

**Laurose Lawns, Inc.**  
**Grounds Maintenance Specifications**  
**for**  
**Eastwood Pines Townhomes**  
**Effective 11/01/2022**

**LAWN MOWING:** All turf areas shall be mowed 38 times throughout the year. The turf will be cut at 4 inches during the growing season and 3.5 inches during the dormant season.

**LINE TRIMMING:** Property shall be trimmed each mowing pertaining to all grass growing perpendicular to buildings, fences, utility structures, and around poles and tree bases.

**EDGING:** Property shall be edged each mowing pertaining to all grass growing horizontally to concrete, asphalt and ornamental landscape beds.

**LEAF REMOVAL:** All hard surfaces will be cleaned of leaves and removed after each mowing and between each mowing second week of January through March.

**BLOWING:** All areas where work is performed will be blown clean after each mowing.

**WEEDING BEDS:** All beds shall be maintained monthly. Tree and shrub beds, signs, light posts, and cracks in concrete will be sprayed with a round-up (a non-selective herbicide weed killer). Tall weeds in shrubbery will be removed by hand.

**SHRUB TRIMMING:** All shrubs shall be maintained monthly to promote a healthy and neat appearance year round.

**TREE TRIMMING:** Trimming includes palms and crape myrtles. Palm trees trimmed one time per year. Crape Myrtles trimmed one time per year up to 10 ft overall height.

**SHRUB FERTILIZER:** All shrubs and applicable ornamental trees will be fertilized with special blend granular fertilizer complete with micro and minor elements 2 times per year/granularly and 2 times per year/liquid fertilizer.

**TURF FERTILIZER:** All turf grass will be fertilized with a special blend granular fertilizer 2 times per year and liquid 2 times per year.

**PEST CONTROL:** Turf grass- 4 liquid services including insect control, weed control, and fertilizer. Shrub care- 2 services including insect control, and fertilizer. St. Augustine grass only. Grub/Mole cricket bait app. 1 time- July/Aug.

**MULCHING:** Upon request mulch will be applied to all desired beds 1 time per year, for a cost of \$55 per yard. This amount includes all labor, material and applicable tax.

**SPRINKLER CHECK:** Irrigation zones will be checked 1 time per month to ensure complete sprinkler coverage is reaching all areas as needed. Spray adjustments and clogged nozzles will be repaired as necessary. Replacements and all other repairs will be at an extra charge, materials and labor. \$45.00/mhr.

**STORM AND FREEZE DAMAGE:** Excessive debris caused by storm or freeze damage will be an additional charge of \$40 per man hour. Dump Fee: \_\_\_\_\_