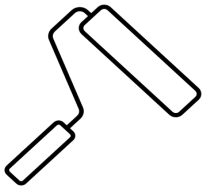
RIVENDELL



FACILITIES MANAGEMENT PLAN – The Woodlands at Rivendell

Overview:

A large part of the Rivendell Community Association's (RCA) budget has to do with the operation and maintenance of the various facilities that make up the community's assets. The Maintenance Committee has been created by the RCA Board to advise the board on all matters pertaining to the maintenance, repair, and/or improvement of Community Common Areas and facilities of the Community Association, and shall perform such other functions as the Board, in its discretion, determines.

The Facilities Management Plan (FMP) has been developed by the Maintenance Committee as a guide to aid in the operation and maintenance of the community.

Table of Contents: Facilities Management Plan (FMP)

Other Amenities

Attachment 8

A. LANDSCAPE MANAGEMENT PLAN - 7610

The University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) has developed guidelines with the goal of protecting Florida's unique natural resources by conserving water, reducing waste and pollution, creating wildlife habitat, and preventing erosion. The following scope of services was developed to be included in any future Rivendell Landscape Management Contracts:

LANDSCAPE MANAGEMENT SPECIFICATIONS

REGULARLY SCHEDULED WORK – Mowing, edging, and trimming.

A. Lawns shall be maintained based on the maintenance requirements of the specific turfgrass species and locations specified in **EXHIBIT 1.**

B. Mowing shall be in a manner consistent with landscape maintenance industry standards that ensures smooth surface appearance without scalping or leaving any uncut grass.

C. Cutting shall not be more than one-third (1/3) of the leaf blade length per mowing event. Measure mower heights with mowers on a flat, paved surface. Mower blades must be kept sharp to provide a high-quality cut and reduce negative effects on turfgrass health. Mowing shall be performed in a different direction each time the grass is cut. All edging shall be completed at the time of mowing.

D. Maintain the grass at the recommended height of 3.5 – 4.5 inches as conditions dictate and shall be done weekly from April 15 – October 15, then biweekly or as needed for the remainder of the year. There shall be a minimum of 39 mowing events per year.

E. Report any detection of turfgrass heat stress, pests, or irrigation malfunctions.

F. No readily visible clumps of clippings shall be left on the grass surface after mowing. Large clumps of clippings shall be dispersed into the turf. Special attention to leaf mulching and or removal of leaves as conditions dictate.

G. Prior to mowing, pick up and dispose of paper and other debris from the grass and around storm drains.

H. Using string trimmers or blade edgers, as appropriate, edge tree rings, plant beds, buildings, sidewalks, fences, driveways, parking areas, and other hard surfaces bordered by grass. String trimmers shall be used to trim turfgrass adjacent to any water bodies and around in-ground irrigation control boxes to maintain visibility and access. Avoid damaging plants with string trimmers.

I. Remove all grass clippings and debris on the same day that mowing, and trimming is done, and remove all grass clippings and debris from sidewalks, streets, drives, gutters, and curbs or surfaces, including those near a stormwater inlet or catch basin. The grass clippings or debris shall not be allowed to enter any inlet, catch basin, or body of water. Grass clippings shall be deposited into the planted landscape. Clippings shall be blown from all paved surfaces after each mowing but not into the planting beds.

J. During extended rainy or dry periods, mowing will take place as conditions dictate. If weather conditions prevent mowing or edging on the scheduled day, then mowing and edging shall be performed the following day. If the wet or dry weather persists, coordination between contractor and owner is necessary to set up an alternate schedule. Mowing on wet or severely drought-stressed turf will not be allowed.

K. **Low Maintenance Zones (LMZs)** - as outlined by (Page 14 Rivendell Standing Rules) shall be maintained along banks of ponds and lakes. The shorelines of all Rivendell stormwater ponds and lakes are community property and are being subjected to erosion. Lake number designation, measurements and rules are in **EXHIBIT 2**.

To control this erosion, mandatory (LMZ's), consisting of a band of turf grass bordering each body of water, a minimum of **3 feet wide** have been installed and maintained on the mowed shorelines. LMZ's are to be cut a **minimum of 8 inches in height but no more than 12 inches.** The edge facing the road shall be rounded.

Trim LMZ's 19 times annually, every two weeks in the summer and every 4 weeks in the winter. A comprehensive walk-through by Owner and Contractor shall take place quarterly, plus 1-2 times per year by the Ponds and Preserves Committee.

MULCHING

A. Mulch shall be maintained at a depth of at least two inches after settling. When additional mulch is necessary, a separate bid for approval shall be submitted.
B. The use of mulches made from sustainable materials such as recycled hardwood mulch, Melaleuca trees, Eucalyptus, pine needles, and pine bark is recommended. Grade B cypress mulches made from whole-tree wood shall not be used.
C. Mulch shall be applied to bedded areas and around trees and palms. A 2-inch space shall be left between the trunks of plants and the mulch and shall mulch within at least a 12 to 18-inch radius from the trunk for any size of tree.
D. New mulch shall be applied in a level profile consistent with pre-existing grades so that the final uniform mulch depth comprised of both existing and new layers will be a minimum of 2 inches but will not exceed 3 inches. New mulch material shall not be applied against trunks or plant stems but will taper down to the soil at those

locations. In all locations where the existing mulch bed is in contact with a paved surface (i.e., sidewalks, roadway edges, or curbing and driveways), light trenching the mulch-hard surface bed line to better contain the existing and applied mulch.

Rake or sweep mulch off paved areas and turfgrass into beds as the mulch application progresses, raking smooth any mounded areas so that depth does not exceed 3 inches.

E. If mulch is installed improperly, any problems shall be corrected at no additional charge to Owner.

ORNAMENTAL LANDSCAPE – SPECIFICATONS

ANNUAL BEDS

A. Prepare, install, and maintain all annual beds in the common areas of Owner. No planting or replacement shall be done without prior selection and approval of Owner. Annual schedule, together with the plant palate, shall be provided for prior approval by Owner subject to modifications due to changes in seasonal weather patterns from that projected, particularly late Fall/Winter periods.
(http://edis.ifas.ufl.edu)

B. It will be the responsibility of the Contractor to schedule with the Grower/Supplier to assure availability of materials at the time plant change-out is to be accomplished. All annual beds shall be changed out on a regular basis four (4) times per year. Annual plants of a minimum four-inch (4") pot. Soil in annual beds will be changed out a minimum of one time per year**.**

C. The Contractor shall be responsible to use reasonable and necessary precautions to protect all annual beds from frost or freeze and drought conditions, in which case, replacement and costs incurred shall be the responsibility of the Contractor who will replace damaged plants with like size and color. Additional plants should be ordered each change-out and stored by contractor to provide spot replacement with plants of same size and likeness should replacement be necessary. See List Pages 18,19,20.

PRUNING AND HEDGING

A. All pruning shall be done under strict supervision. **Pruning rotations will be performed every 6 weeks, April – October, then every other month.** The Contractor shall be responsible for any damaged trees, shrubs, or groundcover as a result of improper pruning. All pruning debris shall be picked up and removed from the site at the time the pruning takes place. No debris shall be allowed to remain overnight.

B. When pruning, use current techniques and standards approved by UF/IFAS and the International Society of Arboriculture. Prune selectively to improve structure and health and to enhance fruiting, flowering, or appearance.

C. When performing corrective pruning, maintain the structural integrity, natural shape, and characteristics of the species.

D. Disinfect pruning tools prior to and after each property and plant to prevent disease transmission.
E. Pruning of overgrown or fallen shrubs, palms, palm fronds, tree branches and trees that impede or obstruct access to certain areas of the community property shall be conducted to provide unimpeded access to those community common area by residents, maintenance contractors and mowing operations These areas are all located adjacent to Preserves or community upland areas and are as follows:
    1. The paved **Pine View** walking and bicycling path plus sidewalks adjacent to preserves such as those at the extreme North end from Bobcat Pond (Pond 17) on Mallard Marsh Drive.
    2. Two access paths for stormwater control structures at SW end of #16 Scherer Lake & SE of Pond #9.
    3. Mowed areas of the community common ground adjacent to preserves, the mowed access paths on pond berms.

All these areas noted above which border preserves or conserved uplands, shall be managed to provide unimpeded access by walkers and bicyclists, maintenance personnel, or mowing operations, respectively as follows:

1. Overhanging branches that obstruct or impede access shall be trimmed and removed from the site.
2. Fallen trees with a trunk diameter of 4 inches or less shall be cut at the preserve edge, or at location slightly inside the edge of the preserve and shall be removed from the site. Fallen trees with a truck diameter larger than 4 inches shall be reported immediately to the RCA community rep; and
3. Pruning or reporting shall be conducted as soon as the obstruction is observed.

SHRUBS

Shrubs will be consistently pruned based on sound horticultural practices. Pruning activities will be scheduled seasonally as each plant variety has its own pruning requirements. The Contractor shall inspect all shrubs for pruning at least bimonthly.

A. Lightly prune shrubs based on the need of each species. Certain flowering shrubs have specific times when they should or should not be pruned. Generally, Contractor shall prune shrubs with hand pruners as needed to provide shape, fullness, and flowering. Shall not prune spring-flowering shrubs until after the bloom period.
B. Maintain shrubs to avoid contact with structures and provide clearance of 12-18 inches.
C. Formal Hedges may be pruned with power shears and ensure that the top of the hedge is maintained at a width narrower than the bottom to allow sunlight to reach lower foliage.

D. Dead or broken branches shall be removed when noted. Selective removal of small sections of branches as a form of insect pest control is also acceptable providing the natural shape of the shrub is maintained. Do not prune during or immediately after growth flushes.

TREES

The central leader (trunk) of all trees shall be maintained (no topping/heading, hat-racking, or shearing), and remove interfering or crossed limbs, and all branches using "collar cuts." **website:** **https://gardeningsolutions.ifas.ufl.edu/care/pruning/pruning-and-maintaining-trees.html.**

A. Sucker growth shall be removed at the base of trees with pruners and shall not use herbicides for that purpose.
B. Aesthetic pruning shall be performed by removing dead and broken branches as often as necessary so that trees always appear neat. Maintain branches and limbs a minimum of two feet away from all buildings, especially roofs. Maintain trees near sidewalks and parking lots to provide clearance for pedestrians and vehicles and shall be limited to a height of 15 feet.
C. **The cost of palm trimming above fifteen feet is not included in the monthly fees.** Additional cost per palm above fifteen (15) feet $_____ per tree.
D. Monitor trees that are staked. Contractor shall loosen or remove support, when appropriate, to prevent girdling of the trunk. Inform the owner or association of trees that are diseased or dying that should be considered for removal.

PALMETTO BEDS

A two-foot (2') perimeter of Palmetto Beds will be maintained and trimmed of excess or brown Palmetto fronds. Interior maintenance of Palmetto Beds beyond the two-foot perimeter is excluded, with exception of the fallen tree limbs and removal of trash, etc.

PALMS

Trim fruit and fronds from palms once (1) annually. Miscellaneous fruit, dead fronds, and fronds below 90 degrees at a height of fifteen feet (15') removed as needed. Prune palms as per current University of Florida/IFAS recommendations**:** **https://gardeningsolutions.ifas.ufl.edu/care/pruning/pruning-and-maintaining-trees.html.**

A. Do not remove green leaves but prune only dead or browning leaves. Remove all palm flower and fruit clusters shall be by handsaw without damaging live tissue to prevent seedlings.
B. Reasonable efforts shall be made to avoid removing leaves that are growing horizontally or upward (i.e., retain all leaves within a "9–3" frame), and shall cut leaves close to the petiole base but shall not damage live trunk tissue.
C. Assess discoloration of lower palm leaves for nutritional deficiencies.
D. Palm leaves or any other pruned material shall not be discarded into any lake or other water body.

