



Thank you for choosing Gonzo Bros Landscape to provide you with a proposal for your maintenance needs. Gonzo Bros Landscape has been providing grounds care for the finest properties since 2015. Here are a few reasons why we are still around to help you:

1. We take pride in customer service; this is the cornerstone of our success.
2. We have a 99% customer retention rate.
3. Our employees are all background checked and clean cut to ensure the safety of your community. Additionally, we will always be in uniform for easy identification of laborers.
4. We use top of the line equipment to secure quality of work and reliability. Also providing a great image to the community members.
5. Gonzo Bros Landscape is a high-quality top performing outdoor service company that provides work that is incomparable.
6. We are licensed, bonded, and insured for our services.
7. Member of the BBB (Better Business Bureau) and have an A+ rating.
8. We promise customer happiness: "We're not happy unless you are."

Please visit our website at www.gonzobroslandscape.com for more information about us, and photos of our quality services.

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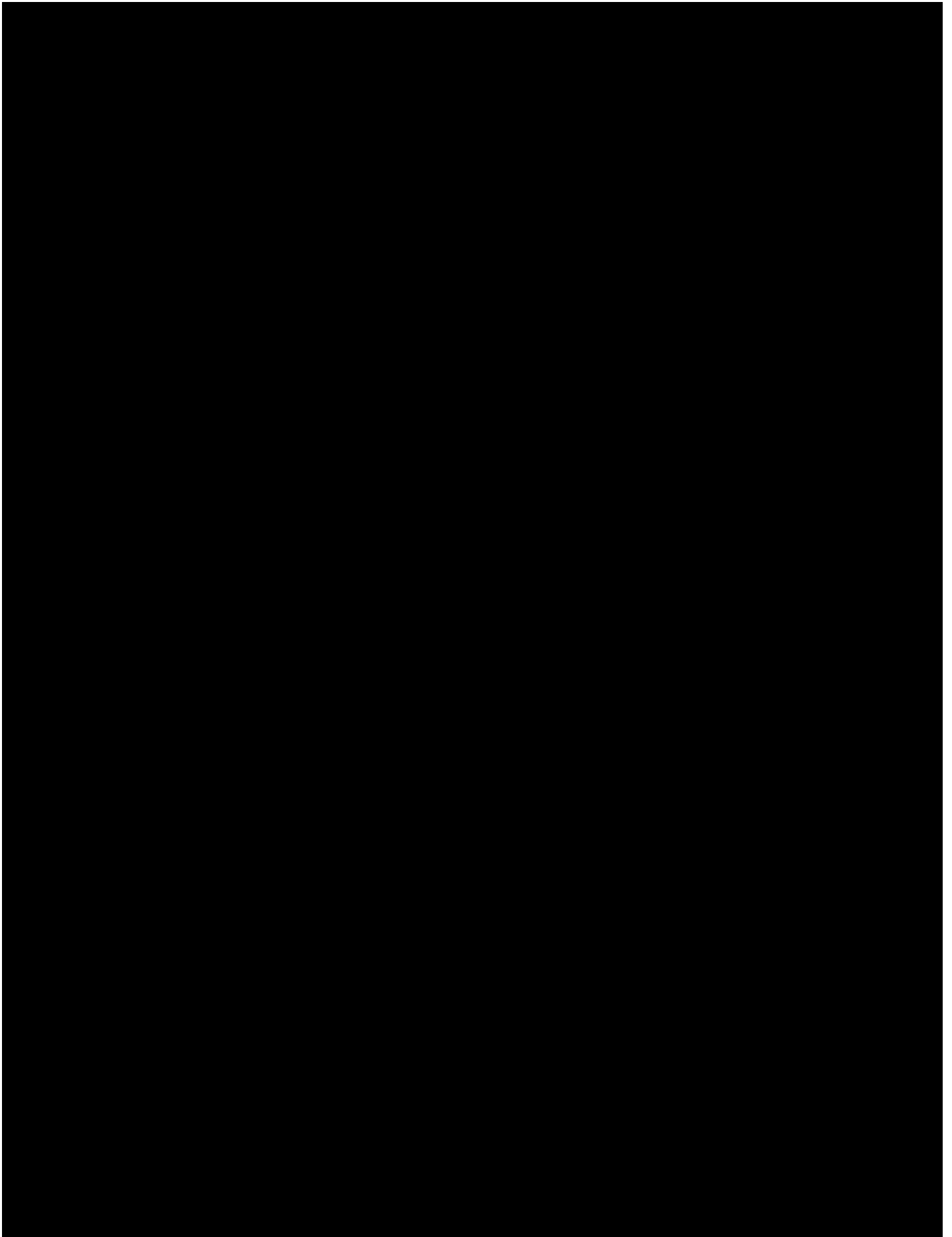
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Chris Gonzalez

