

Bridgewalk Landscape Maintenance Program

Residential Lot Landscape Maintenance provided by FloraLawn

The residential Lots in the Bridgewalk Community, predetermined by the developer, offer limited grounds maintenance provided by the Bridgewalk Community Association. Prior to the construction of Bridgewalk, it was decided that the assessment would cover the costs associated with a basic landscape maintenance package. The package includes mowing, string trimming, weeding, edging, turf applications and annual mulching of basic landscape. The service provider is FloraLawn. Please remember this will not be everything you need to maintain a health lawn in Florida. The minimal and routine standards of maintenance on residential Lots provided by FloraLawn can be found here. (Please link the standards below)

Turf Maintenance

Mowing

- Rotary lawn mowing will occur approximately 42 times a year- every other week during the non-growing season or as needed November-March and weekly during the growing season from April through October. During extended periods of rain, drought conditions or unforeseen irrigation issues, cutting will take place as conditions dictate.
- Turf will be cut to a height of 4.25" for St. Augustine (Front) and 3.5" Bahia (Back). Rear yards may not need to be mowed every visit per the conditions.

Trimming

- Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.
- It is recommended that owners establish a mulch barrier around areas that can be damaged by the string trimmers, such as A/C units, stucco foundations, fencing, fence posts, patios, steps, vinyl siding, or other areas.

Edging

- All turf edges of walks, curbs, and driveways shall be performed every mowing (42 times per year). A soft edge of all bed areas will be performed every other mowing (21 times per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

Turf Applications

- St. Augustine turf will be treated with fertilization and post emergent wee applications up to 4 times a year between April-October – Bahia turf is not treated and can be scheduled at an additional cost directly with FloraLawn.

Note: Some of the applications listed above may be combined at contractor's discretion.

Tree, Shrub, and Groundcover Care

Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of 10 times per year to ensure the following:

- Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.
- Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
- The removal of dead, diseased, or injured branches and palms will be performed as needed.
- Ground covers and vines can maintain a neat and uniform appearance.

Weeding

Weeds will be removed from all plant, tree, and flower beds 18 times per year. This incorporates 2 times per month during the growing season and 1 time per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.

Fertilization

Palms and hardwood trees will be fertilized 2 times per year. Shrubs and groundcovers will be fertilized 2 times per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.

Insect, & Disease Control

All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored, and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. FloraLawn does not guarantee the complete absence of any insect or disease. They will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

Irrigation

Inspections

All irrigation zones shall be inspected 1 time per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection. Pending irrigation issues on the property are being resolved.

Irrigation Repairs

Irrigation repairs needed will be noted with a hang tag left on the front door. Single family homes must call FloraLawn to arrange and pay for irrigation repairs or use their own private vendor to perform repairs. System and spray head repairs on single family homes are not the responsibility of the HOA and not included in HOA fees. Townhouse irrigation repairs are coordinated and managed by the HOA due to the reclaimed water is included in the townhouse assessments and the system is not accessible by residents.

Miscellaneous

Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by the landscaping process. All trash shall be picked up throughout the common areas before each mowing 42 times per year. **Construction debris or similar trash is not included.** Trash shall be disposed of offsite.

Requirements of Service

- Access must be available for back yard mowing.
- Irrigation cannot be running at the time of visit.
- Gates must remain unlocked and function properly.
- Personal items such as lawn furniture, toys, hoses, or other items must be removed from lawn and landscape areas before service begins.
- Landscape beds with edging, exposed irrigation, decorative yard ornaments, excessive non-builder installed plantings, or other items that can be damaged will be skipped or bypassed.
- Pets cannot be present. Prior to letting dogs / cats / pets into yards in the evenings, please make sure all gates are securely closed.

Help Us Work Better Together

- Install a 1 to 2-foot mulch barrier around a/c units to help protect the proximity of grass growing too close and a 1-foot mulch barrier around the perimeter of the house and fences to protect the siding, fence posts and other structures that can be easily damaged by mowing and string trimmers. **FloraLawn will still edge the beds and spray the weeds in newly formed beds.** They can also provide a quote to install as well (ask for the Bridgewalk discount). More information can be found at FloraLawn.com.
- Please stow trash and recycling cans properly in the garage or apply to install an approved trash enclosure fence and pad. Leaving cans on turf areas will kill the grass. FloraLawn will not move, mow or trim around trash cans sitting on the grass.

- Clean up your personal items prior to mow day which is usually **Wednesdays and Thursdays** at Bridgewalk. FloraLawn will not move, mow or trim around hoses, electrical cords, toys, play equipment or potted plants that are sitting on the lawn.
- FloraLawn will not mow around landscape lights, lawn décor or other items installed in turf areas. Please limit these to a mud landscape bed or tree ring.