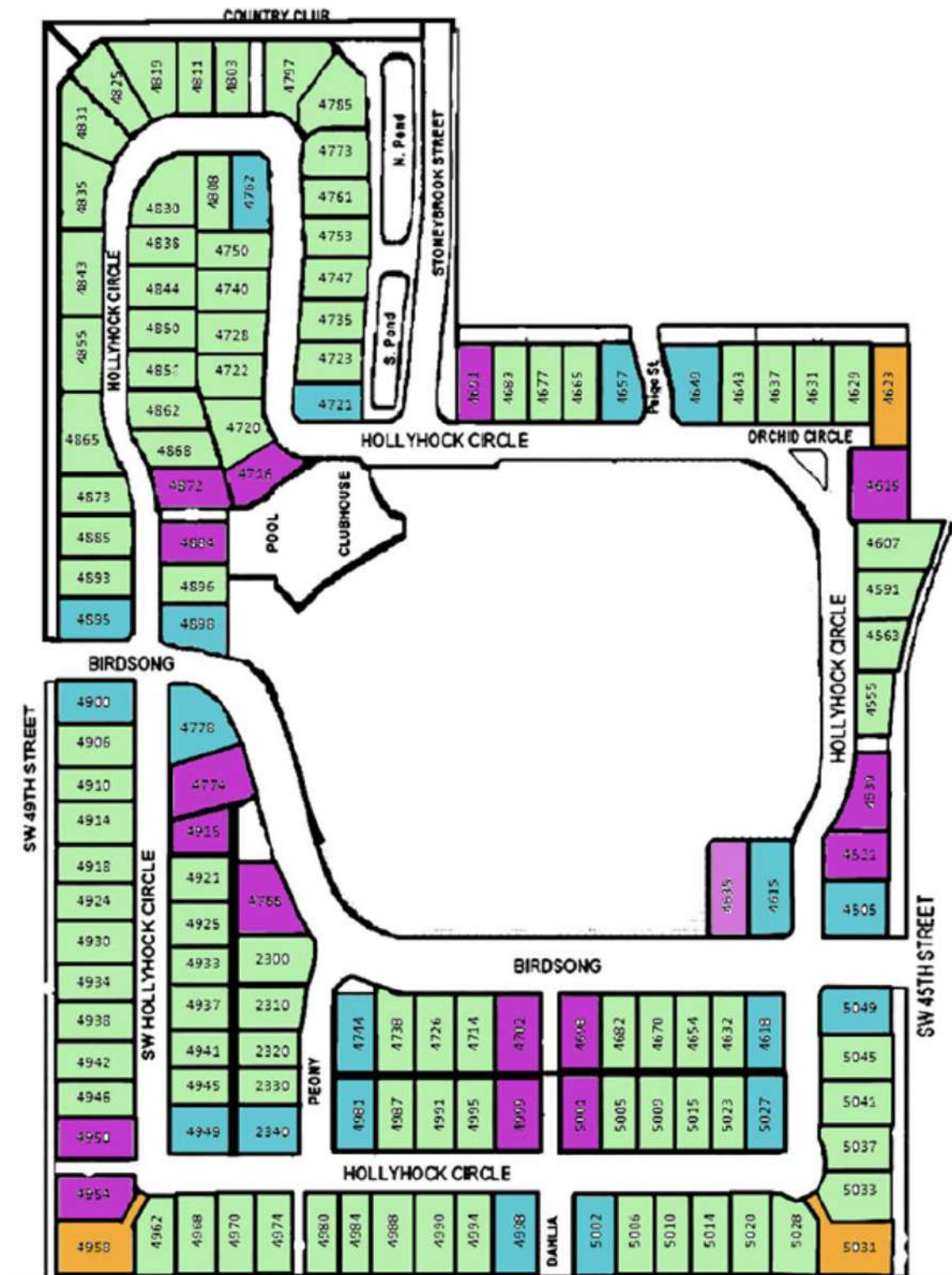


Single Family Landscape Property Definition



Description of Single Family Lots

Single Family Lot Types

There are 136 single family (SF) lots.

The typical lot (shown on map in green), an "inside lot", has other single family lots on both sides. Serve fronts. There are 97 typical inside lots.

Corner lots (shown on map in blue) have another single family lot on one side and a street on the other side. Serve fronts and street sides. There are 19 corner lots.

Wedge corners (shown on map in orange) have no park strip. They have driveway frontage only. Serve shrub beds along driveways. There are 3 wedge corners.

Lots with Common Area Abutment (shown on map in purple) along a side have varying configurations. These are served according to each configuration. There are 17 lots with common area abutment along one side.

The following properties have special designations for landscape service:

- 4778 Birdsong: Serve entire property except the south section which abuts 4774 Birdsong.
- 4774 Birdsong: no service beyond the park strip on Hollyhock (the west side of the property).
- 4915 Hollyhock: No service on the east side which abuts community garden
- 4766 Birdsong: Serve north side which abuts community garden
- 4635 Birdsong: no service on west side
- 4898 Hollyhock: Serve full length of south side

Single Family Opt-Out Option

Individual Single Family Home Owners have an option to be exempted from the shrubs and beds portion as well as the pesticide and fertilizer portion of this contract. For homes that have opted out of shrubs and beds service, the contractor is to place a marker in a discrete location on the Owner's property indicating to the Contractor's staff not to do any work to the shrubs or beds on that property. There is to be no cost adjustment within this contract based on whether Owners are opted out or not. Owners may request exemption or remove their exemption twice per year. These changes will be communicated to the Contractor on September 30th and March 31st.

