



Tanyard Springs

Grounds Maintenance 2018 - 2022

November 6, 2017

Atlantic Maintenance Group, LLC
www.atlanticmaintenancegroup.com

Tanyard Springs

c/o: Community Management Corporation
11301 Rockville Pike, Suite 907
Rockville, MD 20850
Attn.: Tamru Demsash
TDemsash@cmc-management.com

Property Location:
9620 Heritage Crossing
Glen Burnie, MD

THIS AGREEMENT is made this Monday, November 06, 2017 by and between Atlantic Maintenance Group, LLC, (hereinafter referred to "Contractor or Atlantic Maintenance Group, LLC) and Tanyard Springs (hereinafter referred to as "Owner", for the purpose of providing the following landscape services listed below.

Service area includes all common area turf and planting areas; common area turf and planting areas within Oakpointe and Section D and Lot 1A

BASIC LANDSCAPE SERVICES

- Mowing of all turf areas up to 22 times throughout the mowing season, weather depending. Minor amounts of trash and debris will be removed from the turf prior to cutting. Excess clippings will be removed from the turf to maintain a neat appearance. Trimming around fences, obstacles, etc. and blowing of the streets, walks and curbs will be performed with each mowing visit. Grass clippings will be kept out of mulched areas or at personal property on the site.
- Additional mowing services are available at the request of Management, at a rate of \$ 1,900.00 for all designated turf areas.
- Mowing equipment will be maintained in good working condition to ensure quality cuts.
- Mowing heights and schedules will be adjusted as necessary in accordance with the season.
- All landscape beds, tree rings and hard surfaces (parking lot and sidewalk cracks) will be chemically treated or hand weeded on every mowing visit to maintain a formal appearance.
- Edging of curbs and walks will be performed with every mowing.
- Bush hog fields along Tanyard Springs Lane and Heritage Crossing three times per year.
- Storm Water Management ponds (3) will be serviced though out the growing season.
- Pruning of shrubs and ground cover will be performed (3) three times throughout the contract period in order to maintain a neat appearance.

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Different varieties of shrubs require pruning at different times, it is possible that all shrubs will not receive pruning each time the pruning crew is on site. This proposal covers **current** year growth only. Modification of size and/or shape beyond the current year growth or change in method of pruning will be addressed in a separate proposal on request.

- Pruning of deciduous trees that are no larger than 20 (twenty) feet in total height, shall be performed as necessary. Service includes removal of low limbs impeding pedestrian traffic on sidewalks and in parking areas. Additional pruning of trees will be addressed in a separate proposal upon request.
- Leaves will be collected and removed (2) two times throughout the fall season. This service covers all areas included under the proposal.
- Minor trash and debris will be removed from turf areas, walks and curbs prior to performing mowing operations.
- Contractor shall police grounds for trash during the winter months to maintain a neat appearance throughout the winter months.
- Winter services will include cutting back ornamental grasses on property if applicable.
- Perennials will be cut back at the end of their growing cycle.
- If applicable, knock out roses will be pruned in the early Spring.

MULCHING SERVICES

Mulching of planting beds and tree rings. Designated areas being mulched will be edged at a right angle to a depth of 2-3 inches in order to create a definitive dividing line between turf and planting area. All weeds, edgings and the majority of the old mulch (especially near or on the plants root ball) will be removed from the site prior to mulching. Areas will be mulched with quality shredded hardwood black dyed mulch to a maximum depth of 3 (three) inches. Weeding of planting beds, tree rings and the removal of sucker growth on trees will be performed with each mowing visit.

TURF PROGRAM

- A late spring application of post emergent broadleaf weed control.
- A summer application of broadleaf weed control as needed.
- Late summer/early fall application of broadleaf weed control as needed and fertilizer at a rate of .9 lbs of N/1000 sq ft.
- Late fall application of fertilizer at a rate of .9 lbs of N/1000 sq ft.

Comprehensive Soil Test: Soil will be tested in order to determine rates of applications and to evaluate the need for additional applications.

Atlantic Maintenance Group, LLC practices the Integrated Pest Management (IPM) approach with all applications. We do not perform a blanket coverage of the entire grounds if it is not necessary. The IPM approach is also used when dealing with turf, tree, shrub, insect and disease problems.

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TREE AND SHRUB APPLICATIONS

Applications for the control of insect and disease infestations of plant material will be performed at a rate of \$ 45.00 per hour plus materials or a contract price upon determination of infestation.

**SEASONAL COLOR - BILLED UPON COMPLETION PER ROTATION –
\$ 5,000.00 PER ROTATION**

Installation of spring and fall annuals (4.5" cont.) in designated planting areas:

- HOA Section:
1,350 annuals per spring rotation and 1,350 pansies per fall rotation
- Section D:
30 annuals per spring rotation and 30 pansies per fall rotation
- Oakpointe:
30 annuals per spring rotation and 30 pansies per fall rotation

Total: 1,410 annuals/pansies per rotation
Watering will be performed one time upon installation.

