



Townsend Woods Homeowners Association

Landscape and Snow Management Service Agreement

Contractor: Sarasota Lawn Company LLC

Owner: Eric Vorel Phone: 630-688-3294 Email: sarasotalawn1@gmail.com

Service Term: March 16, 2026 through March 31, 2027

Total Contract Value: 35,000 dollars

Pricing Breakdown

Category	Annual Value
Landscape and Lawn Maintenance	30,000
Spring Cleanup	3,000
Fall Cleanup	6,000
Fertilization Program	1,800
Snow Program (12 events)	16,000
Hedge Trimming and Bed Maintenance	8,200
Total Contract Value	65,000

Scope of Services

- Weekly lawn mowing during the growing season.
- Trimming around buildings, fencing, landscape beds, and obstacles.
- Blowing debris from sidewalks, driveways, and paved surfaces.

Spring Cleanup

- Removal of winter debris, branches, and accumulated leaves.

Fall Cleanup

- Multiple leaf removal visits.
- Final seasonal cleanup after leaf drop.

Landscape Maintenance

- Bed edging and hedge trimming.
- Only hedges originally installed by the builder or developer are included.

- Sarasota Lawn Company LLC will not trim homeowner-planted shrubs or trees.
- Requests regarding homeowner plantings must be approved by the Association and may be billed as additional work.

Fertilization Program

- Three turf treatments; coordinated through a licensed applicator.

Snow Removal

- Snow operations begin at approximately two inches of snowfall accumulation.
- The seasonal program includes twelve snow events.

Storm Event Definition

A snow event is defined as any snowfall accumulation that reaches trigger depth and requires plowing or snow removal operations.

During extended storms, drifting conditions, or multi-day snowfall events, Sarasota Lawn Company LLC may perform multiple plowing cycles to maintain safe access to roadways and common areas.

Each plowing cycle necessary to maintain safe conditions may be counted as a separate service occurrence when snowfall continues, re-accumulates, or drifting redeposits snow onto previously cleared surfaces.

Additional Snowfall Pricing - Drives and Common Areas (After 12 Events)

Snowfall Depth	Rate
0 to 3 inches	1,200 per occurrence
3 to 6 inches	1,800 per occurrence
6 to 9 inches	2,700 per occurrence
9 to 12 inches	3,600 per occurrence
12 to 18 inches	4,800 per occurrence
Over 18 inches	Time and Material

Additional Snowfall Pricing - Sidewalks and Stoops (After 12 Events)

Snowfall Depth	Rate
0 to 3 inches	700 per occurrence
3 to 6 inches	1,050 per occurrence
6 to 9 inches	1,575 per occurrence
9 to 12 inches	2,100 per occurrence
12 to 18 inches	2,800 per occurrence
Over 18 inches	Time and Material

De-Icing Materials (By HOA Authorization)

Service	Rate
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Roadways Rock Salt	650 per application
Sidewalks Rock Salt	350 per application
Calcium Chloride Roads	850 per application
Calcium Chloride Sidewalks	550 per application
Additional Salt Application	450 per application

Operational and Legal Terms

Authorized Representatives

- Authorized Representatives who may authorize services. Instructions from residents are not binding upon Sarasota Lawn Company LLC.

Delayed or Declined Ice Control

- If the Association delays, declines, or restricts authorization of salt or ice control services, the Association assumes responsibility for resulting surface conditions.

Premises Liability

- The Association retains responsibility for property conditions. Sarasota Lawn Company LLC performs services as an independent contractor.

Hidden Object and Turf Damage Disclaimer

Snow and ice may conceal curbs, lawn edges, landscaping, irrigation components, and other obstacles.

- Sarasota Lawn Company LLC is not responsible for damage to turf, lawn edges, landscaping, curbs, irrigation heads, pavers, or other improvements hidden beneath snow or ice.
- The Association is responsible for clearly marking sensitive site features before winter operations.

Fertilization Hold Harmless

Fertilization services may be performed by a licensed subcontract applicator.

- Fertilization services may be performed by a licensed subcontract applicator.
- Sarasota Lawn Company LLC is not responsible for chemical application results.
- The Association agrees to hold Sarasota Lawn Company LLC harmless for chemical applications.

Indemnification and Hold Harmless

The Association agrees to defend, indemnify, and hold harmless Sarasota Lawn Company LLC from claims including slip, trip, fall incidents, bodily injury, personal injury, or property damage related to snow or ice conditions.

Payment Schedule

Installment	Due Date	Amount
1	Upon Contract Signing	16,250
2	June 1, 2026	16,250
3	September 1, 2026	16,250
4	December 1, 2026	16,250

Services will begin after the agreement is signed and the first payment has been received.

Signatures

Storm Event Definition Clarification

Storm Event Definition: A snow event is defined as any snowfall accumulation that reaches the service trigger depth and requires plowing or snow removal operations.