Stoneybrook Village Single Family Landscape Specifications

Single Family Additional Information

Single Family service is required for all 136 lots. These specifications cover lot front yard, street side yard and street park strips as noted in Exhibit C pages 1 and 2. Single Family Homes shall receive service every week during growing season.

Mowing

- Frequency-weekly during growing season. As needed during dormant season and as possible in wet conditions.
- Set mowing height on equipment no greater than 3".
- Bag and remove clippings from site.
- Change mowing patterns not to create ruts when mowing.
- Cleanly cut grass.

Edging

- Hard edge along hard surfaces and retaining walls - one time per month.
- Soft edge along mulched areas-one time per month.
- Create clean edging without noticeable trenching.

Weeding Turf

- Treat all turf with broadleaf weed control with spot treatment at a minimum of bimonthly, March, May, July, September.

Weeding Shrub beds

- Apply pre-emergent weed control no later than March 31st and September 30th.
- Address emerged weeds the first and third weeks of each month by mechanical and or chemical means. Under no circumstance are weeds in beds to be allowed to go to seed.
- Remove volunteer plants and invasive exotic weeds (blackberry, hawthorn, oak seedlings and others), mechanically or chemically as appropriate for control and eradication throughout the year.
- Remove, through mechanical or chemical means, perennial invasive weeds (horsetail, Canadian thistle, bindweed) throughout the year

Fertilizing Turf

- Apply fertilizer 4 times during the year with 1-pound actual nitrogen per 1,000sf of turf each time.
- Remove chemicals from hardscape to prevent discoloration.

Fertilizing Shrub beds

- Apply fertilizer by March 15th with complete fertilizer (NPK)
- Remove chemicals from hardscape to prevent discoloration

Leaf Removal

- Remove leaves from turf and shrub beds once a week, during leaf fall and as needed throughout the year.

Clear all curbsides and remove leaves from street drains each week. Clear walkways and driveways each week. Avoid blowing debris into front entrances. Leaves from the fall leaf drop will be staged in the street in compliance with the City of Corvallis leaf pick up guideline. Home Grown Gardens will remove leaves weekly from any accumulation outside the City's pick-up program.

Pruning (definitions: Tree = single stem trunk, at a point 4.5 ft. above ground level. Shrub = several stems arising from ground level. Arborvitae is designated a tree.)

- Pruning at Single Family lots shall include shrubs and small trees with a total height of 15 feet.
- Maintain shrubs and small trees a minimum of twelve inches from buildings, walls, fences, and structures.
- Prune shrubs at least once a year according to seasonal horticultural requirement to promote each plant's natural form and structural strength.
- No plant material other than tree canopies shall overhang walkways and driveways.
- Maintain sidewalk clearance pruning of trees at no less than 8 feet. Prune all trees in this manner by June 15th and September 15th.
- Remove sprouts emerging from shrub root stock.
- Clean up and remove all branches and debris.
- Maintain clear visibility around all street signs and informational signs.
- Do not prune roses or topiaries. These remain the responsibility of the Single Family Homeowner.

Irrigation Services

- Trim around sprinkler heads in lawn areas prior to April 1st when irrigation system is turned on for the season and clear heads as needed through the irrigation season to maintain sprinkler coverage.
- Activate, purge and test irrigation systems and drip irrigation systems by April 1. Landscape Contractor to notify SVOA 2 weeks in advance to allow scheduling with homeowners.
- Conduct Back Flow Testing once a year as required by City or County code.
- By June 15th, by July 15th, and by August 15th, adjust spray patterns for optimum coverage and additionally as needed throughout the growing season.
- Provide SVOA with Gang Timer Controller Programming Charts showing frequencies and lengths of watering times for all valves by May 15th. Adjust as necessary throughout growing season to ensure no areas are being over or under watered. Report any programming chart changes within 2 business days to SVOA.
- Maintain irrigation gang timers to avoid over or under watering. Adjust with seasonal differences. Report any changes within 2 business days to SVOA.
- Damage to sprinkler heads or drip irrigation caused by Contractor shall be repaired at Contractor's expense.
- Repair damaged sprinkler heads and sprayers from threaded connection and above within one business day of receipt of electronic notice from SVOA. Notify SVOA of damage to sprinkler head damage from threaded connection and above due to tree roots and repair at \$60/hour.
- Shutdown and drain systems by November 15th.

Moss Control

- Treat all turf and shrub beds for moss once per year no later than March 31st. This does not include physical removal of moss.

Items Excluded

The following items shall not be included within the scope of work:

- Deadheading of azaleas, rhododendrons
- Pruning roses, and fruits (blueberries etc.)”
- Treatment for infestations caused by insects and diseases. Insects including but not limited to; Lacebugs, scale, aphids, caterpillars, borers. Diseases including but not limited to; powdery milder, black spot, sooty mold, leaf spot, stem cankers, anthracnose.
- Cleaning, repair, or maintenance of retaining walls.
- Shrub removal or replacement
- Tree removal or replacement
- Repairs resulting from tree root growth
- Replacement or repair of private irrigation timers, main lines, controllers, wires, valves, drip systems other than sprinkler heads and repair of irrigation below the threaded connection of the sprinkler head.
- Damage from unusual events such as severe weather, volcanic ash, water shortage, etc.