

**THE LEGENDS HOMEOWNERS ASSOCIATION
P.O. BOX 2663
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 \$70.00 per month. This is for the maintenance only and does not include the basic home owner's dues. (For lots larger than 6500 sq. ft. the monthly maintenance charge may be increased). These fees will be billed monthly and are due by the 15th of that same month. This agreement period is for one year starting the 1st of April 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. If you enter into the agreement after the renewal date, your agreement is until the next April 1st. Invoices are sent as a courtesy. Not receiving an invoice does not alleviate the responsibility to pay. The HOA requires that maintenance customers be billed via email.

Landscape Maintenance includes:

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

Setting of the irrigation timer to the watering schedule. The amount of watering time and number of watering times is set in accordance with the HOA watering schedule for your address and per the recommendation of the maintenance company for optimal watering of your lawn. Any changes made to your watering timer are at your own risk and the HOA will not be responsible for any repercussions of that action.

Weekly mowing of front and back yards during the growing season.

Fertilize lawn area three (3) times per year

Limited Weed control for landscaped areas (where landscape fabric/rock/bark has been placed without vegetation). Flowerbed weeding not included. Weeds are sprayed with a weed killer on a bimonthly basis. Weeds are only pulled at the discretion of the maintenance company and/or at request of homeowner. Additional charges may be incurred for extra weeding.

Trimming of shrubs and grasses to remove dead branches and foliage once a year in the spring time. The HOA does not trim shrubs and bushes and does not recommend they be trimmed in the fall. This increases risk of freezing damage and death to the plant. The HOA will trim per request but does not guarantee life of the plant or that the plant will not be damaged. This is done at your request and your own risk.

Snow removal of front porch, walkway, driveway, and a 2' machine cleared path on the city sidewalk in front of your house. Snow removal is only done on accumulation of 2" or more. Snow may be removed prior to 2" upon request but this may incur an additional cost.

Maintenance of sprinkler heads. The HOA cleans and maintains the sprinkler heads ability to disperse water on the property.

The HOA is not responsible for incorrect landscaping techniques or installation causing issues to water dispersal or coverage. The maintenance company can only work with what is provided. The HOA is not responsible for repairs to your irrigation system or yard other than the cleaning and adjusting of the sprinkler heads. Any repairs to your system or corrections needed to improper installation can be done at the rate the maintenance company offers to the HOA. This is upon request. The maintenance company will do its best to inform a homeowner of any issue or potential issue in regard to their landscaping.

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 _____