**Additional watering, as needed, will be billed at \$45.00 per man hour.
Please initial here to decline additional watering. Please note that disapproval of
additional watering will void our warranty on spring annuals and fall pansies.**

Initial to decline: _____

TOT LOT MAINTENANCE - \$ 7,000.00 (BILLED UPON COMPLETION)

Installation of 49 cubic yards of play mat woodchips to Community tot-lots.

**AERATION AND OVERSEEDING –
\$ 13,000.00 (BILLED UPON COMPLETION)**

Aeration and overseeding of all accessible turf areas. All areas will be core aerated and overseeded with an improved tall fescue seed mixture. Seed will be applied at a rate of 3-5lbs. per 1000 square feet.

**ATHLETIC FIELD MAINTENANCE – INCLUDED
\$ 6,250.00 (INCLUDED WITHIN BASE GROUNDS MAINTENANCE TOTAL)**

Atlantic Maintenance Group proposes to provide basic maintenance services, mulching services and turf program to the park area.

Cancellation Clause: The Community and/or Management Company and Atlantic Maintenance Group, LLC reserve the right to cancel this contract with or without cause by providing the other party written notice not less than 30 (thirty) days prior to the cancellation date.

The Community and/or the Management Company understands that the agreed monthly payment schedule may not reflect the actual costs incurred or the value of services provided by Atlantic Maintenance Group LLC for any

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particular month, such payment schedule being agreed upon for the convenience and accommodation of the Community and/or Management Company.

Therefore, upon termination of the Contract thereunder, calculation of the portion of the total Contract price allocable to services which have already been performed as of date of termination.

Total Annual Contract Amount:

2018 through 2020 - \$ 200,250.00
(with billed upon completion items)
Base Grounds Maintenance Total: \$ 170,250.00

2018 through 2020 - \$ 206,250.00
(with billed upon completion items)
Base Grounds Maintenance Total: \$ 176,250.00

Payment Terms:

12 monthly payments of \$ 14,187.50 beginning January 1, 2018.
12 monthly payments of \$ 14,187.50 beginning January 1, 2019.
12 monthly payments of \$ 14,187.50 beginning January 1, 2020.

12 monthly payments of \$ 14,687.50 beginning January 1, 2021.
12 monthly payments of \$ 14,687.50 beginning January 1, 2022.

General Provisions: All work is guaranteed as specified. All work is to be completed in a workmanlike manner according to standard practices. Contractor shall not be held liable for performance of work affected by inclement weather. Any additional services beyond the scope of the landscape maintenance described in this contract, contractor shall obtain written authorization from Client for such work and shall bill Client.

Insurance Certificate: Upon ratification, an insurance certificate will be obtained by adding the Community and/or Management Company as additional insured. The insurance certificate will provide proof of workers compensation insurance, vehicle and general liability insurance.

Any alterations involving extra costs will only be executed upon written orders. Atlantic Maintenance Group, LLC shall not be responsible for any failure to perform, or delays in performance, which are the results of strikes, accidents, or other causes beyond the contractor's control. Licenses and insurances will be maintained at all times.

A late charge of one and one-half percent per will be charged to Community and/or Management Company for any sums, which are not paid within 30 (thirty) days of the date of invoice. If Atlantic Maintenance Group LLC retains an

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attorney to collect any receivables, the Community and/or Management Company will be liable of reasonable attorney's fees.

If Atlantic Maintenance Group, LLC does not receive a payment for any reason not deemed by the contractor to be the fault of the Contractor, the Contractor shall have the right, upon 24 hours written notice to the client, to (1) Cease all work, or (2) Terminate this contract, or both.

The Community and/or Management Company shall pay for all work completed, losses sustained, including lost profits and consequential damages, as well as reasonable attorney's fees and other collection costs, including court costs, that contractor incurs as a result of the client's failure to pay.

Payment will be applied first to previously billed finance charges, and then in chronological order of oldest to newest invoices.

The above prices, specifications and conditions are satisfactory and are hereby authorized by the client to enter into this Agreement.

Atlantic Maintenance Group, LLC is authorized to perform the grounds maintenance services as outlined above.

State of Maryland – Department of Labor, Licensing and Regulation
Lic./Reg./Cert.: 130870 Expiration: 7/11/2019 Control No.: 5025635

Pricing Overview for Grounds Maintenance 2018 through 2022:

General Maintenance Contract 2018 through 2020 - \$ 170,250.00 / year
Without additional billable items

General Maintenance Contract 2021 through 2022 - \$ 176,250.00 / year
Without additional billable items

INCLUDED ITEMS – Billed Upon Completion

Seasonal Color – Billed Upon Completion per Rotation (2 rotations) \$ 10,000.00 / yr.

Tot Lot Maintenance – Billed Upon Completion \$ 7,000.00 / yr.

Aeration and Overseeding – Billed Upon Completion \$ 13,000.00 / yr.

GRAND TOTAL all Grounds Services 2018 through 2020 \$ 200,250.00 / yr.

GRAND TOTAL all Grounds Services 2021 through 2022 \$ 206,250.00 / yr.

Client: Tanyard Springs HOA



Gary Saylor
President

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[Handwritten Signature]

Authorization Signature

Juan Hunt Secretary

Print Name & Title

11/14/17

Date