GROUNDCOVERS

A. Groundcovers require minimal pruning, so confine and maintain groundcovers within plant beds. Contractor shall not allow groundcover to grow over paved areas.
B. After all pruning operations, all reasonable efforts should be made to remove all cuttings and debris relative to ground-cover type and ensure an aesthetically clean appearance.

FERTILIZATION AND PEST CONTROL SPECIFICATIONS

FERTILIZATION

A. Current UF/IFAS guidelines for turfgrass fertilization should be followed. Employees who specify, handle, or apply fertilizer have a valid Florida Department of Agriculture and Consumer Services Limited Urban Commercial Fertilizer Applicator Certification (FDACS LUFAC). Ensure that fertilization scheduling does not exceed the fertilizer label rate prescribed and complies with state and local ordinances. It is important to note that local fertilizer regulations may prohibit the use of nitrogen fertilizers during the summer months. Be aware of local ordinances to avoid fines or citations https://ffl.ifas.ufl.edu/fertilizer.

B. Any plant or turfgrass nutrient deficiency symptoms and what measures are recommended for correction should be brought to the attention of the owner.

C. Treat deficiencies of specific nutrients with applications of the lacking nutrient in accordance with University of Florida IFAS recommendations until deficiencies are corrected. The fertilizer application rate and number of applications depends on the type of plant material. Apply the minimal amount of fertilizer needed.

D. Adjust fertilizer rates according to health, maturity, and desired growth patterns.

E. During the establishment phase for shrubs, trees, and ground covers, fertilize landscape plants with a slow-release fertilizer as per University of Florida IFAS recommendations.

APPLICATION

A. Deflector shields shall be used on all application equipment to minimize inadvertent applications of fertilizer to non-plant areas. Contractor shall blow, sweep, or wash back into the landscape, any fertilizer deposited on paved or impervious surfaces.

B. Use and enforce the “Ring of Responsibility” (discussed in Appendix A) around or along the shoreline of canals, lakes, ponds, or waterways to reduce risk of fertilizers and other lawn chemicals coming into direct contact with surface waters.

C. Apply fertilizer only when plants are actively growing.

D. Clean up spilled fertilizer materials immediately as per University of Florida IFAS recommendations and apply collected material as fertilizer.

E. Store nitrate-based fertilizers separately from solvents, fuels, and pesticides, because nitrate fertilizers are oxidants and can accelerate a fire. Owner shall work with Contractor to secure fertilizers and other chemicals stored at the Worksite.

F. After fertilizing (unless water restrictions are in place or a rain event is predicted), irrigate with at least a 1/4 inch of water following fertilization to avoid the loss of nitrogen and increase uptake efficiency. If water restrictions apply, Contractor may irrigate as permitted but no more than 1/2-inch following fertilization.

TURF FERTILIZATION

A. Fertilization of St. Augustine:

1. **February -** This early spring weed and feed application is designed to provide growth and color to the turf. This will act as both a pre and post emergent for broadleaf weed control.
2. **May -** This early summer application is to prepare the turf for the growing season and will be at least a 50% slow-release Nitrogen. Insect control is applied to protect turf from ant active insects. Weeds will be treated as needed.
3. **July/August -** Iron with a full minor package will be applied as needed to support color and nutritional needs of the turf Any active lawn-damaging insects and weeds will be treated as well.
4. **October -** This application provides fertility designed to provide balanced nutrition after a long summer and prepare the turf for the upcoming slower growing season. Once again, any active law- damaging insect and turf weeds will be treated.
5. **December -** This winter application consists of a winter blend fertilizer which will assist in stimulating a healthy root system. Weed control will be applied to minimize existing weeds and next season early spring weeds. Active lawn-damaging insects will be treated as well**. OWNER ONSITE REPRESENTATIVE SHALL BE NOTIFIED 5 DAYS PRIOR TO ANY FERTILIZATION**

Use only fertilizers for urban turf that are formulated and have application instructions in accordance with requirements and directions provided by Rule 5E-1.003, Florida Administrative Code, Labeling Requirements for Urban Turf Fertilizers.

6. Do not exceed the annual nitrogen recommendations in the Fertilizer Guidelines for Established Turfgrass Lawns in the climatic regions of Florida as provided on the label.

7. Obtain a soil analysis before planting. Soil samples shall be analyzed for pH, lime requirement, and available plant nutrients (P, K, Ca, and Mg). A soil pH test will indicate whether pH adjustment is necessary. For more information on soil sampling and testing, go to (http://soilslab.ifas.ufl.edu/ESTL%20Home.asp).

8. Adjust fertilizer rates to achieve healthy, mature, desirable growth.

Follow UF/IFAS evidence-based recommendations for turfgrass fertilization practices based on turfgrass species, soil properties, time of year, and other factors (https://edis.ifas.ufl.edu/pdffiles/LH/LH01400.pdf, http://edis.ifas.ufl.edu/topic_lawn_fertilization).

PLANT BEDS, TREES, SHRUBS, PALMS, FLOWERS, GROUND COVERS

A. If landscape plants exhibit nutrient deficiency symptoms, they may not be suited to the planting site due to soil pH, drainage, salinity, limited soil volume, water quality, or mineral content of the soil. Replacing such plants with others better adapted to the site's conditions. Follow current University of Florida IFAS fertilization recommendations for landscape plants.

B. Broadcast fertilizer uniformly over the desired areas of the landscape. Root location, fertilization objectives, and plant species should be considered when applying fertilizer. In areas where tree or shrub fertilization zones overlap with lawn fertilization zones, fertilize one or the other of the plant types, but not both.

C. Newly established trees, shrubs and ground covers all will be fertilized four (4) times a year for the first year and two (2) times a year (Spring and Fall thereafter with a complete granular fertilizer at a minimum rate of one pound of Nitrogen per 1,000 SF. with a high quality, complete granular fertilizer that is comprised of 50% water soluble Nitrogen and 50% water insoluble Nitrogen, Sulfate of Potash and Micronutrients to promote optimal health of the plants.

D. All new Palms, other than Sabal Palms, will be fertilized at least four times per year for the first year and then twice per year thereafter with a fertilizer formulation and rates designed specifically for palms.

FERTILIZATION OF ANNUALS

Fertilize with Osmocote and 20-20-20 for the duration of the plant material, to promote long lasting blooms and continues root development.

PALM FERTILIZATION

A. Palms have different nutritional requirements from other landscape plants. They suffer quickly and conspicuously from inadequate mineral nutrition, whether due to insufficient or incorrect fertilization. Current University of Florida IFAS fertilization recommendations for palms and palm deficiencies should be followed, see http://edis.ifas.ufl.edu/topic_palm_nutrition.

B. Fertilize palms with a granular slow-release fertilizer three to four times per year. An acceptable formulation is 8-0-12-4 (N, P, K, Mg plus micro-elements). Mature palms require five pounds of 8-0-12-4 fertilizer per application. For palms under ten feet tall, two pounds of 8-0-12-4 per application will be adequate.

MANAGEMENT OF PESTS IN THE LANDSCAPE

A. Use pesticide applications in accordance with the rules and regulations governing use of pesticides in Florida. Follow all provisions of Florida Statute 482. Use Integrated Pest Management (I.P.M.) principles and methods (http://edis.ifas.ufl.edu/in109). Intervene with chemical pest control only when the pest is causing or is expected to cause more damage than can be reasonably and economically tolerated and implement a control strategy that reduces the pest numbers to an acceptable level while minimizing risks to non-targeted organisms.

B. Post appropriate application signs following each treatment in line with Florida Department of Agriculture and Consumer Service regulations. Per Florida statutes, arrange for pesticide-sensitive persons living in the Community to be notified before treatment.

C. Keep records of pest problems identified, location, and control treatment applied. Contractor shall record in the records whether the control measures reduced or prevented pest damage, were economical, and minimized risks. Contractor shall provide a copy of the records to Owner. Refer to past corrective actions when making similar decisions in the future. Disposal of used containers shall be in compliance with label directions to prevent water contamination.

D. Current University of Florida IFAS pest management recommendations for implementing an IPM program should be followed as per IFAS Publication ENY-298, Landscape Integrated Pest Management, at http://edis.ifas.ufl.edu/in109. Available pest-specific information available through UF/IFAS Extension should be used.

WEED MANAGEMENT

A. Integrated Pest Management (IPM) methods shall be used to reduce weeds in turf areas. This includes accurate weed identification, monitoring for weed emergence, and implementing timely control measures (http://edis.ifas.ufl.edu/ep141).

B. Primary weed control depends on proper cultural practices, chiefly mowing turfgrass at the UF/IFAS recommended height and maintaining adequate mulch in plant beds. Weed control in landscape beds can be difficult due to the variety of plant material that may be vulnerable to herbicides. Thus, preventive weed control is important and typically the most effective weed control approach. Weed infestations will probably have to be removed by hand, as there are a limited number of herbicides available that can be safely applied over the top of and around most landscape plants, see (http://edis.ifas.ufl.edu/ep523).

C. If significant and continuing competition between weeds and desired landscape plants occur, notify the Owner and request authorization for use of a preemergent herbicide. After Owner authorizes use of the herbicide, apply the herbicide per the label, and in accordance with local and state ordinances.

D. If it is not economical or practical to reduce weeds after they have emerged and established in lawns or ornamental plant beds, post emergent herbicides may be

required. Prior notification to the Owner and request authorization for use of a post emergent herbicide, see (http://edis.ifas.ufl.edu/wg059).

INSECTS

A. Effective insect pest control is best achieved in landscapes by implementing preventive cultural practices to promote healthy plants, reduce conditions favorable for pests, and conserve natural biological control organisms.

B. IPM practices shall be used to manage insects in the landscape, which include:
   - Proper insect identification
   - Active monitoring for insect activity and abundance
   - Utilizing mechanical and cultural practices first, when available
   - Preserving natural, biological control organisms
   - Spot-treating pest-infested areas, when possible, rather than making calendar-based cover spray applications to the landscape

     When possible, use selective, reduced-risk insecticides rather than broad spectrum, non-selective products. This helps conserve natural predators and parasitoids in the landscape that are attacking plant pests.

C. Treat fire-ant mounds individually as they occur with bait formulas.
   - Surround each mound with fresh bait without disturbing the mound itself. Use broadcast baiting and broadcast treatment in recreation and common areas only as needed.

D. Insects including southern chinch bug, fall armyworm, tropical sod webworm, hunting billbug, and mole crickets can be monitored using UF/IFAS-recommended soapy water flushes and scouting for symptoms of plant damage. See, http://edis.ifas.ufl.edu/ig001, for turfgrass pest-specific recommendations.

E. When available, treat sap-feeding pests like southern chinch bug, mealybugs, and scale insects using systemic or translaminar products that get into plant material to be ingested by the pest insect.

F. Utilize current UF/IFAS management recommendations for specific landscape insect pests.

G. All landscape beds, trees and palms will be monitored and treated with the appropriate pesticides necessary to control any damaging levels of disease and insect activity. Response after notification of problems by property management will be made within 48 working hours.

