

## SUMTER COUNTY MOWING & LANDSCAPE MAINTENANCE SPECIFICATIONS

The landscape maintenance contractor shall be responsible for all labor, materials and equipment necessary for the proper care and maintenance of the landscaping, irrigation (including repair) and related landscaping structures and systems within the property described.

The following specifications are set as the minimums to gain the desired healthy and attractive landscaping with the community.

### TURF MAINTENANCE MOWING

Mowing of all turf areas shall be performed on a weekly basis during the normal growing season (April through October). During the months of November through March it is expected that mowing will be required twice a month unless abnormal conditions arise. In any event, the turf shall be mowed at a frequency to promote healthy and continued growth as well as proper appearance at all times.

Mowing height shall be based on season and what is horticulturally correct for turf variety and location.

When line trimmers are used, cutting height shall be in conjunction with mowing height. Scalping by either trimmers or mowers will not be acceptable. Damage to trees, shrubs and signposts are not acceptable. Mowing patterns shall be varied to minimize wear areas from tires and slippage.

Any unsightly clippings, which remain on the turf, shall be removed after mowing.

Walkways, streets and parking areas to be blown or vacuumed free of clippings after each mowing. Please refer to SITE CLEANLINESS AND CONDITION for additional requirements during the months of November through March when mowing may only occur twice a month.

### EDGING

Edging of walkways, curb lines and other paved areas to be performed in conjunction with the mowing operations. Irrigation valve boxes, splices boxes, gate valve boxes and water meter boxes shall be edged routinely.

Edging of annual and shrub beds as well as around trees and large shrubs shall be performed a minimum of twice per month throughout the year or more frequently if needed.

Bed lines shall be kept smooth in regard to original design and increased if plant material growth warrants.

Care should be taken in all edging operations to minimize damage to plant material and irrigation.

### FERTILIZATION OF TURF, TREES, SHRUBS, ANNUAL/PERENNIALS FLOWER BEDS

#### St. Augustine/Floritam Turf:

There should be a minimum of four (4) applications of a complete, acid-forming commercial turf fertilizer applied to St. Augustine or Floritam Turf per year.

**March (16-4-8):** A standard, non-burning complete turf fertilizer such as 16-4-8 or similar should be applied at one (1) pound of actual Nitrogen per 1000 square feet. (6.25 pounds of product) There should be a minimum of 4% Iron, 6% Sulfur, and 2% each of Magnesium and Manganese. At least 25% of the Nitrogen should be in slow release form such as poly coated, or sulfur coated area.

**June (9-2-24):** 9-2-24 with 6% Iron, and 8 to 10% Sulfur (Lesco, or identical label) shall be applied at one (1) pound of actual Potassium per 1000 square feet. (4.2 pounds of product)

- This lower Nitrogen will reduce fast succulent growth and resulting clippings, and reduce Chinch Bug occurrence in the summer months. The extra Iron and Sulfur will enable the turf to maintain a desirable green color without excessive top growth.

**August (9-2-24):** Same as in June with 9-2-24.

- The extra Potassium will help with drought and cold tolerance in dry and cold months.

**October (16-4-8):** Same as March with 16-4-8.

- If needed to maintain green color in cool months, a liquid Nitrogen/Iron product such as 12-0-0 should be added to Fall and Winter turf spray program mixtures along with liquid insect or weed control applications.

#### **Bahia Turf:**

There should be two (2) applications of complete commercial turf fertilizer to Bahia Turf areas per year.

**March (16-4-8):** A standard, non-burning complete turf fertilizer such as 16-4-8 or similar should be applied at one (1) pound of actual Nitrogen per 1000 square feet. (6.25 pounds of product)

**September (9-2-24):** 9-2-24 with 6% Iron, 8 to 10% Sulfur, and 2% each of Magnesium and Manganese at one (1) pound of actual Potassium per 1000 square feet. (4.2 pounds of product) This will help with winter cold tolerance.

- If yellowing occurs in between fertilizer applications, a liquid application of 12-0-0 at the label rate, or another iron source should correct the problem.

#### **Zoysia Turf:**

There should be a minimum of three (3) fertilization applications from spring green-up through fall applied to Zoysia Turf per year.

**March (16-4-8) after last frost:** A standard, non-burning complete turf fertilizer such as 16-4-8 or similar should be applied at one (1) pound of actual Nitrogen per 1000 square feet. (6.25 pounds of product). Apply fertilizer at the rate of ½ (water-soluble) to 1 (slow-release) pound of nitrogen per 1000 square feet. Do not apply nitrogen too early in the growing season or subsequent frosts may damage the grass.

**May (16-4-8 or 20-4-6):** Same as March.

**September (16-4-8):** Same as March.

All turf fertilizers should be watered in immediately after application whenever possible to prevent Nitrogen loss due to volatilization. Sweep or blow off walks and painted surfaces immediately after application to avoid discoloration.

### **DISEASE AND PEST CONTROL**

Treatment of the varied turf shall be accomplished as needed to prevent damage and to promote healthy and continue growth. Applications of pesticides and fungicides shall be done on a curative "as needed" basis.

