

**THE LEGENDS HOMEOWNERS ASSOCIATION  
P.O. BOX 1765  
GRAND JUNCTION, CO 81502**

**LANDSCAPE AGREEMENT  
AGREES TO BE INCLUDED IN THE LANDSCAPING MAINTENANCE PROGRAM**

Name \_\_\_\_\_

Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Agrees to the landscape maintenance program as outlined below:

The HOA fee will be \$55.00 a month, (\$35.00 for landscape maintenance,\$20.00 for irrigation water and commons upkeep). For lots larger than 6500 sq. ft. the monthly maintenance charge may be increased. These fees will be billed and are due monthly. This agreement period is for one year and cannot be canceled during this one year term. This agreement shall be automatically renewed under the same terms and conditions unless The Legends Homeowners Association (HOA) is notified in writing 30 days prior to the one year automatic renewal date.

***Landscape Maintenance includes:***

**Starting up irrigation distribution system in the spring and winterizing in the fall.**

**Weekly mowing of front and back yards during the growing season.** Note: This is usually done on Friday (unless rain), which will require the sprinklers to be programmed not to water on Friday mornings. If your lawn is wet the yard cannot be mowed.

**Fertilize lawn area three (3) times a year**

**Limited Weed control for landscaped areas** (where landscape fabric/rock/bark has been placed without vegetation). Flowerbed weeding is not included.

**Trimming of shrubs and grasses, to remove dead branches and foliage once a year.**

**Upon request, snow removal for the front, driveway and sidewalk to the front door if there is over two (2) inches of snow.**

The HOA is *not* responsible for the replacement of dead trees, shrubs, grass or ground covers. Owners are responsible to monitor the health of their landscaping and notify the maintenance company of any concerns with irrigation of plants or ground covers immediately. The HOA is *not* responsible for replacement of any of these items so owner monitoring is important. The maintenance company is only here once a week typically and they will help monitor your landscaping but ultimately it is the owners responsibility to keep the landscape healthy and in compliance with the HOA standards.

\_\_\_\_\_  
**Legends Home Owners Association  
Architectural Control Board**

\_\_\_\_\_  
**HOMEOWNER**

**DATE** \_\_\_\_\_

**DATE** \_\_\_\_\_

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Name \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

**You will be responsible for maintaining the yard and your irrigation system. Start up and winterizing your irrigation system will be done by the HOA but you will be billed separately.**

The HOA fees are \$240.00 per year, billed quarterly at \$60.00. This is for irrigation and upkeep of the commons area.

The owner explicitly and without reservation agrees to the following:

1. The area will be maintained to the standards set by the HOA for all other areas in The Legends.
2. If there are any questions, about the standards, the HOA Board of Directors or such committees as it may designate, will clarify the standards.
3. If it is determined by the Board or its designee that the standards are not being met, a written notice of a noncompliance will be sent by registered mail to the owner, giving the owner seven (7) days to bring the noncompliance into compliance. If the owner fails to do so, the owner signing this document give the HOA and its contractor permission to enter the property by whatever means necessary bring the landscaping and it's maintenance into compliance with the previously stated standards. The stated owner agrees to have all of the costs of bringing the landscape and maintenance into compliance added onto the following months billing of HOA dues and to pay that amount and any subsequent amount relating to same within 30 days. These additional amounts will be subject to all of the same avenues of collection as normal dues associated with the HOA. The Owner agrees to pay any and all costs associated with collection efforts of any unpaid balance including but not limited to attorney fees, collection agency fees, service fees and filing fees (etc.).

\_\_\_\_\_  
**Legends Home Owners Association  
Architectural Control Board**

\_\_\_\_\_  
**HOMEOWNER**

**Date** \_\_\_\_\_

**Date** \_\_\_\_\_