

**GROUNDS MAINTENANCE
TERMS, CONDITIONS & PERTINENT INFORMATION
FROM THE BOARD OF DIRECTORS**

- *The service contract provides for maintenance of common area items that are planted and owned by the Corporation. It does not provide regular maintenance on any items that are planted and owned by current or previous homeowners or residents, with the exception of grass on common areas including front/back yards, which has been seeded or sodded by homeowners or residents. It will be cut and maintained by our grounds contractor as usual.*
- *For clarification of ownership, check with our Site Manager to determine whether or not a tree, shrub or hedge, etc., in the front/back yard is owned by the Corporation or the homeowner.*
- *The Corporation will, at its discretion, trim branches of large homeowner trees that interfere with the roof and/or siding of units.*
- *The Corporation will, at its discretion, remove from yards any saplings that are considered to be too close in proximity to a unit's foundation and which could potentially grow to be large trees or foliage. Large trees typically have an extensive and aggressive root system that cracks and damages foundations and invades and clogs drains which are extremely costly to repair.*
- *Homeowners are prohibited from planting potentially large trees and foliage in their yards.*
- *Contractor is not required to do any watering.*
- **Weed Control:** A Provincial ban restricting the use of cosmetic weed control was introduced in 2009. This has prevented the use of the usual weed spray applications.
- *Homeowners/residents are not allowed to perform any alterations on our common areas pursuant to Article 15 Schedule A #20 which states: "No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flower beds."*
- *Front and back yard flower beds and gardens, including those that may be inherited by reason of a home purchase, are required to be properly maintained by the homeowner as they are given exclusive use of their front and back yard. Homeowners are expected to keep their yards, gardens and flower beds weeded, presentable and in good condition at all times.*
- *Snow and/or ice will not be cleared from back yards or behind back yards. Property to the rear of units is not maintained during the late fall and snow/winter seasons.*
- *Should there be any questions, concerns or complaints with this service please contact our Site Manager. All service issues reported must include details of date, time, location and the nature of an incident.*
- *The following service contract summary does not include pricing as the pricing between the contractor and the Corporation is confidential.*

SERV-A-LAWN - CONTRACT SUMMARY

For: GROUNDS MAINTENANCE

Term: April 1, 2020 to March 31, 2025

CONTRACT TERMS & CONDITIONS

SUMMER:

1. Cut and trim all lawn areas weekly (weather permitting) at a height of 2" – 2 ½" during the growing season, as required.
2. Pick up all papers, sticks and other debris weekly.
3. Cultivate, edge and remove weeds from garden beds, common area hedges and trees (excluding unit front/back yard gardens), twice monthly, or as required to ensure neatly edged beds.
4. All roadways, pathways, patios, driveways and front walks to be blown or swept clean of grass clippings, leaves etc. on a weekly basis.
5. Trees up to 6' in height to be pruned and trimmed.
6. Trim all hedges and bushes as necessary to maintain a neat, trim appearance.
7. Fertilize all lawn areas at the rate of 20 lbs. per 1,000 sq. ft. Two applications during the spring/summer season, one application of winterizer in the fall.
8. Tipping fees for all items removed from the property under the scope of the contract shall be at an additional cost. This shall include but shall not be limited to spring and fall clean-up and pruning.

SPRING AND FALL:

1. Removal of all leaves and debris.
2. Removal of all dead annual flowers in common area beds (excluding front/back yard gardens).
3. Cultivation and edging of common area garden beds (excluding front/back yard gardens).
4. Perennials to be cut back as required (excluding front/back yard gardens).

Note: Cleanups will be progressive. Due to high volumes of leaves or inclement weather conditions, it may not be possible to clean all areas of the complex in a single visit.

SERV-A-LAWN - CONTRACT SUMMARY

For: **GROUNDS MAINTENANCE**

Term: **April 1, 2020 to March 31, 2025**

WINTER:

1. Plow roadways and parking lots and when a minimum fall of 2" (5 cm) of snow occurs.
2. Plow the above areas when drifting occurs.
3. Slush will be plowed when melting conditions occur.
4. Unit driveways will be plowed and salted as necessary, after a reasonable amount of time. This will usually occur during the day time after a night time snowfall. Any snow in front of the unit garages that the plows cannot clear will be cleared by other means the following day. Please note that we will do our utmost to plow out vacant spots in all double and triple driveways. However, in some locations, and depending on weather conditions, it may be impossible to plow a unit driveway when a neighbors' car is parked beside their spot. We will return as often as possible to clear spots where cars have moved. If cars are left parked in driveways for extended periods of time it may cause ice build-up in the driveways that will take extra time to clear or melt once the car is moved.
5. Front walkways of units will be cleared and salted as necessary after a reasonable amount of time. This will usually occur in the day time after a night time snowfall.
6. A weekly litter pick-up will continue throughout the winter months.
7. On request, additional applications of salt will be applied to the main roadway and parking lots when slippery conditions occur, at an additional cost. This shall only be completed a reasonable amount of time after instructions from the corporation's authorized representative.
8. We will return to clear the snow from parking areas where cars had been parked during previous visits.
9. In the occurrence of a large winter storm, continuous efforts will be made to return as many times as necessary in order to ensure uninterrupted movement of traffic throughout the site.
10. Snow relocation (bobcat service) will be at your discretion, at an additional cost.
11. Snow removal to an off-site location will be at your discretion, at an additional cost.
12. Any damage to grass areas or retaining walls due to snow clearing operations will be repaired in the spring at no additional charge.