## **WEED CONTROL**

Application of herbicides shall be done on a curative "as needed" basis. A pre-emerge herbicide may be used. Broadleaf weeds, sedges, and undesirable grasses shall be kept to a minimum. Ninety five percent (95%) weed free turf shall be expected.

## **GROUND COVER AND SHRUB MAINTENANCE** **PRUNING**

Pruning is to be performed as needed to remove dead material, promote healthy growth and bed conditions and to keep plant material from spreading over curbs, walkways, streets, parking areas, and up walls.

Individual branch pruning is most desirable. Wholesale shearing or trimming should be avoided unless special conditions should arise.

Natural growth pattern shall be promoted as much as possible. However, special pruning of materials, which may inhibit sight at intersections or passage at certain areas, should be performed.

Special attention to areas around landscape lighting fixtures shall be given not only to promote lighting effect, but the protection of fixtures themselves from damage.

## **BEDS**

Beds are to be kept free of weeds and landscape debris and trash. Hand weeding shall be done as necessary; however pre-emergents and selected herbicides may also be used to control weed growth.

Mulch shall be fluffed and or added to as necessary to enhance moisture holding capability and a neat, clean appearance. A twice a year replenishment of pine straw in all beds should be scheduled. Care should be taken during mulching so as to not cover landscape lighting, valves, junction boxes or other structures and components.

Shrubs and groundcovers shall be fertilized four (4) times per year with a complete commercial fertilizer such as 8-10-10, 12-2-14, or 13-3-13 containing a minimum of 25% slow release Nitrogen, 6% Sulfur, 2% of both Magnesium and Manganese, and 3% Iron. This shall be applied in March, May, July and October at ½ cup per small shrub, 1 cup per large shrub, or 15 to 30 pounds per 1000 square feet of plant bed, depending on the spacing, type of plants, and product used.

The fertilizers should be watered in immediately after application whenever possible to prevent Nitrogen loss due to volatilization. Sweep or blow off walks and painted surfaces immediately after application to avoid discoloration.

## **DISEASE AND PEST CONTROL**

Treatments shall be accomplished as needed to prevent damage and to promote healthy and continued growth. Applications of pesticides and fungicides shall be done on a curative "as needed" basis. When five (5%) of any type of plant material shows signs of disease, curative action shall be taken.

## **TREE MAINTENANCE**

Generally trees 15 feet in height or less shall be pruned as needed to promote a natural shape and appearance, remove dead material as well as encourage healthy growth. Also, removal of mosses, mistletoe and suckers shall be done one (1) time per year, and should be done in the cool season when trees are dormant. All trees adjacent to roads, cart paths, walls and signage shall be pruned as needed for clearance and visibility.

## **WATER**

All trees to be watered sufficiently to insure health and continued growth.

## **FERTILIZATION**

Proper fertilization for the varied trees shall be fertilized three (3) times per year with a complete commercial fertilizer such as 8-10-10, 12-2-14, 13-3-13 containing a minimum of 25% slow release Nitrogen, 6% Sulfur, 2% of both Magnesium and Manganese, and 3% Iron. Applications shall be at the labeled rate on the bag, and applied in March, June and September.

Palms shall be fertilized three (3) times per year with a complete commercial palm fertilizer such as 13-3-13, 12-2-14, or similar containing a minimum of 10% Sulfur, 1% Manganese, and 2% Magnesium, and 2% slow release Potassium. Applications shall be at the labeled rate on the bag, and applied in March, June and September.

Some palms such as a Date Palm, Pindo Palm, and Sago Palms may require additional applications of Magnesium Sulfate (Epsom salts) to correct a Magnesium deficiency, due to generally high pH soils in this area.

## **ANNUAL MAINTENANCE AND REPLACEMENTS** **BED MAINTENANCE**

Annual beds shall be maintained in a fashion to allow for a full, colorful appearance at all times throughout the year. Beds shall be kept free of spent flowers, weeds and debris.

Soil amendments such as composted manure, organic peat, or a similar mix shall be incorporated and tilled in as part of the annual bed preparation as needed to maintain a rich growing environment for healthy growth.

Annual/Perennial Flowerbed Fertilization:

A standard balanced slow release fertilizer such as Osmocote, Nutricote, Sierra, or similar shall be incorporated into the bed as a soil amendment prior to planting each rotation of annuals, perennials, or mixture of both. Supplemental fertilizations of a complete liquid fertilizer such as 20-20-20 or 10-60-10 at the labeled rate to all color beds at least monthly to promote vigorous growth, flowering and color.

It is anticipated that it will require a minimum of two (2) replacement change outs per year to maintain the desired color effect. Material types should be selected for their longevity as well as color. A coordinated effect is to be continued at any change out.

Whenever possible, replacement should be accomplished so to be completed before the weekend period. Open beds are not desired during this time. Use of colorful low maintenance xeriscapes are encouraged and may be incorporated into present landscape with prior approval.

## **IRRIGATION SYSTEMS MAINTENANCE**

Irrigation systems and components shall be monitored to insure proper functioning and that proper coverage is achieved at all times.

Watering frequencies and duration's, should be adjusted to insure healthy growth and prevention of disease and pest damage.