H. Replace plants lost due to negligence from disease or insect control. Fire ants are suppressed with spot treatment insecticides.

PLANT DISEASES

A. Plant diseases occur when excessive moisture is present for extended periods. Correct cultural practices are the key to control of plant diseases, especially with respect to proper irrigation.

B. Notify the Owner of any fungal disease outbreaks that occur and shall reduce the frequency of irrigation if they do occur. If disease is significant and persistent, apply an appropriate fungicide if Owner approves.

C. Tree and palm diseases that are serious include Ganoderma Butt Rot (http://edis.ifas.ufl.edu/pp100) and Fusarium (http://edis.ifas.ufl.edu/pp278). Seek and follow advice from the UF/IFAS Extension Service if those problems are discovered.

D. Inspect turf, and ornamental plants at least bi-weekly, use best skill and attention and accept responsibility for all methods, techniques, sequences and procedures and for coordinating all portions of the work.

EXHIBIT 2 – LOW MAINTENANCE ZONES (LMZs)

For Lake number designations see attached map.

1.
   a) Pond banks on Lake 14 located at the SW end of the dike between Lakes 14 & 15, [Two short LMZs.]
   b) Pond Banks on the dikes between Lakes 1 and 2, 3 and 4, 13 and 14.

With the following exceptions:

- ➢ Pond banks that have been previously mowed to the edge and include border preserves.
- ➢ Pond banks that have not previously been mowed to the water's edge on the dike between Lakes 14 & 15.

2. The LMZs shall be three ft. wide and shall be kept trimmed no lower than eight inches nor higher than 12 inches. The edge facing the road shall be rounded.
   a) Trimming shall be on a schedule of every two weeks in the "summer" and every four weeks in the "winter" for a total of 19 events per year.
   b) The trimming shall be conducted to meet a standard of a "neat, uniform, manicured" appearance. The top surface of the LMZ shall be as flat as possible.
   c) Care shall be taken to avoid damage to shoreline aquatic plants and to avoid discharging trimmings into ponds.
   d) Allow the pond bank slopes adjacent to preserve or community upland areas to grow without being either trimmed or mowed.
3. Contractor will maintain a mowed path (for access by our Ponds and Preserves Management Contractors, respectively and for inspection of stormwater control structures, using a "gator" or similar vehicle at the top of pond berms adjacent to preserves or uplands, and two other locations, specifically.
   a) Short access path (approximately 50 ft.) to pond outlet structure at the extreme SW end of Scherer Lake (#16).
   b) Short access path (approximately 75 ft.) to stormwater control structure located in reserve, SE of Pond #9 and accessed from the mowed area around that pond. (This structure is located NW of lift station located on Rivendell Blvd. across from Pond #7.)
   c) Mowing frequency for the above paths shall be the same as for all other turf management.

d) Falle branches, trees, palms, and fonds, etc., that cover or impede water flow to stormwater control structures located near the above designated access paths shall be cut and removed as described for the paths above.

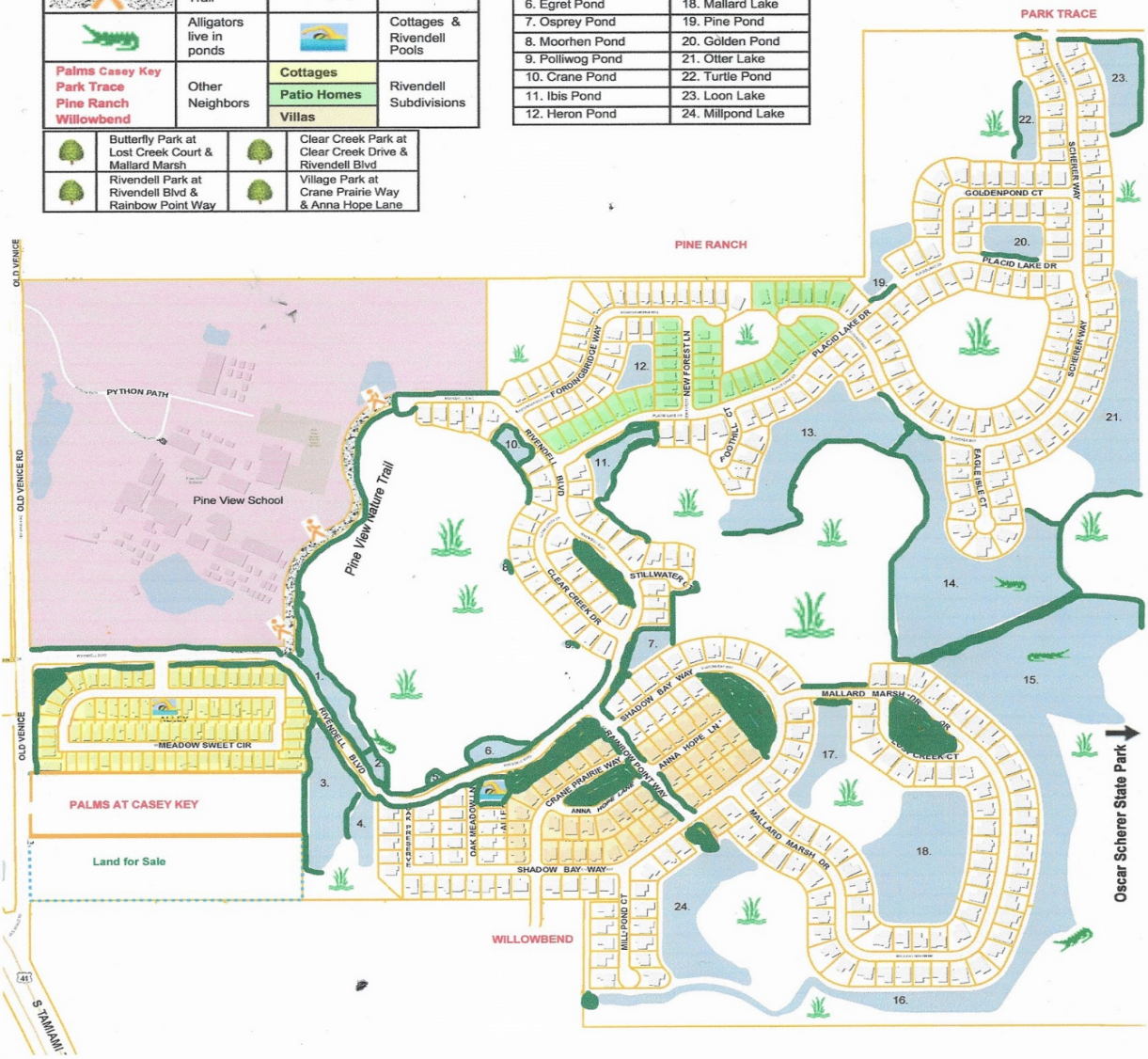
4. Crew leader will inspect high profile areas each service for quality control.

COMMON AREAS

The Woodlands at Rivendell

Legend			
	Preserve Wetlands		Crescent Park & Playground
	Pine View Nature Trail		Rainbow Point Park
	Alligators live in ponds		Cottages & Rivendell Pools
Palms Casey Key Park Trace Pine Ranch Willowbend	Other Neighbors	Cottages Patio Homes Villas	Rivendell Subdivisions
	Butterfly Park at Lost Creek Court & Mallard Marsh		Clear Creek Park at Clear Creek Drive & Rivendell Blvd
	Rivendell Park at Rivendell Blvd & Rainbow Point Way		Village Park at Crane Prairie Way & Anna Hope Lane

Rivendell Ponds	
1. Gator Creek West	13. Placid Lake
2. Gator Creek East	14. Eagle Lake
3. Rivendell Lake West	15. Scherer Lake N.
4. Rivendell Lake East	16. Scherer Lake S.
5. Koi Pond	17. Bobcat Pond
6. Egret Pond	18. Mallard Lake
7. Osprey Pond	19. Pine Pond
8. Moorhen Pond	20. Golden Pond
9. Polliwog Pond	21. Otter Lake
10. Crane Pond	22. Turtle Pond
11. Ibis Pond	23. Loon Lake
12. Heron Pond	24. Millpond Lake



LOW MAINTENANCE ZONES (LMZ)