President

Contract Information Below:

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Terms and Conditions

I. Spring Cleanup

- A Spring Cleanup will be performed as soon as weather and ground conditions permit.
- All turf areas will be vacuumed of all leaves and debris.
- Any fallen leaves or debris that are not accessible by vacuum will be removed by either a backpack blower or by hand rake.
- Remove all leaves and debris from the development. Vendor will not use wild areas for disposal unless approved to do so from the board.
- The management team will be notified of any damaged turf/landscaping from snow removal activities.
- Remaining perennials and/or ornamental grasses will be deadheaded.

II. Mowing and Trimming

- Mowing of designated grounds will be performed on a weekly basis or as needed during the growing season. (May 10th – October 31st)
- Mowing height will be approximately 3-3.5 inches and is subject to adjustment due to weather and the discretion of the contractor. Height will also be adjusted at the request of the management team.
- Vendor to push-mow areas desired by management team or decided is safe for the team of Gonzo Bros Landscape and the turf health.
- During drought periods, spot mowing may occur to ensure health of turf. Spot mowing also ensures the likeness in turfs appearance. Site will be policed for garbage if mowing does not occur.
- Sidewalks, patios, steps, driveways, and curb lines will be backpack blown to remove excess grass clippings following each mow.
- Excessive grass clipping will be dispersed to give turf an acceptable appearance.
- All debris such as sticks, will be picked up prior to each mowing.
- Trimming around buildings, edging along rock/mulch beds and other obstacles will be performed on a weekly basis, or when necessary.
- Gonzo Bros Landscape LLC is responsible for any excessive damage done to shrubs, trees and plants that are not protected.
- Mowing will not occur while raining.

III. Fertilization + Weed Control (Lawn Health)

- The fertilization program will consist of the following applications:
 - a. Early spring application (Preemergent Stonewall 0.20% 16-0-5, 30% Stabilized Nitrogen Preemergent Plus Fertilizer)
 - b. Late spring application (Preemergent Stonewall 0.20% 16-0-5, 30% Stabilized Nitrogen Preemergent Plus Fertilizer)
 - c. Early summer application (Organic Base 28-0-3, 20% CRM Bio 1.35% FeOxy)
 - d. Summer application (Organic Base 28-0-3, 20% CRM Bio 1.35% FeOxy)
 - e. Fall winterization application (Organic Base 28-0-3, 20% CRM Bio 1.35% FeOxy)

- The weed control program will consist of the following applications:
 - a. 2 applications for broadleaf (T-Zone SE Post Emergent Liquid Herbicide, 1.2-1.4 ounces per 1000 sq ft)
 - b. 1 application of post-emergent crabgrass treatment (Quin-Way Emergent, 1 tsp – 0.5 ounce per 1000 sq ft)

IV. Shrub Care

- Pruning and Shaping of Shrubs will be performed late spring and fall, or when desired by management during the growing season. This is to maintain the desirable size and shape according to the type of vegetation. This service will be completed to manage the health and appearance of shrubbery. Debris will be removed from the property upon completion.
- Shrubs will be inspected throughout the growing season for disease and insect problems. All recommendations for shrub replacement will be made to management.
- Shrubs with Christmas lights or other objects will be skipped.