Cleaning of heads, lines, and other components to be accomplished as needed. Changing of spray types or heights is acceptable to insure proper coverage.

Valve boxes to be kept clear for easy access for manual operations and repairs. Valve boxes and satellites shall be kept free of ants.

The contractor shall be responsible for staying abreast of any and all governmental water restriction, which may be imposed. Any fines for violations will be the responsibility of the contractor.

Damage to irrigation heads, valve boxes and other system components due to the contractor's operations shall be repaired entirely at the contractor's expense.

### **REPAIRS**

Repairs to systems or components shall be accomplished as soon as possible to minimize any adverse effect to turf and or plant material.

Repair or replacement of heads, sprays, misters, and emitters, as well as the rebuilding of valves is considered normal routine maintenance. Cost of material only shall be billed separately.

Repair of pipe 1 1/2 " or smaller and hydraulic tubing shall be considered routine maintenance. Cost of material only shall be billed separately.

Broken lines 1 3/4 and larger, valve and or controller replacement, as well as major system repairs or changes shall be approved by the Sumter County Representative before proceeding. In the event of emergencies, isolation of areas to prevent further damage to the system or associated plant material or structures is to be accomplished until repairs can be made. Cost on these types of repairs or replacements may include material and labor charges of \$20.00 per hour. Two (2) inch pipe or larger must be gasketed with proper thrust blocking as needed. County representative prior to back filling must inspect repairs. Repairs shall be completed within forty-eight (48) hours.

### **DRAINAGE STORM WATER COLLECTION**

Sediment that washes into drainage swales shall be removed from swales and storm pipes at road entrances.

### **SITE CLEANLINESS AND CONDITION**

All areas shall be kept free of litter, landscape and or construction debris. During the months of November through March when mowing may only occur twice a month, it will be required that once a week the walkways, streets and parking areas be inspected, cleaned, blown or vacuumed as needed in order to maintain a neat and clean appearance.

It should be understood that Sumter County is a continuously growing and changing area. Development and construction will from time to time cause damage, or will interrupt the routine maintenance program.

It is important that problems, or potential problems, which may be caused by these procedures, should be brought to the attention of the County Representative as soon as possible for action.

### **OPERATIONS AND COMMUNICATIONS SUB CONTRACTING**

The contractor may subcontract certain procedures or operations with the written approval of the County Management. Proof of proper licensing and insurance to be provided upon request. The contractor is held responsible for any work performed by any subcontractor engaged.

### **WORKFORCE**

It is desired that the contractor employees be dressed in a uniform fashion with the company identification. Vehicles as well should be easily identified. A neat and clean appearance should be maintained as much as possible.

Contractor employees should be instructed to be helpful and courteous to residents, other employees, and visitors at all times.

#### **PARKING**

Contractors' vehicles and trailers shall be parked where they do not impede traffic or visibility at an intersection.

#### **SUPERVISION**

The contractor shall provide supervision of all maintenance and or repair work being performed. Supervisors shall be able to communicate problems to the County Representative at any time, and shall be easily accessible to the Representative at all times either via pagers or phone.

A monthly walk through with a County Representative is required to cover work being accomplished, special needs or concerns, and other related information.

#### **OPERATIONS AND COMMUNICATINS** **ADDITIONAL WORK**

From time to time additional work may be requested of the contractor by the County Representative. A cost estimate, schedule, or other determining information may be required before approval of work is to be granted. Each situation will be considered on a case-by-case basis. All additional work shall be completed in a timely manner.

#### **CHANGES**

It is expected that development growth will necessitate additional areas to be routinely maintained under the same specifications, or as amended by the management or its representative. It is the intent to be able to add or delete areas as necessary with the related cost increases or decreases to be handled through the implementation of a change order approved by the management. The management does reserve the right to disapprove any changes. In such case other contractors may be engaged for the change.

#### **SATISFACTORY PERFORMANCE**

It is estimated that the frequency and guidelines set forth in this Exhibit will provide the quality desired. However, in the event it does not, Contractor agrees to provide such reasonable additional services without further compensation. Satisfactory performance of work under this contract shall be based on these maintenance specifications, as measured by the Owner in its discretion.

The determination of satisfactory performance will be based upon the satisfactory appearance of the grounds, not whether anticipated projections of cycle frequencies have been performed. The Owner will review the appearance and quality of the grounds on a periodic basis. Contractor performance will be evaluated and adjustments to the technical maintenance specifications, if required, will be made.

It is recognized that at times, the development of new areas will damage or deter the maintaining of existing areas. Seasonal weather differences may cause some variation in vegetation growth characteristics and that different stages during the care cycle may vary from the desired appearance.

Any plant, tree, grass or shrubs which die due to Contractors negligence shall be replaced by the contractor, except in instances involving acts of God, theft, vandalism or the negligence of others, in which case the plants may be replaced at the Owners direction at no additional cost to the Contractor.

Any damage to walls, landscape, lighting or hardscape features by the contractor shall be repaired by the respective tradesman initiated through the Developer representative so all warranties remain effective. All billing for said repairs will be directed to the contractor responsible for said area and cost of repairs.

