

Jupiter Lakes Villas Condominium Association

c/o Realtime Property Management
140 Intracoastal Pointe Drive, Suite 403
Jupiter, FL 33477

Landscape Maintenance Scope

Mowing and Edging

1. Grass in all common area grounds to be mowed 42 times per year.
2. Landscape beds to be edged 21 times in conjunction with each grass mowing.
3. Debris on walkways, parking areas, etc. to be removed in conjunction with each mowing.
4. Weed eating to be done around permanent fixtures, trees, buildings, etc. in conjunction with mowing.
5. Mower blades are to be sharpened before each unit.

Trimming and Pruning

1. All shrubs, plants, bushes and low ornamental trees to be trimmed or pruned to maintain proper appearance once a month (12 times a year). All debris from trimming or pruning to be removed from the property by the end of the same day.
2. Limb up for large and medium trees up to eight feet (8")
3. Removal of dead palm branches and seed pods accessible from the ground as needed.
4. All dead bushes to be removed as necessary.

Fertilization

1. Turf Fertilization: Commercial grade, slow release granular fertilizers to be used in all turf. Four (4) application per year.
2. Shrub Fertilization: A balanced granular fertilizer to be used. Two (2) application per year.

Weed Control

1. Flower beds, planter beds and tree rings to be kept free of weeds. All weeds to be removed manually not less than 12 times per year.
2. Spot treatment as required in roadway and parking area cracks with non-selective herbicide.
3. Weed control in all turf areas as necessary.

Pest Control

1. Monthly inspection for insect and disease of shrubs, trees and turf.
2. Insect control on all plants/shrubs as needed.
3. Treatment of turf grass as needed for chinch bug, grubs, etc.
4. Fire any mounds will be treated when spotted or per work order.

Irrigation Maintenance

1. Monthly visuals of each zone in operation (clean clogged nozzles, replace heads, adjust spray patterns, and valve or clock adjustments as required).
2. Repairs and replacements will be invoiced on a time and material basis directly to the Association.
3. The Association will not be held responsible for parts and replacements damaged by mowers and landscape maintenance equipment.
4. Immediately report damages and potential problems to Management and board as they occur.