

**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 be 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.

LEAVES:

Remove all leaves from the common areas, adjoining sidewalks and street each fall during regularly scheduled visits.

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.

SPRINKLER 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 to the common areas in four applications.

The fertilization 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

contact. 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 regulation 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 2014 season. Payment will be made in eight (8)

monthly installments of \$ 2,135.00 on the last day of each month starting on March 31, 2014 and ending on October 31, 2014.

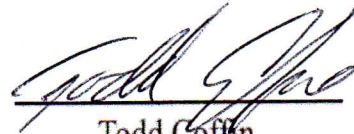
Renee Edel



President Mont Clair HOA

3/6/14

Date



Todd Coffin

3-6-2014

Date

Columbine Landscaping
970-210-4379 Cell Phone
970-243-1202 Home Phone