

VILLAGES OF LAKE ST. CHARLES HOMEOWNERS ASSOCIATION, INC.  
2908 Bay to Bay Blvd, Suite 200  
Tampa, Florida 33629  
(813)716-8436

*Specifications for Ground Maintenance*

Contractor shall perform the maintenance and furnish all labor, equipment, supplies, and materials for complete landscaping and maintenance of all common areas throughout the community. This includes, but is not limited to: mowing grass; cultivating plants, flowers, trees, and shrubs; fertilizing, weeding, edging, and policing of all areas.

The work covered shall include, but shall not necessarily be limited to the following to maintain turf, plants, shrubs, trees, flowers, and vines in lush, green, and growing conditions:

I. MOWING

- A. Mow all common areas with power mower of sufficient horsepower to leave a neat, clean, uncluttered appearance, with at least forty (40) mowings per calendar year or as required depending on growing seasons and conditions. At the minimum:
  - 1. April through September (weekly mowings)
  - 2. October through March (mowings every two weeks)
- B. All excessive clippings to be either bagged or raked
- C. All grass clippings, leaves, and pine needles on streets, curbs, and sidewalks shall be swept or blown away at time cutting takes place.

II. EDGING

- A. Edge along all beds, trees, sidewalks, curbs, and streets on the same schedule as the mowing or more as required depending on growing seasons and conditions to keep the property in neat, clean appearance.
- B. All grass clippings and debris from edging will be swept or blown with backpack at time edging takes place.

III. CLIPPING

Contractor shall hand clip around posts, lights, signs, trees, utility installations, and sprinkler heads and valves.

IV. WEEDING

- A. Contractor shall weed all planting beds and hedges every two (2) weeks or as necessary to keep beds weed free.
- B. Contractor shall furnish all labor as necessary to mulch beds at a minimum of three (3) inches. Mulch material cost is to be priced separately. Mulching is to be done during the first month of the calendar year.
- C. Joints in streets, curbs, sidewalks, and other paved areas shall be chemically treated to keep a neat, clean, weed-free appearance.

V. PRUNING

- A. All shrubs, vines, plants, trees, and palms shall be pruned and shaped throughout each calendar year as necessary or at proper times to:
  - 1. Remove dead, diseased, or injured branches and palm fronds.
  - 2. Keep all sidewalks and roadways in passable condition and eliminate overhanging branches or foliage which obstructs and hinders pedestrian or motor traffic.
  - 3. Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls, utility areas, or buildings.
  - 4. All hedges and vines on walls will be trimmed at least twelve (12) times per calendar year or as needed to provide a neat and clean appearance.
- B. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth, removal of interfering branches, and control of height, and natural characteristic conformation of the plant.

VI. POLICING

- A. Contractor shall police all areas under contract at least one (1) time per week and remove all trash, cans, and debris. Contractor shall also empty any trash receptacles in common areas.
- B. All debris should be removed to an off-site dumping facility.

VII. SPRAYING / PEST CONTROL FOR GROUNDS

- A. All shrubs, vines, plants, flowers, and grass shall be sprayed or baited as needed for insects, fungus, and other disease control. This includes ANT CONTROL. Chemicals and labor needed will be supplied by Contractor.
- B. All turf areas to be sprayed as needed to control weed growth, and for fertilization. Herbicide to be supplied by Contractor.

VIII. NEGLIGENCE

Any plant, shrub, tree, annual, or turf needing replacement because of negligence of the Contractor shall be replaced at the cost of the Contractor.

IV. APPEARANCE

The contractor shall have all crews maintain a proper and professional appearance at all times and conduct themselves in a professional manner.

X. REPORTS

Monthly written reports regarding work performed and the schedule for coming month will be provided to management by the first of each month.