



JERSEY

LANDSCAPING

General Manager: Emilio Flores
P.O. BOX 783
HOLLY SPRINGS, NC 27540
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Ground Maintenance Contract 2026

CUSTOMER NAME: The Trace Single Homes HOA
CUSTOMER Address: Address: 1016 Dotson Way
City, State Zip: Apex, NC 27502
Phone Number: 919 3897944
Email: manager@grandchestermeadows.com

Landscape Maintenance:

- 1-Mow, trim, edge, blow front, sides and back of each house weekly during the growing season March to November and December to February service will be every other week.
(Expected to average 38 to 48 per year) INCLUDED 21 SINGLE HOMES AND ENTRANCE.
- 2-**Edging and trimming-** both are to be completed in conjunction with the mowing and to include planting beds as well as hard surfaces.
- 3- **Clippings-** Clipping and debris related to the routine mowing should be blown from all hard surfaces upon each visit. We will blow away from patios and flower beds around the building.
- 4- **Shrub Pruning-** Shrubs in common areas and planting beds are to be pruned a minimum of three times per year. All clipping is to be removing from property (typical schedule May, July & November) Any tree higher that 15 feet will be additional cost that will be discussed with Board members for approval also any major pruning to the shrubs.
- 5- **Aeration-** Aerate seed with fescue blend & fertilize all turf areas September or October.
- 6 -**Fall Leaf Removal-**Leaf removal from property site is to be completed every week weeks during the fall season. (October to December)
- 7- Install spring/summer and fall/winter flowers in the two existing beds.

8-Fertilizer 4 times a year all turf areas.

Apply Pre-Emergent Herbicide According to the bag's recommended rate one in late February and the other in late March This product helps the fescue grow and green up as well as prevent summer annual weeds such as crabgrass from emerged.

May we will apply Lime to help hp on the soil.

September, we apply 18-24-12 fertilizer at 6 pounds per 1,000 square feet

November, we apply 16-4-8 fertilizer 6 pounds per 1,000 square feet.

9- Tree/shrubs care:

All shrubs and trees well be fertilizer in the spring with 10-10-10 fertilizer

All plant beds will receive the application of pre- emergent weed control in February and March.

10- Pest control:

All plant will be monitored regularly for pest infestation and proper control administered will be done by a license pesticide applicator.

If a severe pest problem is present will be extra charge that will be discussed with board members for approval of the treatment.

11- Pine straw installation:

- All pine straw beds will be defined by bed edger prior to installation. Pine Straw will Be installed in the front and side single family home beds.

Pine straw will also be installed in the single-family home tree circles. Pine straw will be done ones a year in January or February.

ESTIMATE: \$4,200.00 PER MONTH - \$50,400.00 PER YEAR (material and labor)

Optional Cervices:

1-Installation of plants, shrubs, and trees- Free estimate for recommendation, there is an \$ 250 per hour charge for designs, if design is approved for install by JL, 50% of the design fee will be put toward the install fee.

2- Soil test will be do yearly to determinate if ground need lime and will be discussed with Board members for a quote on this service.

5-Snow removal is \$200 per hour includes bobcat plus operator.

Price per 40lb bag of Ice Melt is \$80. Ice melt is safe for all turf and shrub beds along with concrete and asphalt. Additional manual labor will be billed at \$80/hr. for crew members and \$100/hr. for supervisor on site for additional services

WE LOOK FORWARD TO WORKING WITH YOU!!



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LAWN AND LANDSCAPE MAINTENANCE CONTRACT

this contract is an agreement between Jersey Landscaping, herein after referred to as the contractor, and The Trace single family homes HOA herein after referred to as the client. Contractor and client hereby promise and agree to the following: The contractor agrees to provide the services detailed in the above specifications. The client agrees to pay the charges specified herein.

PROPERTY DESCRIPTION, SERVICES PROVIDED, TERMS, CONDITIONS, AND CHARGES

A. This contract is for lawn maintenance for property located and described as The trace single family homes HOA Apex, NC.

B. The contractor shall show proof of insurance and agrees to keep insurance in force for the duration of contract.

C. The term of the contract is for 1 year January 1, 2026 and ending December 31, 2026. This contract can be terminated by either party by giving to the other party written notice of termination at least thirty days prior to termination of the existing contract.

Client or contractor can cancel this contract at any time by giving thirty (30) days written notice. Payment at termination of contract will include refund from Jersey Landscaping to The Trace single family homes HOA for materials or services paid for but not performed at the time of termination. In addition, Jersey Landscaping shall be compensated for materials or work performed prior to termination, for which the cost has been spread over the term of the contract payments.

D. The charge for the specified services is for Items 1 to 10:

\$4,200.00 per month **\$50,400.00 annually**

For the term of this contract payable each month for which service is provided. The client will receive an invoice on the 1st of the month; payment will be due 20 days from the date of the invoice. Any additional or unscheduled services agreed on by client and contractor will be billed separately.

I HAVE READ FULLY THE ABOVE TERMS AND CONDITIONS AND AGREE TO BE BOUND BY THEM.
In witness whereof, the parties to this contract have signed and executed it as indicated.

EMILIO FLORES 1/1 2026

CLIENT

DATE

CONTRACTOR

DATE