

Jonesboro City Center & Lee Street Park

**RENEWAL AGREEMENT FOR
LANDSCAPE MAINTENANCE SERVICES**





2924 Gravel Springs Rd.
Buford, GA 30519
770-781-9041
ScopesLandscape.com

LANDSCAPE MAINTENANCE AGREEMENT

PROPERTY: Jonesboro City Center & Lee Street Park

DATE: January 1, 2026

SCOPE: Proposal is based on performing the Landscape Maintenance for the above listed property. The Landscape Maintenance will be performed as per Scopes Landscape Service Specifications on Page 9 of this document and Attachment A: Service Schedule.

Service Proposal

Scopes Landscape's **Base Bid** for the services listed in this agreement shall be **\$48,000.00 annually** to be billed at the rate of **\$4,000.00 per month**. Bid includes all regular maintenance as outlined in the specifications as well as Turf Chemicals.

Scopes Landscape agrees to perform the below **Additional Services** at customer's request. These are exclusive of the Base Bid and are billable and payable upon completion of the services.

Pine Straw Mulch: **\$6.50 per bale;** Two applications recommended annually.

Seasonal Color: **\$6.50 per sqft;** Two installations recommended annually



Agreement

Contractor agrees to invoice Client monthly by the first day of each month that service begins. Client agrees to remit payment by the 20th day of the same month to: Scopes Landscape, 2924 Gravel Springs Rd., Buford, GA 30519. Any invoices not paid within 30 days shall be subject to a late charge of \$25.00 per month or 1.5% which ever is greater.

The Contractor shall be under no duty or obligation to perform any work, landscape or maintenance services under the term of this agreement unless and until all current landscape maintenance charges, together with all other late payment charges, if any, have been paid in full.

Agreement shall commence upon receipt of signed acceptance of this proposal.

Authorized Signature

Date

Jonesboro City Center & Lee Street Park

January 1, 2026

Scopes Landscape

Date

By: Jeannie Martin – Executive Vice President



Scopes Landscape Service Specifications

1. Mow all lawn areas every week or as needed during the active growing season and as needed during the rest of the year, weather permitting.
2. Power Edging of all applicable hard surfaces such as sidewalks, curbs, driveways, etc. will be performed as needed to maintain a neat appearance.
3. Power Edging of all applicable soft surfaces such as shrub beds and tree wells will be performed as needed to maintain a neat appearance.
4. String trimming in areas inaccessible to mowers will be performed on each mowing visit at mowing height.
5. Shrub Pruning will be performed as needed to maintain the natural form of the plant. All shrub pruning will be performed with power and hand pruning equipment.
6. Ornamental Tree Pruning (No Native Trees) will be performed during the active growing season to elevate tree canopies to make clearance for pedestrian and vehicular traffic and to avoid contact with buildings and other structures. Pruning above 10' in height may require additional billing and/or use of a tree service.
7. Dormant Tree and Shrub Pruning will be performed once during the dormant season if necessary. Removal of dead material from perennials and ornamental grasses as well as thinning of trees and shrubs to promote new growth.
8. Weed Control scouting and control will be performed each mowing visit in shrub beds, side walks, and curbs, parking areas, etc...weeds will be removed by chemical, manual, or mechanical means.
9. Clean Up of all Contractor caused debris will be performed on each service visit as required from side walks, curbs, roads, parking areas, turf areas and shrub beds. All areas to be cleaned with a power blower.
10. Police all grounds on each regularly scheduled visit to remove all litter and debris.
11. Leaf Clean Up shall be performed each regularly scheduled visit in October thru December with power blowers.
12. Irrigation Monitoring shall be performed throughout the year. Irrigation repair will be completed as requested and will be billed at the rate of \$75 for the first hour then \$65 per man hour thereafter.
13. Turf chemical program consists of 5 to 6 applications per year. This is a fertility and weed control program for manicured turf grasses detailed on Attachment C. The program consists of applying the proper fertilizer for your specific turf grass at specific times of the year at the recommended rates. It also includes weed control strategies including applying pre-emergent herbicides and broad leaf post-emergent weed control at specific times of the year and recommended rates. Any insecticide or fungicide applications applied to turf will be an additional charge.



Terms & Conditions

Terms and conditions of this agreement shall be for a period of 12 months; unless otherwise stated. This is an annual service and has been priced accordingly. However, the contractor agrees to let the client make equal monthly payments. This agreement shall automatically renew unless client notifies contractor in writing 30 days prior to end of the agreement term. Contractor will provide client at least 60 days written notice of any potential increase

Either party may cancel this contract for any reason upon making a thirty (30) day written notice sent via Certified Mail.

Contract values are highly dependent on petroleum pricing and are predicated upon the global fuel market at the time proposal is signed. Should fuel prices vary by more than 10% from market pricing at the time of this agreement, fuel surcharges may be applied to the monthly billings. Customers shall receive a minimum of 30 days advance notice prior to the imposition of any such surcharges.

Contractor is not responsible for additional services required as a result of acts of nature such as storms, freezes, hurricanes, tornadoes, etc...Required services as a result of the above may be billable and is at the sole discretion of the contractor.

All the above listed services shall be performed, weather and conditions permitting.

This agreement shall be governed by the laws of the State of Georgia.

Customer must pay all invoices in full by the due date to avoid any interruption in services. If the customer is not current with all payments and services are interrupted, this contract will remain in place and once payments are current, services will resume as normal. The annual contract amount will remain as signed.

In the event of customer's default hereunder, Customer shall pay costs of collection, including court costs, collection cost and reasonable attorneys fees in the event amounts hereunder are collected by or through an attorney at law.