The Woodlands at Rivendell

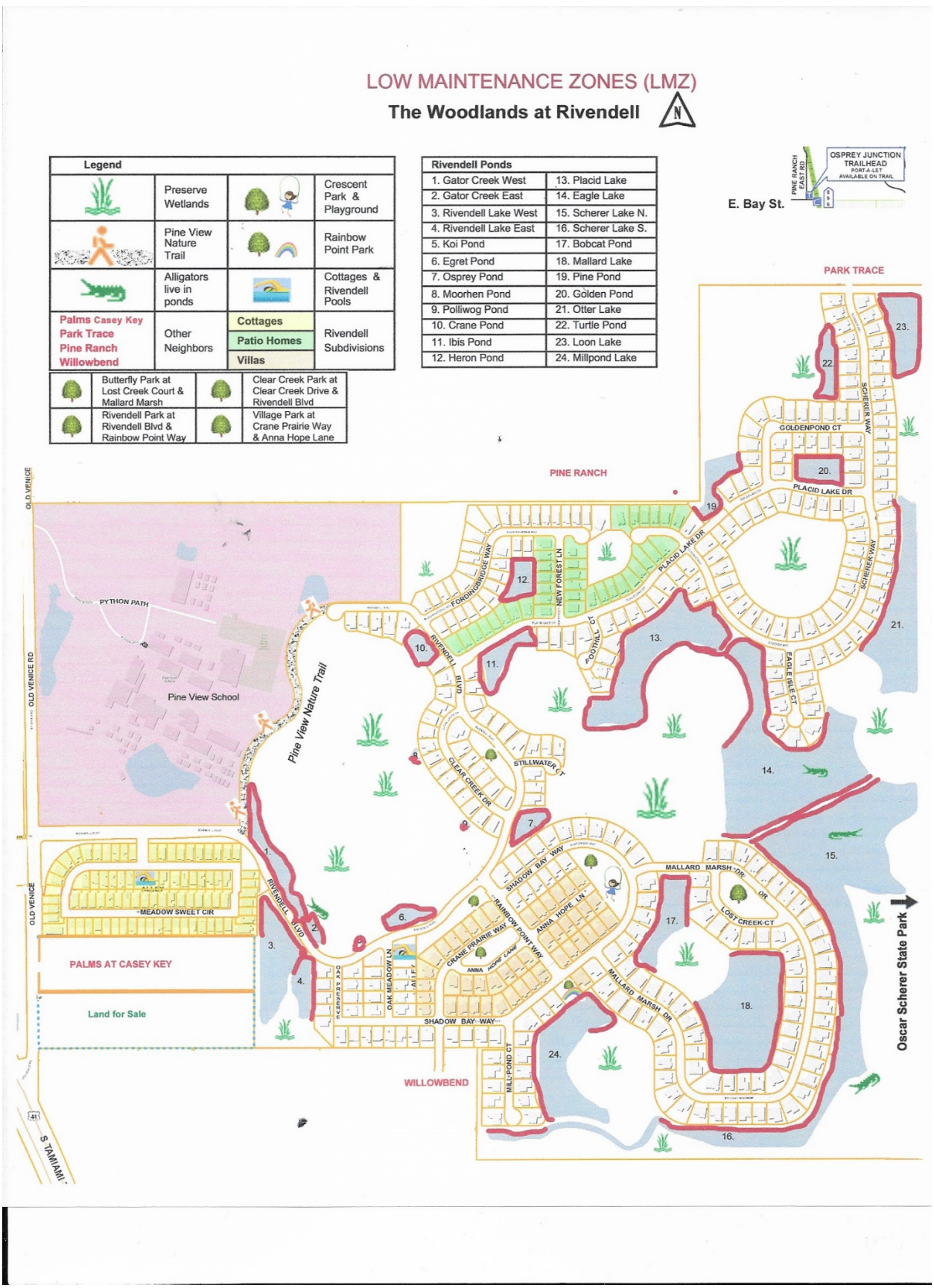


EXHIBIT 2

RIVENDELL LOW MAINTENANCE ZONE MEASUREMENTS

LAKE	NAME	LENGTH	AREA	WIDTH	REMARKS
		Lin Feet	Sq Feet	3 Feet	
1	Gator Creek West	1640	4920		
2	Gator Creek East	450	1350		
3	Rivendell Lake West	505	1515		
4	Rivendell Lake East	510	1530		
5	Koi Pond	200	600		
6	Egret Pond	760	2280		
7	Osprey Pond	700	2100		
8	Moorhen Pond	245	735		
9	Polliwog Pond	200	600		
10	Crane Pond	545	1635		
11	Ibis Pond	1110	3330		
12	Heron Pond	700	2100		
13	Placid Lake	2890	8670		
14	Eagle Lake	2620	7860		
15	Scherer Lake North	1025	3075		
16	Scherer Lake South	2250	6750		
17	Bobcat Lake	1060	3180		
18	Mallard Lake	2055	6165		
19	Pine Pond	1060	3180		
20	Golden Pond	800	2400		
21	Otter Lake	2740	8220		
22	Turtle Pond	970	2910		
23	Loon Lake	1220	3660		
24	Millpond Lake	2040	6120		
	Total	28295	84885		

Google Plant Name spacing in FLORIDA

Table 3. Annuals commonly grown in Florida. FLOWER Beds

Common Name	Exposure*			Cold tolerance	North Florida**		Central Florida		South Florida		Spacing (inches)
	Full sun	Sun AM or PM	No direct sun		Earliest planting time	Typical removal time	Earliest planting time	Typical removal time	Earliest planting time	Typical removal time	
Ageratum	xx	x	---	Tender	March	Aug.	Feb.	Aug.	Feb.	July	10–12
Alyssum	xx	x	---	Hardy	Oct.	June	Oct.	June	Oct.	May	10–12
Amaranthus	xx	x	---	Tender	March	Sept.	March	July	March	July	14–18
Angelonia	xx	x	---	Tender	March	Nov.	March	Dec.	Marginal in S. FL		14–18
Baby's Breath	xx	x	---	Hardy	Oct.	June	Oct.	June	Oct.	May	12–16
Bacopa	xx	x	---	Tender	March	May	Oct.	June	Marginal in S. FL		10–12
Balsam	x	xx	--	Tender	March	Aug.	March	July	Oct.	June	8–12
Begonia (Wax)	x	xx	x	Tender	March	Oct.	Feb.	Nov.	Year-round		12–14
Calendula	xx	x	---	Hardy	Oct.	June	Oct.	June	Oct.	May	8–10
Calibrachoa	xx	x	---	Hardy	Feb.	May	Oct.	May	Oct.	May	18–24
Cape Daisy	xx	x	---	Tender	Feb.	May	Feb.	May	Jan.	April	12–14
Carnation	xx	x	---	Hardy	Nov.	June	Nov.	May	Oct.	April	8–10
Celosia	xx	x	---	Tender	March	When declined	March	When declined	Feb.	When declined	10–12
Coleus	xx	xx	x	Tender	March	Oct.	March	Nov.	Year-round		18–24
Cosmos	xx	x	---	Tender	March	June	Feb.	May	Year-round (3-month performance period)		12–14
Crossandra	x	xx	xx	Tender	April	Oct.	April	Nov.	March	Nov.	10–12
Dahlberg Daisy	xx	x	--	Hardy	Feb.	July	Feb.	July	Oct.	June	8–12
Delphinium	xx	x	---	Hardy	Nov.	April	Nov.	April	Nov.	April	12–14
Dianthus	xx	x	---	Hardy	Oct.	June	Oct.	May	Oct.	May	10–12
Dusty Miller	xx	x	---	Hardy	Oct.	Sept.	Oct.	Sept.	Oct.	June	12
Foxglove	xx	x	---	Hardy	Sept.	May	Sept.	May	Not recommended		16–20
Gaillardia	xx	x	---	Hardy	March	Aug.	March	Aug.	Feb.	Aug.	12–18
Gazania	xx	---	---	Tender	March	June	March	June	Year-round		8
Geranium	xx	x	---	Tender	Oct. and March	When declined	Oct. and March	When declined	Oct.	May	16–24
Gomphrena	xx	x	---	Tender	Feb.	Sept.	Feb.	Sept.	Feb.	Aug.	12
Hollyhock	xx	x	---	Hardy	Oct.	June	Oct.	June	Oct.	May	12
Impatiens	x	xx	x	Tender	March	Nov.	March	Dec.	Oct.	May	12–18
Kalanchoe	xx	x	---	Tender	March	When declined	Oct.	July	Oct.	July	12
Lavender	xx	---	---	Tender	March	June	Oct. and March	June	Nov.	May	24
Lobelia	xx	x	---	Tender	March	June	March	May	Jan.	April	12–14
Marguerite Daisy	xx	x	---	Tender	Feb.	April	Feb.	April	Dec.	April	12–14

FLOWER BEDS.

Common Name	Exposure*			Cold tolerance	North Florida**		Central Florida		South Florida		Spacing (inches)
	Full sun	Sun AM or PM	No direct sun		Earliest planting time	Typical removal time	Earliest planting time	Typical removal time	Earliest planting time	Typical removal time	
Marigold	xx	x	---	Tender	March and Sept.	3–4 months later	March and Sept.	3–4 months later	Year-round	3–4 months later	10–16
Melampodium	xx	x	---	Tender	March	Oct.	Feb.	Oct.	Year-round		12–18
Moss Rose	xx	---	---	Tender	March	Nov.	March	Nov.	March	Nov.	10–12
New Guinea Impatiens	---	xx	---	Tender	March	Nov.	March	Nov.	Nov.	April	30
Ornamental Cabbage/Kale	xx	x	---	Hardy	Oct.	April	Oct.	April	Oct.	April	12–18
Ornamental Pepper	xx	x	---	Tender	March	Oct.	March	Oct.	March	Nov.	8–10
Pansy	xx	xx	x	Hardy	Oct.	June	Dec.	May	Marginal in S. FL		10–14
Pentas	xx	x	---	Tender	March	Nov.	March	Dec.	Year-round		18–30
Periwinkle	xx	x	---	Tender	March	Oct.	May	Nov.	Year-round		12
Petunia	xx	x	---	Hardy	Oct.	June	Oct.	May	Oct.	May	12–24
Phlox	xx	---	---	Hardy	March	June	March	June	Feb.	May	8–14
Rudbeckia	xx	---	---	Hardy	March	July	March	July	March	June	15–18
Salvia	xx	x	---	Tender	March	June	March	June	Oct.	June	8–12
Scaevola	xx	x	---	Tender	March	Nov.	March	Nov.	Year-round		18–24
Snapdragon	xx	x	---	Hardy	Oct.	May	Oct.	May	Nov.	Apr.	10–15
Strawflower	xx	---	---	Tender	March	June	Oct.	June	Oct.	May	12–14
Sunflower	xx	---	---	Tender	March	May	March	May	March	May	12–24
Torenia	x	xx	---	Tender	March	Nov.	March	Dec.	Feb.	Dec.	12–18
Tropical Milkweed	xx	x	---	Tender	March	Nov.	March	Nov.	Year-round		12–18
Tropical Sage	xx	x	---	Tender	March	Nov.	Feb.	Dec.	Year-round		12–16
Verbena	xx	x	---	Hardy	Oct.	June	Oct.	June	Oct.	May	12
Viola	xx	x	x	Hardy	Oct.	May	Oct.	May	Oct.	April	8–10
Zinnia	xx	x	---	Tender	March	Nov.	March–Sept.	4–6 months later	Year-round	4–6 months after planting	12–15

*Exposure: X = acceptable performance; XX = optimum performance.
** North: all of Florida north of State Road 40; central: the section of Florida between State Roads 40 and 70; south: all of Florida below State Road 70.

Table 1. Annuals to use as cut flowers.

Angelonia	Geranium
Baby's Breath	Globe Amaranth
Black-Eyed Susan	Hollyhock
Calendula	Johnny Jump-Up/Viola
Cape Daisy	Lavender
Carnation	Marguerite Daisy
Celosia	Marigold
Coleus	Pansy
Coreopsis	Pentas
Cosmos	Snapdragon
Delphinium	Stokes Aster
Dianthus	Strawflower
Foxglove	Sunflower/Helianthus
Gaillardia	Zinnia

Table 2. Selected annuals with moderate to high salt tolerance.*

Calendula	Moss Rose/Portulaca
Cape Daisy	Ornamental Cabbage/Kale Periwinkle
Dusty Miller	Petunia Scaevola
Gaillardia	Snapdragon
Gazania	Vinca
Geranium	Wax Begonia
Kalanchoe	Zinnia

* Salt tolerance may vary depending on the degree of exposure to salt spray.

B. TREE TRIMMING PLAN (Trees over 15 ft Height): 7800

The Maintenance Committee performed a tree survey January/February 2023. Trees over four inches in diameter and greater than 15 feet in height, not covered in the existing landscape management agreement, were tagged. Species, locations, diameters, and heights were recorded.

Rivendell has a total of 796 inventoried trees of which 275 are Oaks; 103 are Pines; and 357 are Palms. **Trees in the Preserves WERE NOT INCLUDED** in the survey, only those trees along the county Right-of-Way (ROW), islands, parks, common areas and various natural and manmade hammocks spread throughout the community. The following species were tagged: (See Attachment 1: **"Tree Trimming Inventory Master List**; Attachment 2: **"Tree Trimming Schedule";** Attachment 3**: "Oak Tree Trimming Log";** and Attachment 3A: **Palm Tree Trimming Log.)**

SPECIES

1. **Live Oak*** (Quercus virginiana) - 230 each

The live oak extends from southeastern Virginia through the lower Atlantic and Gulf regions into Texas and Mexico. All of Florida is included except some of the Keys. It is a tree of striking character from its wide-spreading habit, sometimes reaching 100 feet in spread; with a short stout **trunk,** three or four feet in diameter, dividing into several large limbs and nearly horizontal branches forming a low dense, round-topped head. Its height is commonly 40 to 50 feet. The bark on its trunk and large branches is dark brown tinged with red, and slightly furrowed. It grows to the largest size on the rich hammocks and low ridges near the coast and only a few feet above the water level. In very sandy soil it is a tall shrub. It is one of the most desirable trees of the Coastal Plain for road-side and ornamental planting and is of moderate growth but long lived and handsome.

The **leaves** are simple, evergreen, thick, leathery, oblong, smooth above, pale silvery white beneath, and edges slightly rolled under; from two to four inches in length and one to two inches in breadth.

The **fruit** is an acorn about an inch long and one-third inch wide, borne on a long stem or peduncle; it is oblong, dark brown and lustrous, and set in a top shaped downy cup of a light reddish-brown color.

