



July 24th, 2012

Bradford Park Home Owners Association
Round Rock, TX

Re: Maintenance Contract for **Bradford Park Home Owners Association**

LUSA Austin LLC (dba Landscapes USA) will provide landscape maintenance services to the property referenced above. Bradford Park Home Owners Association will pay LUSA Austin LLC \$599.00 per month, plus local and state sales tax of \$49.41 for a total monthly payment of \$648.41. The Per-Trip Price is \$185.26. Monthly invoices will be sent on or before the beginning of each month and payment to LUSA Austin LLC will be expected by the 1st of the following month.

Force mows will be \$45 per mow. Please note: *Forced mowing lots will be decided by the management company. When the management company decides on whether or not a lot is in need of the forced mow, they will contact Landscapes USA. At that point, the Landscapes USA representative will make the call on the severity of the "forced mow". Landscapes USA's base charge will be \$45.00 per lot per mow. If the lot exceeds an average of 12 inches in height or is too thick to cut once, the price will be increased to an appropriate amount to compensate for the additional time needed to complete the lot to the managements satisfaction. The increased charge per lot will be based upon inspection by a Landscapes USA representative.*

Services can be cancelled by either Bradford Park Home Owners Association or LUSA Austin LLC by giving a thirty day written notice to the other party. At the time of cancellation LUSA Austin LLC will take the number of full service trips performed multiplied by the Per Trip Price above to calculate the total cost of the work performed. We will then deduct the number of monthly payments received by LUSA Austin LLC from the total cost of the work performed; this amount would be due to LUSA Austin LLC from Bradford Park Home Owners Association or on the last week of service.

By signing below, Bradford Park Home Owners Association agrees to the work schedule delivered below, the payment schedule, and per trip price outlined above. Services shall begin on August 1st, 2012 and continue until July 31st, 2013.

Agent for Customer

7/24/12
Date

Landscapes USA Representative

Date



42 Trip Full Service Maintenance Program

	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sept	Oct	Nov	Dec	Total
MANAGEMENT													
Weekly Management Contact	4	4	5	4	4	5	4	4	5	4	5	4	52
Crew Site Trips per Month	2	2	4	4	4	5	4	4	5	4	2	2	42
Operation Manager Inspection	4	4	5	4	4	5	4	4	5	4	5	4	52
Annual Budget Review							1						1
GROUND COVER													
Prune and Trim	2	2	4	4	4	5	4	4	5	4	2	2	42
Post-Emergent Treatment	2	2	4	4	4	5	4	4	5	4	2	2	42
Pre-Emergent Treatment			1						1				2
Fertilizer Application				1		1		1			1		4
Complete Cutback			1										1
SHRUBS													
Trimming of Shrubs			1	1	1	1	1	1	1	1			8
Bed Cleaning (weeds)	2	2	4	4	4	5	4	4	5	4	2	2	42
Fertilization of shrub beds			1			1		1			1		4
Pre-Emergent Treatment		1							1				2
Post-Emergent Treatment	2	2	4	4	4	5	4	4	5	4	2	2	42
Pest Inspection	2	2	4	4	4	5	4	4	5	4	2	2	42
Pest Treatment	treatments performed per bid												
TREES													
Fertilizer Application			1			1			1				3
Pest Inspection	2	2	4	4	4	5	4	4	5	4	2	2	42
Pest Treatment	treatments performed as needed												
Clean Basin Weed Control	2	2	4	4	4	5	4	4	5	4	2	2	42
TURF													
Cut, Edge, Trim	2	2	4	4	4	5	4	4	5	4	2	2	42
Visual Pest Inspection	2	2	4	4	4	5	4	4	5	4	2	2	42
Complete Turf Fertilization			1			1		1			1		4
Post-Emergent Treatment (Spot)	1	1	1	1	1	1	1	1	1	1	1	1	12
Pre-Emerg Trmt (when no water restrictions)		1									1		2
Pest Treatment	treatments performed as needed												
Fire Ant Control	treatments performed as needed												
PARKING LOTS													
Line Spraying of Cracks	2	2	4	4	4	5	4	4	5	4	2	2	42
Blow Landscape Debris	2	2	4	4	4	5	4	4	5	4	2	2	42
Pick Up Trash (Landscape debris only)	2	2	4	4	4	5	4	4	5	4	2	2	42
IRRIGATION													
Complete Irrigation Inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
Visual Inspection	4	4	5	4	4	5	4	4	5	4	5	4	52
Controller Inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
SEASONAL COLOR - this section only if included in bid													
Seasonal Install	<i>if included in the contract</i>												
Mulch (in color beds only)	<i>when color is installed</i>												
Prune and Trim	2	2	4	4	4	5	4	4	5	4	2	2	42
Pest Control	1	1	1	1	1	1	1	1	1	1	1	1	12
Fertilization	1	1	1	1	1	1	1	1	1	1	1	1	12
Pre-Emergent Treatment		1						1					2
Fungicide	1	1	1	1	1	1	1	1	1	1	1	1	12
Post-Emergent Treatment	2	2	4	4	4	5	4	4	5	4	2	2	42
DISPOSAL OF DEBRIS													
Pick Up Trash (landscape only)	2	2	4	4	4	5	4	4	5	4	2	2	42
Parking Lots and Curbs	4	4	5	4	4	5	4	4	5	4	5	4	52
Small Limbs 4" and smaller	2	2	4	4	4	5	4	4	5	4	2	2	42

Co Rd 168

Game

Bradford Park

Five Star Services

AAA All Brands Appliance Services

Vinson Ct

Adelen Ln

Elizabethanne Ln

Roundabout Ln

A.C. Ind

Leah Burpaw

Crystalton Dr

Highway

Bradford Park

Woodpecker

Elizabeth Anne Ct

Anthony Way

2908

2707

3489

3500

3000

3000

3000

300

3000

320

3000





Map labels include: Elizabeth Anne Ln, Bradford Park Dr, High County Blvd, High County Way, High County Park, and various house numbers such as 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 3034, 3036, 3038, 3040, 3042, 3044, 3046, 3048, 3050, 3052, 3054, 3056, 3058, 3060, 3062, 3064, 3066, 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086, 3088, 3090, 3092, 3094, 3096, 3098, 3100, 3102, 3104, 3106, 3108, 3110, 3112, 3114, 3116, 3118, 3120, 3122, 3124, 3126, 3128, 3130, 3132, 3134, 3136, 3138, 3140, 3142, 3144, 3146, 3148, 3150, 3152, 3154, 3156, 3158, 3160, 3162, 3164, 3166, 3168, 3170, 3172, 3174, 3176, 3178, 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200.