Snow plowing operations will begin when snowfall accumulation reaches approximately two (2) inches on site. Sarasota Lawn Company LLC will initiate plowing services at or after this trigger depth in order to maintain safe access to roadways and common areas.

During extended storms, drifting conditions, or multi-day snowfall events, Sarasota Lawn Company LLC may perform multiple plowing cycles as necessary to maintain safe access to roadways and common areas.

Each plowing cycle necessary to maintain safe conditions may be counted as a separate service occurrence when snowfall continues, re-accumulates, or drifting redeposits snow onto previously cleared surfaces.

Ice Conditions: In certain weather conditions, ice may form before snowfall reaches the two (2) inch trigger depth. Ice control services may be recommended by Sarasota Lawn Company LLC under such circumstances. If the Association delays, declines, or restricts authorization for ice control services, the Association acknowledges that slippery conditions may remain and accepts responsibility for resulting surface conditions.

Supplemental Ice Control Authorization and Indemnification Clarification

Delayed, Declined, or Partial Ice Control Authorization Sarasota Lawn Company LLC shall perform snow and ice management services only as authorized and directed by the Association or its designated representatives. The Association may elect to authorize full-property ice control services, partial ice control services, or decline ice control services entirely for specific storm events or areas of the property.

The Association acknowledges that snow removal operations alone do not eliminate slippery conditions and that untreated or partially treated surfaces may remain hazardous. When the Association elects to delay, decline, limit, or partially authorize salt or ice control services for any portion of the property—including but not limited to roadways, parking areas, sidewalks, driveways, and common areas—the Association accepts full responsibility for the resulting surface conditions of any areas not treated.

No Duty to Monitor or Initiate Ice Control Sarasota Lawn Company LLC shall have no obligation to independently monitor weather conditions, surface conditions, or ice accumulation for the purpose of initiating ice control services. Ice control services will be performed only upon authorization from the Association or its designated representatives.

Association Directed Service Limitation When the Association directs Sarasota Lawn Company LLC to limit, delay, restrict, or partially perform ice control services for any portion of the property, Sarasota Lawn Company LLC shall be deemed to have fulfilled its contractual obligations by performing the services exactly as authorized. Sarasota Lawn Company LLC shall not be considered negligent for failing to treat areas where ice control services were not authorized.

Defense, Indemnification, and Hold Harmless The Association agrees to defend, indemnify, and hold harmless Sarasota Lawn Company LLC, its owners, employees, agents, and subcontractors from any and all claims, demands, lawsuits, damages, liabilities, costs, or legal actions including but not limited to slip, trip, fall incidents, bodily injury, personal injury, or property damage arising from snow or ice conditions where ice control services were delayed, declined, limited, or partially authorized by the Association.

Legal Defense and Cost Responsibility The Association further agrees to reimburse Sarasota Lawn Company LLC for all legal fees, attorney fees, court costs, expert witness fees, settlement costs, and related expenses incurred in the defense of any claim arising from snow or ice conditions where services were limited or directed by the Association.

ADDENDUM – TURF REPAIR AGREEMENT

Townsend Woods HOA Landscape & Snow Management Contract

Sarasota Lawn Company LLC

Purpose

This Addendum is incorporated into and made a part of the existing Landscape and Snow Management Agreement between Townsend Woods Homeowners Association ("Association") and Sarasota Lawn Company LLC ("Contractor") for the 2026–2027 service term. This addendum clarifies responsibilities related to turf disturbance that may occur during winter snow removal operations.

Turf Disturbance and Repair

Due to the nature of winter operations, snow accumulation may conceal turf edges, lawn boundaries, curbing, and other landscape features. While Sarasota Lawn Company LLC exercises reasonable care during snow removal services, minor turf disturbance may occasionally occur.

As a goodwill service to the Association, Sarasota Lawn Company LLC agrees to the following:

- Sarasota Lawn Company LLC will repair minor turf disturbance directly caused by snow removal equipment.
- Turf repairs will be completed during the first week of April 2027, weather permitting and when soil conditions are suitable.
- Repairs may include grading disturbed soil areas and reseeding turf as needed to restore affected lawn areas.

Limitations

This repair agreement applies only to turf areas directly disturbed by snow removal equipment during the 2026–2027 winter service season.

This addendum does not apply to:

- Damage caused by hidden objects, irrigation components, curbs, pavers, landscape beds, edging, or other improvements.
- Areas not clearly defined as turf or lawn.
- Damage resulting from vehicles parked in service areas or obstructed access points.
- Conditions caused by freeze/thaw cycles, ice movement, or pre-existing turf conditions.

Agreement

This addendum does not modify any other terms, protections, or indemnification provisions contained in the original agreement. All other provisions of the contract remain in full force and effect.

Sarasota Lawn Company LLC

Townsend Woods Homeowners Association

Signature: _____

Signature: _____