The **wood** is very heavy, hard, strong, and tough, light brown or yellow, with nearly white thin sapwood. It was formerly largely used, and still is occasionally, for ships' knees in building wooden boats.

*****"Forest Trees of Florida" Tenth Edition, Florida Division of Forestry

2. **Laurel Oak*** (Quercus laurafolia) – 45 each

The Laurel Oak is one of the more common and the most beautiful of all oaks. It is generally distributed and found on the banks of streams and or near swamps and rich hammocks over the state except in extreme most southern portion. It is a large tree, reaching a height of 100 feet and diameter of three to four feet, with slender branches forming a broad, dense, round-topped, shapely crown. It has been extensively planted as a shade and street tree.

The **bark** of young trees is dark brown, tinged with red, roughened by small close scales, becoming older trees nearly black and broken into broad flat ridges.

Leaves are from two to six inches long and three-quarters to an inch wide. They bear the same general resemblance to the laurel that the willow oak does to the willow and should not be confused with this latter tree because of their greater width in proportion to their length. They are thin and very shiny above, lighter green below with less gloss. They fall during the early part of the spring and for a few weeks the trees are bare. The **tree** may be distinguished from the live oak, which it somewhat resembles, by the absence of grey down or fuzz on the underside of the leaves. The **leaves** that appear early are distinctively red.

The **acorn**, which matures at the end of the second year, is dark brown in color and is about half an inch long. It is enclosed by about on fourth of its length by a thin saucer-shaped cup covered by thin, light red-brown light scales.

The **wood** is heavy, hard, coarse-grained and checks in drying and is primarily used for fuel.

***"Forest Trees of Florida" Tenth Edition, Florida Division of Forestry

3. **Slash Pine*** (Yellow Slash) (Pinus elliottii) - 99 each

Slash pine is a fast-growing tree common to all parts of Florida. Because of its abundant seed production, it has replaced longleaf pine naturally on large areas protected from fire. Second growth stands of slash pines now form a large part of the pine forests of Florida. Slash pine and longleaf pine are the two pines that produce crude pine gum for naval store products. Slash pine is a better producer.

The variety of slash pine, known by the common name of South Florida slash, is found along the east and west coasts and on adjacent islands. South Florida slash produce gum sparingly. Because of its rapid growth, easy propagation, and early yield of timber and crude gum, slash pine promises excellent returns when planted and grown as a crop. The **trunk** is straight, clears itself of early branches, and is crowned with numerous small branches forming a round-topped head.

Slash Pine cont.

The **needles**, which occur in clusters of two or, more often, three in a sheath, are from eight to 12 inches long, dark green, shiny, and thickly set on the branches, forming a dense head.

The **cones** are mostly three to six inches long, brown, and glossy or varnished; the thin scales are armed with thin prickles. Slash may best be distinguished from all other pines by the characteristics of its leaves and cones.

The **wood** is heavy, hard, strong, tough, durable, and very resinous. It is sawed into lumber and sold without discrimination as longleaf pine; and is used for general building and heavy construction purposes, for which it brings good prices.

***"Forest Trees of Florida" Tenth Edition, Florida Division of Forestry

4. **Norfolk Island Pine ** (**Araucaria heterophylia) - 4 each

Norfolk Island Pine is not native to Florida, rather from the South Pacific between Australia, New Zealand, and New Caledonia. While sold here in the states as tabletop Christmas trees, in their native land can grow 200 feet tall and have trunks to 10 feet in diameter. In Florida these trees grow between 60 – 80 feet tall and 12 – 24 inches in diameter.

These Norfolk Island Pines are not true pines and date back to prehistoric times. It is a slow growing tree and would take a decade to grow 8-10 feet tall.

While not true pines, their tiered branches, slender pyramidal shape, and narrow evergreen leaves appear pine-like. Norfolk Island Pines have a single upright trunk and develop a graceful lean. These trees are tropical plants and can't thrive in temperatures below 35 degrees, so Orlando would be the northernmost point at which these trees should be planted. Naturally found in coastal areas, it's no surprise that they have a high salt tolerance.

****** "https://gardeningsolutions.ifas.ufl/eduplants/trees"

5. Cabbage Palmetto* (Cabbage Palm, or Cabbage Tree) - 325 each

This member of the palm family is named from the large leaf-bud or "cabbage" at the top of the trunk which is cooked and eaten as a vegetable. The loss of a bud causes a branching, if not the death of the tree. Like lilies grasses, and corn, the palms grow upward from a single terminal bud, and grow outward from many bundles of tissue located centrally within the trunk. This is unlike the oak and pines which yearly form a ring of wood.

The cabbage palm is a **tree** from 50 feet to 80 feet with a straight clear trunk up to two feet in diameter, covered with shallow ridges and fissures. It grows in sandy soil or hammocks over most of the coast region, including the Keys, west to the Apalachicola River.

The **leaves** are from five to eight feet long, usually broader than long, dark green, shiny, deeply divided into narrow portions, and borne on leaf-stems from five to

seven feet long. The stem of the tree is covered with a thick rind and marked in rings where the old sets of leaves have fallen off. The **fruit** consists of many rounded berries, about one-third in diameter, each containing a brownish colored seed.

The **wood** light, soft pale brown containing numerous hard fibers or "threads". The trunks are used for piling and sawed into disks for ornamental tabletops. Baskets, mats, and hats are made from the leaves, and brushes from the fibers in the sheaths of the young leaves and trunks.

***"Forest Trees of Florida" Tenth Edition, Florida Division of Forestry

6. **Cuban Royal Palm*(**Roystonia regia) - 2 each

Native to the shore and some of the nearby Everglade Keys of southern Florida, this majestic palm has been extensively planted in south Florida. The same tree is native and similarly widely planted for ornament and shade in Cuba and elsewhere.

The **tree** rises to a height of some 80 to 120 feet, by a trunk some two feet in diameter with an enlarged base giving it the appearance of stability.

The **leaves** are from eight to 12 feet long, consisting of many separate leaflets (or pinnae), deep green in color, each about one and one-half inches wide near the base narrowing toward the tip and two to three feet in length; the leaf stalks are from seven to nine feet in length, bright green and nearly round except near the base, which is flattened and clasping on the tree trunk.

The **flowers** open in January and February. The **fruit** consists of an oblong, violet-blue stone fruit, or berry, about one-half inch long, and many of them borne on a branched flower stalk about two feet in length. Each contains a single light brown seed surrounded by a loose fibrous covering.

The **wood** is made up of many bundles of fibers softer than the hard shell-like outside portion. The **tree trunks** are used for piling and some kinds of construction.

***"Forest Trees of Florida" Tenth Edition, Florida Division of Forestry

7. **Canary Island Date Palm *****(Phoenix canariensis) - 3 each

Massive and magnificent, the Canary Palm rules the landscape with its aristocratic size and beauty. It's native to the Canary Islands off the coast of Morocco. The leaves are stiff over a thick trunk is best suited for formal landscapes. The base has a flat pineapple-like shape and a crusty leaf scar pattern, more noticeable when the tree is young. Often called the Pineapple Palm," ferns often germinate in the pineapple part as the trunk forms, adding to the ornamental look.

The Canary Palm is a slow grower of 40 feet and despite its tropical look it's one of the best cold hardy palms. It's moderately salt tolerant and needs full sun.

The **fruit** is ornamental resembling dates in early spring and summer, there edible but not very tasty. It's prone to potassium deficiency, which causes yellow fronds, but a high potassium fertilizer application will keep it green.
The palm is not self-cleaning, so you need to remove browned fronds.
Canary Island palms can be susceptible to palm weevils that invade the heart of an already sick tree. The weevils are beetles that lay eggs on decaying matter. They don't attack healthy trees.

***"South Florida Plant Guide.com"

8. **Foxtail Palms***** (Wodyetia bifurcate) - 27 each
The foxtail palm is extremely popular for its perfect proportions, self-cleaning habit and full, rounded fronds. It has a smooth gray trunk with a bright green crown shaft and big tufted fronds that resemble the bush tail of a fox.
Foxtails are fast growers, reaching a height of 30 feet and are moderately drought and salt tolerant.
The fruit is showy and bright red, each one the size of a small tomato. They will also tolerate normal winter temperatures.

***"South Florida Plant Guide.com"

9. **Black Olive******** (Terminalia buceras) - 3 each
The black olive cultivar called 'Shady Lady' black olive is the most commonly planted black olive in the area**. Sarasota County** approves these trees as a "street tree" alternative to planting live oaks. **Live oaks are banned for use as street trees due to their root penetration heaving concrete sidewalks.**
A black seed capsule gives this tree its name and should not be confused with the familiar edible olive – nothing edible here! Growing up to 30 feet it is fairly wind resistant and it's very suitable for producing shade as it's used frequently as a highway median tree.
They are frost sensitive and will slightly damage at 32 degrees. At 25 degrees black olive trees will die. It is recommended that NOT be planted east of Interstate 75 unless there is a known stable microclimate.

****"IFAS.UNF.edu."

10. **Crape Myrtle******(Lagerstroemia indica) - 18 each
The crape myrtle is one of the most beautiful and popular flowering trees in Florida. Often called the "lilac of the south" this plant is tough, adaptable, and showy. Its **blossoms** are large and long lasting (up to 100 days), and the tree has great fall color and attractive bark. It prefers a sunny, well drained site and is relatively pest and disease free.

Many crape myrtle cultivars are available, ranging in size from miniatures to trees that **grow** to twenty feet or more. Medium crape myrtles cultivars (growing up to about 15 feet in height) and tall or tree size myrtles grow 20 – 30 feet in 10 years and are best planted in open areas.

Lower limbs are removed to increase clearance for pedestrians or vehicles. Late winter pruning is best. Caution is warranted as not to prune too severely.

********"IFAS.UNF.edu."

11. **Southern Magnolia******(Magnolia grandiflora} - 19 each

The southern magnolia is a stately tree that comes in all shapes and sizes, depending on the cultivar they can grow up to 90 feet tall. They have lustrous, **evergreen foliage** and produce **creamy white flowers** in the spring and summer, that have lemony smell and can be as large as dinner plates. They prefer moist, well drained acid soil, and in sun or shade.

Southern magnolias are often planted as specimen trees, but a row of magnolias can also make a great screen for blocking unsightly views. They are best found in planting beds rather than lawns as they shed leaves and seedpods each spring and can produce surface roots over time.

******"** IFAS.UNF.edu."

C. IRRIGATION SYSTEM - 7520

As one might expect the irrigation system was installed in phases as the development construction progressed since inception in 1996. Little is known about actual pipe sizes, solenoid valve locations and other components that are buried. Over the years, of the records that were kept, Exhibit 3 contains a map showing the location of the controllers that operate the system, as well as a breakdown of zones within the controller locations and the water sources that feed them.

The community uses a combination of the lakes and drilled wells as a source of supply for the irrigation system. There is a 15 hp submersible pump at the end of Rivendell Lake that irrigates Controller Zones 1,2,3, and the Cottages. The well located at the Main Pump Control Panel keeps the lake at a constant level. Controller Zones 4-10 are supplied as indicated on "Sprinkler Head Count" below.

The Cottages Board controls their own system for 84 homes and the Rivendell Board controls the irrigation for the Common Areas and Parks. Individual homes in Rivendell have their own irrigation system and are **NOT** included in this system.

