

**MONT CLAIR HOMEOWNERS ASSOCIATION
P.O. BOX 812
PALISADE, COLORADO 81526**

LAWNCARE, MOWING AND EDGING:

All common areas shall be mowed and trimmed weekly by Columbine Landscaping.

All mowing

debris shall get bagged while mowing and removed from the area. Approximately 30-32 mowings

per season is normal, depending upon weather conditions of spring and fall. All sidewalks

adjoining the common areas shall be edged once a month. All debris caused by the trimming

shall be removed from the sidewalks and streets.

AERATION:

Lawns shall be aerated one time per year in the spring.

PLANTERS:

Columbine Landscaping will control weeds, provide spring and fall clean-ups and pick up litter

and limbs from common areas.

TREE AND SHRUB CARE:

Tree care shall not be a part of this contract. Whenever common area trees need to be trimmed, removed or pruned, separate agreements will be negotiated and shall be billed as an extra cost to this contract.

SPEINKLER SYSTEM:

Columbine Landscaping shall repair all sprinkler heads and lines damaged as a result of the lawn maintenance operation.

FERTILIZATION:

Fertilization shall be installed in April, June, August and October for all common areas. All

fertilizers shall contain a balanced slow-release type fertilizer containing nitrogen, phosphorus

and potassium. Pre-emergent will be applied in the flower beds and rock areas of the common

areas in four applications.

The fertilizer program shall be maintained through Columbine Landscaping and Sub-contractor, Bradley's Turf Care.

LIABILITY INSURANCE:

Columbine Landscaping and Bradley's Turf Care shall carry \$ 1,000,000.00 general liability

insurance and submit a copy of such insurance prior to acceptance of the contract.

All Columbine Landscaping and Sub-Contractor employees, other than owners, shall carry Workman

Compensation Insurance. Bradley's Turf Care shall maintain a Colorado Pesticide Applicators

License and submit a copy of such license prior to acceptance of the contract. All applicable

OSHA regulations and guidelines shall be strictly enforced at all times and all work shall be

completed between the hours of 7:00 A. M. and 7:00 P. M..

Any additional maintenance for Mont Clair HOA to be performed by Columbine Landscaping

will be billed at a flat rate of \$ 55.00 per hour.

Mont Clair Homeowners Association or Columbine Landscaping may terminate this agreement

by informing either party with a thirty (30) day written notice.

PAYMENT TERMS:

Columbine Landscaping and Mont Clair Homeowners Association agree to all terms and

conditions listed for a total of \$ 17,080.00 for the 2013 season. Payment will be made in tithe (8)

monthly installments of \$ 2,135.00 on the last day of each month starting on March 31, 2013 and

ending on October 31, 2013.

Roy Munn, Board Member
President, Mont Clair Homeowners Association Date
Date 3-5-13

970-210-4379

Contractor

970-640-1403

Todd Coffin
Todd Coffin 3-5-13

Columbine Landscaping
970-243-1202

Fertilizing Sub-

Bradley's Turf Care
Brad Spelts