The Contractor shall indemnify and hold harmless the owners and/or Board of Directors from any and all injuries, damages, causes of action or claims that are related to or arises from any acts, omissions, or negligence on the part of the contractor, its agents, subcontractors, employees, or others acting on the behalf of the contractor, in the performance of its obligations under this agreement. Notwithstanding the above, the Contractor shall not be liable for any damage done to underground lines or utilities, if prior to digging on the property, Contractor gives the owner seven days written notice of said digging and the owner does not have the area in question marked with flags indicating the location of said lines or utilities.

Contractor agrees to maintain all applicable licenses and insurance coverage for the duration of this agreement and to hold Client harmless from any and all liability.

There are no other agreements oral or written.

Attachment A: Full Service Schedule



2924 Gravel Springs Rd.
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MAINTENANCE SERVICES SCHEDULE

SERVICE	J	F	M	A	M	J	J	A	S	O	N	D	ANNUAL
BASE MAINTENANCE													
Mowing	2	2	2	4	4	5	4	4	5	3	2	2	39
Edging	2	2	2	4	4	5	4	4	5	3	2	2	39
Blowing	4	4	5	4	4	5	4	4	5	4	5	3	51
Debris Removal	4	4	5	4	4	5	4	4	5	4	5	3	51
Scouting/Monitoring of Property	4	4	5	4	4	5	4	4	5	4	5	3	51
SEASONAL SERVICES													
Scalp Warm Season Turf	-	1	2	-	-	-	-	-	-	-	-	-	3
Leaf Collection & Removal	1	1	1	-	-	-	-	-	1	4	5	3	16
Hedge Trimming	-	-	-	1		1		1		-	-	-	3
Hedge Deep Pruning	1	1	-	-	-	-	-	-	1	-	1	-	4
Tree Pruning / Limb-up	1		-	-	-	-	-	-	-	-	-	-	1
IRRIGATION													
Monitoring	-	-	1	1	1	1	1	1	1	1	1	-	9
Start-Up / Shut-Down	-	-	1	-	-	-	-	-	-	-	1	-	2
CHEMICAL TREATMENTS*													
Fertilization - Turf (Warm Season)	-	1	-	1	-	1	-	-	1	-	-	-	4
Fertilization - Turf (Cool Season)	1	-	1	-	-	-	-	-	1	-	1	-	4
Fertilization - Shrubs/Hedges	-	-	-	1	-	-	-	-	-	-	-	-	1
Fertilization - Trees	-	-	1	-	-	-	-	-	-	-	-	-	1
Pre-Emergent - Turf (Warm Season)	-	1	-	1	-	-	-	-	1	-	-	1	4
Pre-Emergent - Turf (Cool Season)	1	-	-	-	-	-	-	-	-	-	-	1	2
Post-Emergent - Turf	As Needed												
Post-Emergent - Beds	As Needed												
ADDITIONAL SERVICES*													
Seasonal Color/Annuals	-	-	-	1	-	-	-	-		1	-		2
Mulch Application	-	-	-	-	1	-	-	-	-	-	1		2
Aerate/Overseed Cool Season Turf	-	-	-	-	-	-	-	-	1	-	-	-	1
Aerate/Top-Dress Warm Season Turf	-	-	-	1	-	-	-	-	-	-	-	-	1
Disease and/or Pest Control	As Needed												
QUALITY ASSURANCE													
Crew Checklist	4	4	5	4	4	5	4	4	5	4	5	3	51
Account Mgr. / GM Review with Crew	1	1	1	1	1	1	1	1	1	1	1	1	12

* Additional Services incur additional charges above and beyond the base maintenance agreement.

Attachment B: Turf Chemical Program



SCOPES
LANDSCAPE

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Bermuda and Zoysia Turf Care Program

I.	Late Winter	Pre- and post-emergent herbicides applied to control annual grasses and broadleaf weeds.
II.	Early Spring	Fertilization including controlled-release products; pre- and post-emergent weed controls.
III.	Late Spring	Controlled-release fertilization to maintain summer color. Also includes broadleaf weed control.
IV.	Summer	Controlled-release fertilization to maintain summer color. Also includes broadleaf weed control.
V.	Early Fall	Pre- and post-emergent herbicides applied to prevent and control annual grasses and broadleaf weeds.
VI.	Early Winter	Pre- and post-emergent weed control in conjunction with high potassium fertilizer to boost root development.



Fescue Turf Care Program

I.	Late Winter	Fertilization to provide early Spring green-up. Pre- and post-emergent herbicides are applied to prevent future weed problems.
II.	Early Spring	Pre- and post-emergent weed controls. Fertilization including controlled-release products.
III.	Early Summer	Application of post-emergent in combination with iron to promote rich, green color.
IV.	Seeding Application	Controlled-release fertilization with high phosphorus and potassium levels. Applied in conjunction with aeration and seeding.
V.	Fall	Heavy fertilization to aid cutting turf and new seedling growth as well as develop lush, rich color.
VI.	Early Winter	Application of high nitrogen fertilizer in combination with iron to enhance color prior to winter dormancy.

Our management team is passionate about exceeding customer expectations and we install this passion in our employees. Our experienced and professional staff are very familiar with turf types, conditions and challenges typical of the regions we service. As your landscaping expert, we provide services to commercial properties with an emphasis on high end, full service projects where quality is a must. Scopes Landscape focuses on relationships, not transactions.

Scopes Landscape offers Tree and Shrub programs, Core Aeration, Disease Treatment and Preventative programs as well as Fescue seeding in the Fall. We are able to provide a full range of services from design to installation to complete landscape maintenance services. Please feel free to reach out for additional information.

At Scopes Landscape, what matters is simple: results and service. Let us enhance and maintain the quality of your property and lifestyle through simple, reliable service that delivers a result that exceeds your expectations.