Contents:

Sprinkler Head Count	0
Controller 1 - Rivendell Blvd – South Side	1
Controller 2 - Community Pool House Wall – Parking Lot	2
Controller 3 - Village Park – South Side of Rainbow Point Way	3
Controller 4 – Mallard Marsh Drive South End of	5
Controller 6 – Crane Pond North End	6
Controller 7 – Scherer Way South End of Access Bridge	7
Controller 8 – Pine Pond – Placid Lake Drive	8
Controller 9 – Golden Pond - Placid Lake Drive	9
Controller 10- Scherer Way - East Side at Park Trace Entrance	10

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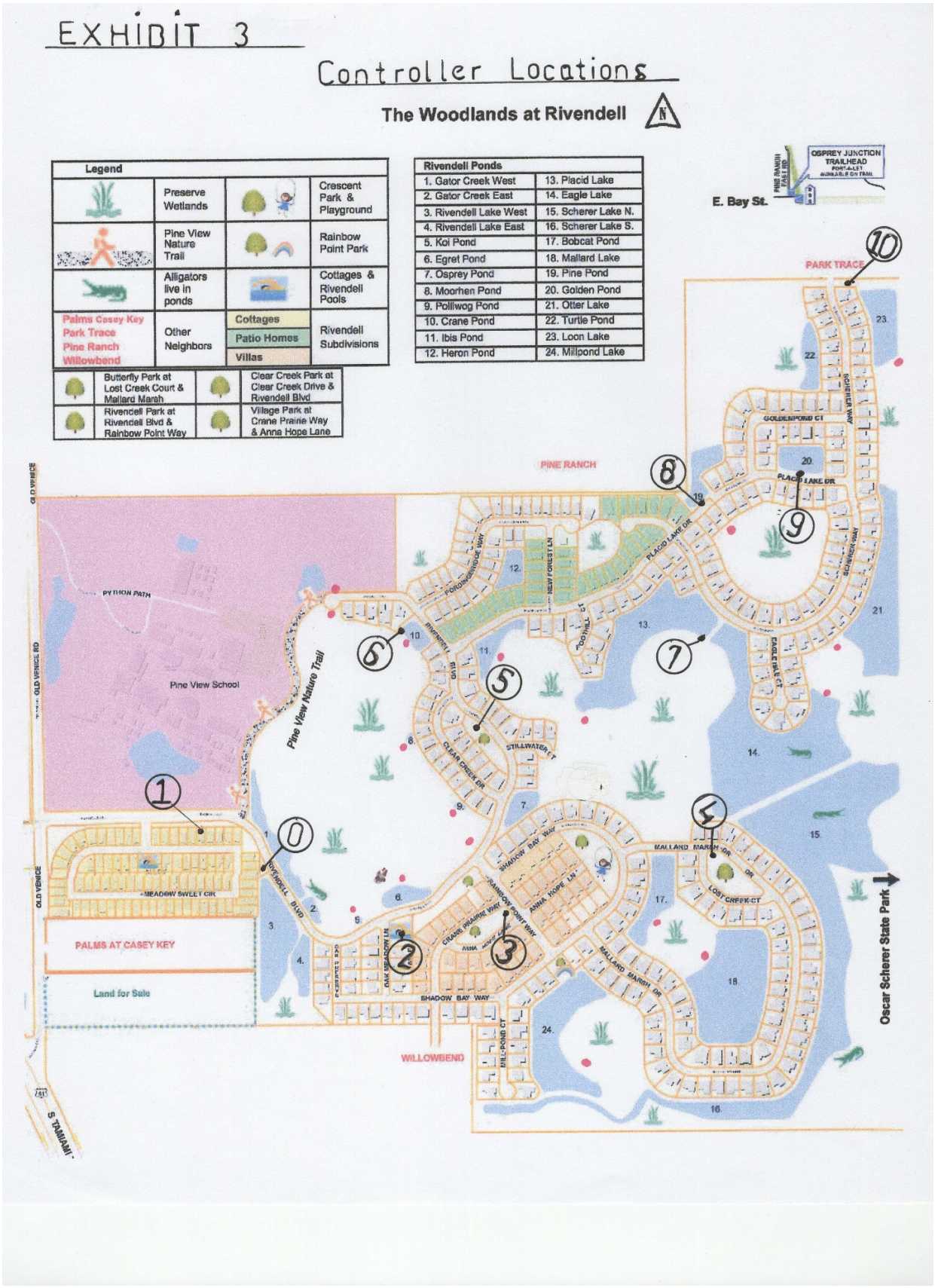
EXHIBIT 3

Controller Locations

The Woodlands at Rivendell



SPRINKLER HEAD COUNT

CONTROLLER NUMBER	LOCATION	ROTARY HEAD	MISTING HEAD	WATER SOURCE
1	RIVENDELL BLVD	135	535	RIVENDEL LAKE WEST
2	COMMUNITY POOL HOUSE	29	0	RIVENDELL LAKE WEST
3	VILLAGE PARK	84	155	RIVENDELL LAKE WEST
4	MALLARD MARSH	69	0	WELL
5	CLEAR CREEK PARK	86	12DR	WELL
6	CRANE POND	22	0	LAKE
7	SCHERER WAY	16	27	PLACID LAKE
8	PINE POND	8	0	WELL
9	GOLDEN POND	12	0	GOLDEN POND 2 INTAKES
10	SCHERER WAY AT PARK TRACE	0	25	SARASOTA COUNTY METERED
TOTALS		461	745	12 DRIPS
	Replacement Heads by Hunter			

ROTARY 25FT RADIUS

MISTING 10 FT

CONTROLLER 1 –

ZO	DES	ZONE LOCATIONS
1A	C	OLD VENICE ROAD- SOUTH OF THE
2B	C 1	RIVENDELL BLVD – SOUTHSIDE FROM
3C	C 1	RIVENDELL BLVD – NORTHSIDE FROM
4D	C 1	RIVENDELL BLVD – FIRST ISLAND
5E	C 1	RIVENDELL BLVD – SECOND ISLAND &
6	C	BEHIND HEDGES BY
7	C	RIVENDELL BLVD –
8	C	RIVENDELL BLVD –
9I	C 1I	RIVENDELL BLVD FROM CONTROLLER
10I	C 1I	RIVENDELL BLVD FROM CONTROLLER
11	C 1	COTTAGES CIRCLE TO CONTROLLER AREA
12	C 1I	FRONT ENTRANCE
Tot	13	**Watering Days are Tue/Sat at 1:00AM**
	W	Rivendell Lake and Well with 15hp well pump
	Co	Hunter Pro C - Replace 9Volt and
	Not	The level of the lake is controlled by the

CONTROLLER 1 -

LEGEND C1H25R

C = CONTROLLER

1 = CONTROLLER LOCATION

H = ZONE LOCATION

25 = NUMBER OF HEADS

R = TYPE OF HEAD: R = ROTARY 25 FT. M =

2 HP recharge well pump and wiring were replaced March 24, 2023.: see detailed estimate Page 31.

Water Equipment Technologies

of Southwest Florida LLC

State of Florida Certified Plumbing Contractor
#CFC1429137
451 Interstate Court - Sarasota, FL 34240
Phone 941-232-4629 FAX 941-371-5151
Email: wettec@verizon.net

March 14, 2023

Rivendell
Attn: Greg
RE: **recharge well**

We are pleased to quote you on the following services.

Field service check out recharge well, found control box tripped, reset and immediately tripped again, Megged wire and determined there is a short in the well, field service with crane and crew to pull and repair well, to include new 2 HP motor, pump end, wire, drop pipe, check valve, well seal and 2 HP control box.

Worst Case --- $ 4986.58

Price does not include Sales tax.
Terms: Net 10 days
Delivery: 7-10 days after receipt of order
Prices good for 30 days.

Please do not hesitate to contact us with any questions you may have.

Thank You

H. H. (Tom) Morgan III
(941) 232-4629

By signing and returning a copy of this contract, you are agreeing to all of the above terms and conditions.

Rivendell
Company

Mark Giordano — MARK GIORDANO — 3/21/23
Signature — Printed Name — Date

CONTROLLER 2 - COMMUNITY POOL HOUSE WALL PARKING LOT SIDE

ZONE	DESCRIPTION	ZONE LOCATIONS
1A	C2A14R	WEST SIDE, FRONT AND BACK
2B	C2B15R	EAST OF POOL AND FRONT
3C		
4D		
5E		
6F		
7G		
8H		
9I		
Total	29R	**Watering Days are Wed/Sun at 1:00AM for 30 minutes per Zone**

Water Source	Rivendell Lake and Well with submersible pump
Controller	Hunter Pro C - Replace 9Volt and CR2032 Battery Yearly in

LEGEND C1H25R

C = CONTROLLER

1 = CONTROLLER LOCATION

H = ZONE LOCATION

25 = NUMBER OF HEADS

R = TYPE OF HEAD: R = ROTARY 25 FT, M = MISTING 10FT, DR =

CONTROLLER 3 - VILLAGE PARK SOUTHSIDE OF

ZON	DESCRIPT	ZONE LOCATIONS
1A	C3A31M	RIVENDELL PARK
2B	C3B40M	RAINBOW POINT WAY VERGE AND ISLANDS 2,3,4,5
3C	C3C18R	VILLAGE PARK - NORTH SIDE
4D	C3D13R	VILLAGE PARK - SOUTH SIDE
5E	C3E19R	CRESCENT PARK - NORTH SIDE
6F	C3F14R	CRESCENT PARK IN THE CENTER BY SIDEWALKS
7G	C3G17R	CRESCENT PARK SOUTHSIDE
8H	C3H66M	VERGE ALONG RIVENDELL PARK, RAINBOW POINT WAY AND ISLAND 1
9I	C3I8R18	RAINBOW POINT PARK - 4 DRIP ZONES
Total	81R/	**Watering Days are Tue/Sat at 1:00AM for 30 minutes per Zone**

Water Rivendell Lake and Well with submersible pump

Controlle Hunter Pro C - 2 batteries 2032 and 9 volt - replace yearly in November

NOTE: Controller replaced 2018

LEGEND C1H25R

C = CONTROLLER

1 = CONTROLLER LOCATION

H = ZONE LOCATION

25 = NUMBER OF HEADS

R = TYPE OF HEAD: R = ROTARY 25 FT, M = MISTING 10FT, DR = MICRO

CONTROLLER 4 - MALLARD MARSH DRIVE, SOUTH END OF BUTTERFLY PARK

ZONE	DESCRIPTIO	ZONE LOCATIONS
1A	C4A8R	NORTHSIDE OF MALLARD MARSH COMMON AREA BY THE STREET LIGHT
2B	C4B8R	SOUTHSIDE OF MALLARD MARSH COMMON AREA BY BOBCAT LAKE
3C	C4C8R	NORTH END OF BUTTERFLY PARK
4D	C4D7R	EASTSIDE - 1ST HALF OF THE ISLAND BY MALLARD MARSH
5E	C4E7R	EASTSIDE - 1ST HALF OF THE HILL
6F	C4F8R	EASTSIDE - 2ND HALF OF THE HILL
7G	C4G7R	WESTSIDE - 1ST HALF OF LOST CREEK COURT
8H	C4H8R	WESTSIDE - HILL OFF LOST CREEK COURT
9I	C4HI8R	WESTSIDE - 2ND HALF OF LOST CREEK COURT
Total	69R	**Watering Days are Mon/Thurs at 11:00PM for 45 minutes per Zone**

Water	Well with submersible Pump
Controller	Rainbird - Replace Batteries Yearly in November

