

TRUE CARE PLUS, LLC

Lawn Care Service

June 2, 2025

Audubon Villas

**14111 Fairway Island Dr,
Orlando, FL 32837**

GROUND MAINTENANCE SPECIFICATIONS

STATEMENT OF INTENT:

The service provider is hereby made aware that the client anticipates that the landscape maintenance at this site shall be of the very highest quality possible. All Work to be performed within the scope of these specifications shall be strictly managed, executed and performed by experienced personnel.

A. SCOPE OF WORK:

Perform all Work necessary utilizing acceptable horticultural practices for the landscape maintenance of the community. Such Work includes, but is not limited to the following:

- Mowing, edging and trimming of lawn areas.
- Trimming and pruning of plant material.
- Weed elimination and edging of plant beds.
- Maintenance of flowerbeds.
- Removal of debris from site.

MOWING:

- All St. Augustine turf will be mowed one time per week during the months of April through September, three times per month during the months of October and March, and twice (2) a month during the months of November through February.
- St. Augustine mowing height will be set at approximately three (3) to four (4) inches. Turf is not to be “scalped” any lower than three (3) inches.
- Lake bank and retention ponds will be maintained to the waters edge unless otherwise restricted by local ordinance.
- Lake Bank and retention ponds will be mowed with the mower discharge pointing away from water. Discharging grass clippings in water is prohibited.
- Excessive grass clippings will be removed as necessary during mowing process.
- Proper sized equipment is to be used for site conditions (i.e. Large mowers are not to be used in tight areas). If string trimmers are used, grass must be trimmed at same height as rest of turf.
- Grass is to be maintained away from sprinkler heads to allow free movement and complete coverage.
- Mower blades are to be maintained in sharp condition.

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EDGING

- All turf areas adjacent to paved surfaces or structural edges such as sidewalks; walkways, driveways, parking lots, curbing, headers, retaining walls and other paved surfaces will be edged with a mechanical edger each time the turf is mowed, or as necessary.
- Plant beds will be edged every other time turf is mowed.
- Trees or structures in turf areas will be maintained with a “tree ring”. Edgers will be used to maintain these areas. String trimmers will not be used.
- Plant beds at entrances to office and amenity areas will be edged every time the turf is mowed.

WEED CONTROL:

- Weeding of plant beds will be performed on each property visit to control weed population.
- Weed control will be performed as necessary to eliminate weeds in open beds, plant beds, joints in walks, decks, curbs and drives.
- The service provider at no charge will replace ornamental plants, injured or killed by chemical drift or over the top herbicides.
- Weed control will be performed using the appropriate manual and or chemical control methods.

TRIMMING AND PRUNING:

- Hedges, shrubs, ornamental grasses and ground covers will be pruned, trimmed or sheared as needed to maintain the desired character and design.
- Hedges and shrubs are to be pruned to prevent growth from spreading over walkways, curbs, patios, air conditioning units and parking areas.
- Hedges and shrubs are to be maintained twelve to eighteen inches away from buildings, fences and other structures.
- Specimen trees and shrubs that are in sheared condition shall be maintained in that condition unless directed otherwise by the client.
- All trimmings and clippings will be collected and removed from the site.

TREE PRUNNING NOT PROVIDED IN THIS PROPOSAL

- Tree limbs and foliage that overhangs sidewalks, patios, walkways, parking areas and drive areas NOT INCLUDED, quote will be submitted.
- Palm trees that can be reached with a pole saw from the ground are to be pruned as needed to maintain a neat appearance.

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- Loose boots on palms that can be reached from ground level are to be removed as needed. Boots that have fallen to ground will be removed.
- Crepe Myrtle's until 8' are to be pruned in the dormant season. At client's discretion Crepe Myrtle's may be cut back to stems as large as a pencil or tree may be "hat racked".
- **Suckers are to be removed from trees in order to maintain a neat appearance.**

SEASONAL COLOR AT REQUEST.

Floral material is to be changed out Four times per year, installed in the following schedule:

December 15 through January 15	Winter
March 1 through April 1	Spring
June 1 through July 1	Summer
September 15 through October 15	Fall

PALM TREE PRUNNING NOT REQUESTED ON THIS PROPOSAL

- Once per year all palms until 25' shall be pruned and shaped, Dead fronds and seedpods shall be removed.
- Palm Trees will be trimmed one time per year at no extra cost during the dormant season; pruning/trimming branches of trees and bushes who are overhanging and touching the building or interrupting the pass will be performed as needed. Leaf will be rake.
- All fronds and fallen debris shall be removed from site.
- Specimen Palms shall be pruned in an appropriate manner to maintain the intended look.

CLEAN-UP:

- All debris generated from maintenance operations will be blown or vacuumed from all hardscape areas. Debris, pine needles, or leaves that would be unsightly or would accumulate in turf or plant beds will be removed from curb lines and not blown into turf or plant beds.
- Leaves that would accumulate in turf or plant beds shall be removed as needed.
- Mulch is to be maintained away from foundations of building.
- Debris shall not be blown into fountains, ponds, patios, entryways, or doorways.
- Turf areas are to be cleared of litter and debris before mowing begins, smaller than 4" in diameter. Plant beds will be policed for litter and debris during each property visit.
- **Leaves and pine needles will be raked or blown from turf, plant beds, drive-through, and parking lots and removed from site. At clients discretion pine needles could be placed in plant beds as mulch.**
- All wooded natural areas should be kept free of fallen limbs and weeds. Natural leaf drop will not have to be removed from these areas.

