spot treat any existing broadleaf and grassy weeds.

Round 4

Apply a high nitrogen controlled release (Granular) fertilizer to hold peak color over an extended time. Spot treat as necessary with post- emergent herbicide for any broadleaf and grassy weeds.

Round 5

Apply application of post and pre-emergent weed (Liquid) control for winter annual weeds such as poanna, henbit and chickweed, which commonly invade dormant turf.

Round 6

Apply another application of pre-emergent (Liquid) to strengthen root system before entering winter months, this will also help prevent against turf disease. Spot treat any existing weeds.

If needed, MtScapes may combine rounds in that may put down a pre-emergent and a fertilizer at the same time.

Frequency Average by Month^{*}

Service Functions	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Mowing	1	1	3	4	4	5	4	4	5	2	3	1	37
Edging (Curb)	1	2	3	2	2	3	2	2	3	2	2	2	26
Edging (Bed)	1	1	2	2	2	2	2	2	2	1	2	1	20
Blowing	4	4	5	4	4	5	4	4	5	4	5	4	52
Weed Control Beds	1	1	2	4	5	4	5	5	4	3	1	1	36
Pruning				1	1	1	1	1	1				6
Pruning (Corrective)	1	1									1	1	4
Trashing / Leaf Rem.	4	4	5	4	4	5	4	4	5	4	5	4	52
Pine Straw	1						1						2
Turf / Application		1		1		1		1		1		1	5
Woody Plant Prog.			1		1								2
Fire Ant Control				4	5	4	4	4	4				25
Irrigation Monitor	4	4	5	4	4	5	4	4	5	4	5	4	52

** weather permitting; Landscaper will adjust schedule/service function as appropriate*