NOTE:

LEGEND C1H25R

C = CONTROLLER

1 = CONTROLLER LOCATION

H = ZONE LOCATION

25 = NUMBER OF HEADS

R = TYPE OF HEAD: R = ROTARY 25 FT, M = MISTING 10FT, DR = MICRO DRIP -

CONTROLLER 5 - CLEAR CREEK PARK ON RIVENDELL BLVD

ZONE	DESCRIPTIO	ZONE LOCATIONS
1A	C5A12R	FRONT EDGE NEAR THE CURB
2B	C5B9R	MIDDLE OF HILL FRONT SIDE
3C	C5C8R	BACK OF THE HILL
4D	C5D10R	TOP OF HILL AND TOP OF GARDENS
5E	C5E10R	FRONT OF OSPREY POND BOTH SIDES
6F	C5F17R	OSPREY POND TO RAINBOW POINT WAY BOTH SIDES
7G	C5G11R	BACK HALF OF LAKE IBIS
8H	C5H9R12DR	FRONT HALF OF LAKE IBIS BY RIVENDELL BLVD. AND PLACID LAKE ISLAND
Total	86R/12DR	**Watering Days are Mon/Thurs at 10:00PM for 45 minutes per Zone**

Water — Well with submersible Pump

Controller — Rainbird - Replace Batteries Yearly in November

NOTE: Pump Head Replaced 6/2017 and 7/2020 along with sch 80 pipe

LEGEND C1H25R

C = CONTROLLER

1 = CONTROLLER LOCATION

H = ZONE LOCATION

25 = NUMBER OF HEADS

R = TYPE OF HEAD: R = ROTARY 25 FT, M = MISTING 10FT, DR = MICRO DRIP -

CONTROLLER 6 - CRANE POND - NORTH END

ZONE	DESCRIPTION	ZONE LOCATIONS
1A	C6A4R	REAR OF CRANE POND
2B	C6B5R	LEFT SIDE FROM RIVENDELL BLVD.
3C	C6C13R	SOUTH SIDE OF POND - 290FT OF COMMON AREA
		NO SPRINKLERS IN FRONT OF POND BY THE CURB
Tot	22R	**Watering Days are Mon/Sat at 11:00PM for 45 minutes per Zone**

Water CRANE POND

Controller Hunter Pro C - Replace 9 Volt and 2032 Battery Yearly in November

NOTE: Bladder tank Replaced 2017 - Gould Pump 1HP Model C55CXJWM-2192

Centri Pro Motor Part No. J06853N

LEGEND C1H25R

C = CONTROLLER

1 = CONTROLLER LOCATION

H = ZONE LOCATION

25 = NUMBER OF HEADS

R = TYPE OF HEAD: R = ROTARY 25 FT, M = MISTING 10FT, DR = MICRO DRIP - 3FT

CONTROLLER 7- SCHERER WAY ACCESS BRIDGE BETWEEN PLACID & EAGLE LAKE

ZONE	DESCRIPTIO	ZONE LOCATIONS
1A	C7A15M	EASTSIDE OF ACCESS BRIDGE BETWEEN SIDEWALK AND CURB
2B	C7B7R	EASTSIDE OF ACCESS BRIDGE BETWEEN SIDEWALK AND EAGLE LAKE
3C	C7C12M	WESTSIDE OF ACCESS BRIDGE BETWEEN SIDEWALK AND CURB
4D	C7D5R	WESTSIDE OD ACCESS BRIDGE BETWEEN SIDEWALK AND PLACID LAKE
5E	C7E4R	CENTER ACCESS BRIDGE
Total	16R/27M	**Watering Days are Mon/Thurs at 10:00PM for 45 minutes per Zone**
	Water	PLACID LAKE
	Controller	Hunter Pro C - Replace 9 Volt and 2032 Battery Yearly in November
	NOTE:	Bladder tank Replaced 2017 - Gould Pump 1HP Model C55CXJWM-2192
		Centri Pro Motor Part No. J06853N
		LEGEND C1H25R
		C = CONTROLLER
		1 = CONTROLLER LOCATION
		H = ZONE LOCATION
		25 = NUMBER OF HEADS

R = TYPE OF HEAD: R = ROTARY 25 FT, M = MISTING 10FT, DR = MICRO DRIP - 3FT

CONTROLLER 8 - PINE POND - PLACID LAKE DRIVE

ZONE	DESCRIPTIO	ZONE LOCATIONS
1A	C8A4R	EAST SIDE
2B	C8B4R	WEST SIDE
Total	8R	**Watering Days Mon/Sat at 10:00PM for 45 minutes per Zone**

Water	Pond
Controller	Hunter Pro C - Replace 9 Volt and 2032 Battery Yearly in November
NOTE:	Gould 1HP Pump, Model C55CXIWN-2192

LEGEND C1H25R

C = CONTROLLER

1 = CONTROLLER LOCATION

H = ZONE LOCATION

25 = NUMBER OF HEADS

R = TYPE OF HEAD: R = ROTARY 25 FT, M = MISTING 10FT, DR = MICRO DRIP - 3FT

CONTROLLER 9 - GOLDEN POND - PLACID LAKE DRIVE

ZONE	DESCRIPTIO	ZONE LOCATIONS
1A	C8A4R	EAST SIDE
2B	C8B4R	WEST SIDE
Total	8R	**Watering Days are Mon/Thursday at 11:00PM for 45 minutes per Zone**

Water Pond

Controller HUNTER X CORE (Replace 9Volt and CR2023 yearly in November

NOTE: Gould 1HP Pump, Model C55CXIWN-2192

LEGEND C1H25R

C = CONTROLLER

1 = CONTROLLER LOCATION

H = ZONE LOCATION

25 = NUMBER OF HEADS

R = TYPE OF HEAD: R = ROTARY 25 FT, M = MISTING 10FT, DR = MICRO DRIP -

CONTROLLER 10 - EAST SIDE AT PARK TRACE ENTRANCE

ZONE	DESCRIPTIO	ZONE LOCATIONS
1A	C10A5M	WEST SIDE OF STREET
2B	C10B15M	EAST SIDE STREET AND FLOWER BEDS
3C	C10C5M	EAST SIDE AND GRASS AREA

Total	25M	**Watering Days are Mon/Thurs at 10:00PM for 45 minutes per Zone**

Water SARASOTA COUNTY METERED WATER

Controller HUNTER X CORE (Replace 9Volt and CR2023 yearly in November

NOTE:

LEGEND C1H25R

C = CONTROLLER

1 = CONTROLLER LOCATION

H = ZONE LOCATION

25 = NUMBER OF HEADS

IRRIGATION SYSTEM MANAGEMENT

A. Adjust irrigation frequency and timing to comply with all state and local regulatory requirements. Calibrate the irrigation system so that all areas receive adequate coverage. Use only certified irrigation technicians for irrigation work.

B. In accordance with section 373.62(2), Florida Statutes, if anyone installs or performs work on an automatic landscape irrigation system, they shall test for the correct operation of each inhibiting or interrupting device or switch on the system. If such devices are not installed or are not functioning properly, new devices should be installed or repair the existing ones and ensure that each is operating properly before completing other work on the system.

C. Ensure that no more than 1/2 to 3/4 inch of water is applied during a single irrigation event. The exact amount of irrigation needed for each event depends

on a plant's needs for growth, fruiting, and dormancy for that time of year, and soil characteristics, which can be determined based on UF/IFAS recommendations (http://gardeningsolutions.ifas.ufl.edu/care/irrigation/).

D. Provide a recommended seasonal operating schedule for each irrigation zone for both establishment and maintenance conditions, based on seasonal average precipitation rates. Adjust the irrigation schedule seasonally, based on weather conditions.

E. Micro-irrigation is recommended for tree and shrub beds. Separate those from lawn areas to allow for irrigation efficiency.

F. Encourage the use of smart irrigation technology when planning for system expansion and upgrades.

G. Ensure that irrigation takes place early in the morning, if possible.

H. Provide detailed irrigation reports consisting of run times and volume being used.

I. Turn off the irrigation system in case of emergency.

INSPECTIONS

Physical Inspection – Monthly

The Contractor and the owner's on-site representative will inspect the systems listed in **EXHIBIT 3** for operation monthly. **Monthly inspections include:**

(1) operations check of controller clock, rain stats, valves, electrical supply lines and distribution heads to assure complete and proper automatic operation of each system.

(2) adjustment of sequence of controller clocks time on for best possible pressure in all systems;

(3) adjustment of heads for best possible coverage, including raising or lowering of distribution heads to proper elevation where necessary.

(4) raising or re-setting, where necessary, or if protective doughnut rings around distribution heads in turf areas heads in turf areas.

(5) removal of encroaching grass or other obstructions interfering with proper operation of distribution heads or deflection of spray patterns.

(6) clearing of obstructions within distributions head.

(7) removal of encroaching grass covering solenoid valve boxes and protective doughnut rings.

(8) preparation of and delivery to Owner of completed Inspection Form.

Visual Inspection – Weekly

On a weekly basis, visually inspect ornamental landscape and turf areas serviced by each zone within each controller listed within this Exhibit and provide Owner written report of each weekly visual inspection in form acceptable to Owner.

Weekly visual inspection shall include:

(1) Re-direction of any improperly aligned irrigation distribution heads away from vehicular or pedestrian traffic.

(2) Localized adjustments/clearing of distribution heads where it is evident there is a drought stress within ornamental landscaping or turf.

(3) Immediately report to Owner necessary repairs. Repairs are to be flagged during inspection and repaired that same day after the inspection of all controllers is complete Repairs not completed that same day will be scheduled for repair and repaired prior to the next scheduled inspection. No additional labor will be charged, only parts.

(4) Adjustments of each zone's time as climatic conditions dictate.

(5) Preparation of and delivery to Owner of written statement of weekly visual inspection to include timer clock number and zones visually inspected.

Repairs

A. Labor
   (1) Labor rate for repairs shall not exceed $_____ per hour for fully trained skilled technicians.
   (2) Unskilled labor rate shall not exceed $_____ per hour.
   (3) The labor rate for authorized repairs required after normal working hours shall be $_____ per hour.
   (4) The labor rate for emergency calls on Holidays shall be $_____ per hour.
   (5) All irrigation repairs under $200 per month following the first/initial irrigation inspection/repair are included in this agreement. If repairs exceed $200 per month this will be at Owners expense at the rates referenced above and require owner approval.

B. Report by zone and irrigation controller all irrigation deficiencies and recommend water saving solutions.

C. Test and replace batteries in irrigation controllers at least annually during similar time periods.

D. Calibrate irrigation system seasonally and upon any changes made to the irrigation system to apply no more than 1/2 to 3/4 inch per application.

E. Flush micro-irrigation distribution systems quarterly.

F. Inspect filtration systems per manufacturer's specifications.

G. Reset irrigation controllers and timers seasonally to account for plant growth requirements and local climatic conditions.

H. Check distribution uniformity annually.

I. Contractor shall, in a timely manner, report to Owner the need for any repairs and work beyond the scope of Contractor's capability.

J. Contractor shall promptly repair damaged or defective systems after Contractor discovers the damage or defect; and

K. Use replacement parts that have the same characteristics (e.g., discharge-pressure relationship, jet size, and colors) as the original components. The preferred replacement heads for Rotary are Hunter and misting heads are Hunter.