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- Debris deposited by typical weather occurrences will be cleaned up on day of service.
- Major clean up due to storms, tornadoes, hurricanes, etc. will be done as an additional Work authorization. Service provider agrees to provide client first priority service in event of a major clean up.
- Service provider shall provide client the personal phone or pager number of the supervisor or other designated person for contact in the event of an emergency.
- Cost of Landfill is not included during leaves season and spring cleanup, separate invoice will be send to the Property

FREQUENCY OF SERVICE:

- Ground's maintenance crew or supervisor will report to the site Fifty-One (51) weeks a year. This is a weekly visit in the winter month to ensure leaves and debris are collected and property remains tidy, report to the site and the manager Fifty-One (51) weeks a year.

SAFETY REQUIREMENTS:

- All equipment shall have all safety devices attached and operational as designed by the manufacturer. Mowers must be equipped with discharge deflector shield; edging equipment will be equipped with manufacture guard to deflect hazardous debris.
- Personnel shall comply with all OSHA dress code regulations, including but not limited to, safety glasses, steel-toed shoes, and earplugs while operating equipment on community property.
- Material Safety Data Sheets must be submitted for all chemical intended for use on site. All chemicals to be used shall carry an EPA approval number.

B. MULCH NOT REQUESTED

- Cypress mulch, pine bark, or similar, at your request, will be applied. Volume of material to be installed will be determined at a later stage. This is considered at improvement of landscaping therefore will be considered extra work and if service is required, a quota will be submitted to you for previous approval.

C. HORTICULTURAL SERVICES NOT REQUESTED ON PROPOSAL

St. Augustine: 6 applications every other month (2 granular & 4 liquid), fertilization, * insect control, ant will be treated broadleaf weed control & turf damaging fungus control.

* Due to the resistance that Chinch bugs have to permethrin-based insecticides it will be necessary to use *Arena* insecticide to achieve control of Chinch bugs during the summer months. We will apply 2 applications of *Arena*.

Ornamental Shrubs: 4 applications every other month (2 granular & 2 liquid), fertilization, insect control & damaging fungus control, Bedding Plants that outlines they will be fertilized, weeded, 4 times per year.

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D. IRRIGATION SYSTEM CHECK UP OR REPAIR NOT REQUESTED IN THIS PROPOSAL

Irrigation system will be thoroughly monitored, allowing its proper operation. Damages found during inspection – or during regular operation – will be immediately reported to you and repairs will be carried out after approval of our estimate should our services be required in this respect. Damages caused to the system during regular operation will be repaired by us at no cost for your good selves.

1. Activation of each zone to inspect for valve function, lateral breaks, damaged heads, coverage or anything else that would indicate any malfunction of the irrigation system.
2. Clean and adjust irrigation heads for proper coverage.
3. Adjust automatic controller to establish frequency and length of watering periods for seasonal requirements and water restrictions. Controller adjustments shall be noted on irrigation report.
4. A written report submitted to the client outlining the results of inspection, repairs required, and location of repairs.
5. Location of needed repairs shall be made clear on written reports. Association retains right to carry out repairs and that True Care Plus only takes action when asked to do so by the property manager.

F. EXTRA WORK

- 1.) Tree removal and trimming not covered by this proposal.
- 2.) Stacking, guying, or tying of trees and shrubs – or the undoing of it from original installation(s) – not performed by Every Green Care.
- 3.) Mulching or replenishing mulch not covered by this proposal, Cypress mulch will be 50\$ per CY, including Material, Labor and Delivery over 100CY order
- 4.) Repairs to the irrigation system not caused during the execution of the standard ground service.
- 5.) Major clean up due to storms, hurricanes, tornadoes, or other Acts of God.
- 6.) Improvement of landscaping not covered by this proposal,
- 7.) Sodding
- 8.) Palm Trees trimming.

G. CANCELLATION/ACCEPTANCE

This service agreement automatically renews itself on a month-to-month basis, unless written notice is given thirty (30) consecutive days in advance by either party, the vendor agrees to commit for an initial 90-day term upon acceptance of this agreement

This agreement can be cancelled by either party by 30 days in advance written notice certified mail, with no cause,

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H. PRICE FOR THE ABOVE SERVICES

- Maintenance of sod areas as explained herein in Exhibit 2, Fee Summary
- This proposal is based in maintain your property the 51 weeks around the year.
- TOTAL \$ 5,150.00 per month or \$ 61,800.00 annually.
- During leaf drop season, leaves and pine needles will be raked or blown from turf, plant beds, drive-through, and parking lots and
- Removed from site. At client's discretion pine needles could be placed in plant beds as mulch. Cost of Landfill is not included

Accepted by:

Anand Watane

Anand Watane

Vice President

Date: 06/11/2025

Approved by:

Jorge Solovjov



Xavier Marriott

President

, 2025
06/14/2025

First day of service would be the week of June 23rd.