V. Fall Cleanup

- Cleanup will be performed no later than November 15th.
- Cleanup schedules are dependent on weather and timing of falling leaves.
- All rock/mulch beds will be backpack blown and cleared of all leaves and debris.
- All turf areas will be vacuumed of leaves and debris and mowed short.
- Any fallen leaves or debris that are not accessible by vacuum will be removed by either a backpack blower or by hand rake.
- Debris will be removed from property unless management approves using wild areas for leaf removal.
- Additional cleanups will be approved by management and billed at an hourly rate of \$75/hour per laborer, \$100.00 disposal fee per trailer or dump truck used.

VI. Irrigation (not included in monthly rate)

- Irrigation Startup will begin no later than May 20th. Each zone will be timed accordingly depending on special needs as well as the weather.
- Any damages to the system from the winter conditions that will need repairs will be billed separately on a time and material basis.
- Any damages from snow removal services contracted through Gonzo Bros Landscape will be replaced and repaired at no extra charge.
- Irrigation blowouts will occur no later than October 31st.
- Setting controller for current season will be included in startup.
- Any RPZ testing and/or permitting will be an additional charge.
- There will be monthly checkups on the system to ensure all turf areas are being irrigated (May – October).
- There will be monthly checkups on the system to ensure all heads and controllers are functioning
[REDACTED]
[REDACTED]
Landscape. [REDACTED]

VII. Snow Removal

- This contract displays a trigger rate of 1.5”.
- All roadways, driveways, parking areas, and sidewalks to be completed within the following standards as directed by the association.
- In the event of a large snowfall that exceeds 6”, continual clearing will clear when snowfall successions of 4”.
- An open-up (two passes on driveways and roadways) will be completed during continuing snowfalls exceeding 4” and continuing past 6”.
- Complete cleanup of the association will be done within 15 hours of the snow events conclusion or sooner so emergency vehicles have access. Gonzo Bros Landscape will enforce every effort to have areas cleared before morning or evening when traffic is at most.
- The association will be billed hourly on top of their monthly price for every inch of snow that exceeds 70” totaled through the months of November-March.
- If snowfalls exceed 8”, Gonzo Bros Landscape will be aiming to have the property completely cleaned within 15 hours of the snow events conclusion.
- Snowfalls that do not reach the associations trigger of 1.5” and the association requests this to be cleared will be billed on a per time basis.
- Return trips to plow where cars were parked will be billed on an hourly rate (minimum of 1 hour)
- Sidewalk clearing will be completed within 24 hours of the snow events conclusion.
- All fire hydrants will be shoveled around as soon as the snow reaches a level that emergency services would not be able to use them.
- Gonzo Bros Landscape will not be responsible for animals or children consuming the salt or sand product.
- Gonzo Bros Landscape will not be liable for any turf or asphalt damage from salt applications.
- Snow depth will be determined by measurements taken by the National Weather Forecast office (Chanhassen, MN). Gonzo Bros Landscape will also measure on site and take pictures to provide to management if requested.

VIII. Damages/Inspections

- Gonzo Bros Landscape LLC will provide exceptional care for the property during the contract period.
- Gonzo Bros Landscape LLC will be responsible for any damages that may occur due to employee negligence or operator error. This may include, but is not limited to sprinkler heads, retaining walls, sod, edging or rock damage.

IX. Term of Contract

- This contract will commence on 11/01/22 and end on 10/31/23. Approaching the new contract period, a discussion for renewal will be scheduled.
- The property association can terminate this contract for up to 3 days of signing and returning the contract to the servicer, Gonzo Bros Landscape LLC.

- The property owner can also terminate if any of these terms are violated by Gonzo Bros Landscape LLC or either party gives a 30 day notice.
- Gonzo Bros Landscape maintains all levels of insurance to legally perform contract responsibilities at association. This includes but not limited to liability, auto, worker's compensation insurance.
- Gonzo Bros Landscape has the option to enforce a fuel surcharge if fuel prices exceed \$3.75 per gallon. The amount of the surcharge will vary depending on the current price of fuel.

X. Payment Terms

- Gonzo Bros Landscape LLC will invoice monthly according to the services applied.
- Payment must be received from the property management within **30 days of receiving an invoice**. A 1.5% interest rate will be applied if not received within 30 days of receiving an invoice.

Diamonte at SBF

Gonzo Bros Landscape LLC