3. Scheduling

A performance schedule needs to be submitted within thirty (30) days after execution of the contract with appropriate comments:

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Cottages Irrigation Schedule

Program A

Unit	Day	First Start	First End	Pgm Zones	Num 00:15 Slots	Buffer (Slots)	Resident	Water Main	Water Pos	First Start Basic	First End Basic	T-03:00	T-03:15	T-03:30	T-03:45	T-04:00	T-04:15	T-04:30	T-04:45	T-05:00	T-05:15	T-05:30	T-05:45
												4	5	6	7	8	9	10	11	12	13	14	15
512	M (Th)	13	15	2	3	2	Barbara Merrill	1	1	5:15	5:55										1	1	1
510	M (Th)	9	10	1	2	2	Marjorie Wells	1	2	4:15	4:35						1	1					
508	M (Th)	14	15	1	2	4	Mac Segar	1	3	5:30	5:50											1	1
506	M (Th)	8	9	1	2	4	David & Marion Perez	1	4	4:00	4:20					1	1						
504	M (Th)	14	15	1	2	2	Frederick Pata & Cynthia Hallex	1	5	5:30	5:50											1	1
502	M (Th)	10	11	1	2	2	Adriana Giambruno & Jose Serrano	1	6	4:30	4:50							1	1				
500	M (Th)	4	7	3	4	2	Gina Houston	1	7	3:00	4:00	1	1	1	1								
498	M (Th)	10	13	3	4	2	Alexis Spaulding	1	8	4:30	5:30							1	1	1	1		
496	M (Th)	5	7	2	3	2	Steve & Karen Callaway	1	9	3:15	3:55		1	1	1								
494	M (Th)	11	14	3	4	2	Jim & Julie Bradley	1	10	4:45	5:45								1	1	1	1	
492	M (Th)	7	8	1	2	2	Pat Brown	1	11	3:45	4:05				1	1							
490	M (Th)	12	15	3	4	2	Steve & Patty Lang	1	12	5:00	6:00									1	1	1	1
590	M (Th)	8	9	1	2	2	Claire Holton	1	13	4:00	4:20					1	1						
588	M (Th)	4	5	1	2	2	Audrey Sweeney	1	14	3:00	3:20	1	1										
586	M (Th)	10	13	3	4	2	Chris Smith & Deb Holton-	1	15	4:30	5:30							1	1	1	1		
584	M (Th)	4	7	3	4	2	Donna Claflin	1	16	3:00	4:00	1	1	1	1								
582	M (Th)	10	11	1	2	2	Sophie Goodwin	1	17	4:30	4:50							1	1				
580	M (Th)	6	7	1	2	2	Richard & Cynthia Cope	1	18	3:30	3:50			1	1								
578	M (Th)	10	13	3	4	2	Harry & Nancy Hobson	1	19	4:30	5:30							1	1	1	1		
576	M (Th)	4	5	1	2	2	Tom & Sandy Garvin	1	20	3:00	3:20	1	1										
574	M (Th)	8	9	1	2	2	Jackie Axsiom	1	21	4:00	4:20					1	1						
572	M (Th)	12	13	1	2	2	John & Jan Martin	1	22	5:00	5:20									1	1		
570	M (Th)	6	8	2	3	3	Ken & Connie Alarie	1	23	3:30	4:10			1	1	1							
568	M (Th)	14	15	1	2	3	Nicole Pappas	1	24	5:30	5:50											1	1
514	M (Th)	8	9	1	2	3	Steve & Ann Bragg	2	1	4:00	4:20					1	1						
516	M (Th)	13	15	2	3	3	Jane Stevens	2	2	5:15	5:55										1	1	1
518	M (Th)	4	7	3	4	2	Amy & John Castetter	2	3	3:00	4:00	1	1	1	1								
520	M (Th)	10	12	2	3	2	Bob & Jennifer Volk	2	4	4:30	5:10							1	1	1			
522	M (Th)	4	7	3	4	2	Jill Marshall	2	5	3:00	4:00	1	1	1	1								
524	M (Th)	10	11	1	2	2	Aaron Twitchell & Jules	2	6	4:30	4:50							1	1				
526	M (Th)	14	15	1	2	2	James & Margaret	2	7	5:30	5:50											1	1
528	M (Th)	6	7	1	2	2	John Allen	2	8	3:30	3:50			1	1								
530	M (Th)	10	11	1	2	2	Shannon Wilson & Mary Pritchard	2	9	4:30	4:50							1	1				
532	M (Th)	4	5	1	2	2	Jim & Marylin May	2	10	3:00	3:20	1	1										
534	M (Th)	8	9	1	2	2	Joseph & Marilee Casale	2	11	4:00	4:20					1	1						
536	M (Th)	14	15	1	2	4	Donald Zammit & Renee Messier	2	12	5:30	5:50											1	1
538	M (Th)	7	8	1	2	2	Clair McCloskey	2	13	3:45	4:05				1	1							
540	M (Th)	11	12	1	2	2	Dechen Farrow	2	14	4:45	5:05								1	1			
542	M (Th)	4	5	1	2	5	Kathy Smith	2	15	3:00	3:20	1	1										
544	M (Th)	13	15	2	3	3	Hugh Barth	2	16	5:15	5:55										1	1	1
546	M (Th)	8	9	1	2	3	Conrad Olfier	2	17	4:00	4:20					1	1						
548	M (Th)	14	15	1	2	4	David & Jane Jungst	2	18	5:30	5:50											1	1
550	M (Th)	8	9	1	2	2	Larry & Pat Southwick	2	19	4:00	4:20					1	1						
552	M (Th)	12	13	1	2	2	Cathy Rayner & Judith Carroll	2	20	5:00	5:20									1	1		
554	M (Th)	6	7	1	2	4	Teresa Ghose	2	21	3:30	3:50			1	1								
556	M (Th)	12	13	1	2	2	Mike & Julie O'Brien	2	22	5:00	5:20									1	1		
558	M (Th)	8	9	1	2	2	Ron & Diane McCourt	2	23	4:00	4:20					1	1						
560	M (Th)	4	5	1	2	2	Heiko & Sabine Caroline Paul	2	24	3:00	3:20	1	1										
562	M (Th)	10	15	4	6	3	Maggi Verhagen	2	25	4:30	5:50							1	1	1	1	1	1
564	M (Th)	4	6	2	3	2	Joe Mazur	2	26	3:00	3:40	1	1	1									
566	M (Th)	9	10	1	2	2	Pat Finnerty	2	27	4:15	4:35						1	1					

Cottages Irrigation Schedule

Program A

Unit	Day	First Start	First End	Pgm Zones	Num 00:15 Slots	Buffer (Slots)	Resident	Water Main	Water Pos	First Start Basic	First End Basic	T-03:00	T-03:15	T-03:30	T-03:45	T-04:00	T-04:15	T-04:30	T-04:45	T-05:00	T-05:15	T-05:30	T-05:45
541	F (Tu)	14	15	1	2	4	Roy Sprinkle	3	1	5:30	5:50											1	1
539	F (Tu)	8	9	1	2	2	Carole Costa	3	2	4:00	4:20					1	1						
537	F (Tu)	12	13	1	2	2	Richard Perlman	3	3	5:00	5:20									1	1		
535	F (Tu)	4	6	2	3	3	Charles Tanguy	3	4	3:00	3:40	1	1	1									
533	F (Tu)	10	13	3	4	2	Bob & Linda Dombrowski	3	5	4:30	5:30							1	1	1	1		
531	F (Tu)	4	7	3	4	2	Danny & Linda Jones	3	6	3:00	4:00	1	1	1	1								
529	F (Tu)	11	12	1	2	3	Dorie Bourke	3	7	4:45	5:05								1	1			
527	F (Tu)	7	8	1	2	3	Kathi Webber	3	8	3:45	4:05				1	1							
525	F (Tu)	12	13	1	2	2	Diana Paul	3	9	5:00	5:20									1	1		
591	F (Tu)	4	9	4	6	2	The Clubhouse	3	10	3:00	4:20	1	1	1	1	1	1						
589	F (Tu)	13	16	3	4	2	Joan Collins	3	11	5:15	6:15										1	1	1
587	F (Tu)	9	10	1	2	2	Ellen Lawlor	3	12	4:15	4:35						1	1					
585	F (Tu)	4	6	2	3	2	Joanne Levesque	3	13	3:00	3:40	1	1	1									
583	F (Tu)	10	11	1	2	2	Bob & Katina Young	3	14	4:30	4:50							1	1				
581	F (Tu)	14	15	1	2	2	Mike & Janice Hibjan	3	15	5:30	5:50											1	1
579	F (Tu)	7	10	3	4	3	Bert & Marilyn Andresen	3	16	3:45	4:45				1	1	1	1					
543	F (Tu)	4	5	1	2	2	Isobel Murray & Tom	4	1	3:00	3:20	1	1										
545	F (Tu)	8	9	1	2	2	Alex & Kelly Castro	4	2	4:00	4:20					1	1						
547	F (Tu)	4	5	1	2	2	Bob & Suzanne Metelko	4	3	3:00	3:20	1	1										
549	F (Tu)	10	11	1	2	2	Julie & Al Payleitner	4	4	4:30	4:50							1	1				
551	F (Tu)	6	7	1	2	2	Bonnie Marks	4	5	3:30	3:50			1	1								
553	F (Tu)	12	13	1	2	2	Kathleen Groom	4	6	5:00	5:20									1	1		
555	F (Tu)	6	9	3	4	2	Llwana Propst	4	7	3:30	4:30			1	1	1	1						
557	F (Tu)	12	14	2	3	2	Elson Tod Christian, Sr & Erin Christian	4	8	5:00	5:40									1	1	1	
559	F (Tu)	6	9	3	4	2	Angeline Parkin-	4	9	3:30	4:30			1	1	1	1						
561	F (Tu)	13	15	2	3	3	Cecilia Francis & Dan	4	10	5:15	5:55										1	1	1
563	F (Tu)	4	5	1	2	5	Eric & Andrea Matunas	4	11	3:00	3:20	1	1										
565	F (Tu)	11	13	2	3	5	Rosemary Haley	4	12	4:45	5:25								1	1	1		
567	F (Tu)	4	5	1	2	4	Madison & Nicholas Hearn	4	13	3:00	3:20	1	1										
569	F (Tu)	10	11	1	2	2	Christopher & Leslie	4	14	4:30	4:50							1	1				
571	F (Tu)	14	15	1	2	2	Nancy Langlois	4	15	5:30	5:50											1	1
573	F (Tu)	10	11	1	2	2	Deborah Craddock	4	16	4:30	4:50							1	1				
575	F (Tu)	14	15	1	2	2	Jim & Carole Myles	4	17	5:30	5:50											1	1
577	F (Tu)	7	8	1	2	5	Charlie & Mary-Ellen Miller	4	18	3:45	4:05				1	1							

Main	From	From	To
1	490	568	590
2	514		
3	525	579	589
4	543		

Min	Med	Max	Slot > v Line	T- 4	T- 5	T- 6	T- 7	T- 8	T- 9	T- 10	T- 11	T- 12	T- 13	T- 14	T- 15
0	0	7	1	4	5	5	6	5	4	6	6	6	7	6	5
0	0	6	2	6	6	5	5	6	6	5	5	5	5	6	6
0	0	12	Outer	10	11	10	11	11	10	11	11	11	12	12	11
0	0	4	3	4	4	4	4	4	4	4	3	4	4	3	3
0	0	4	4	4	4	3	4	4	3	3	4	3	4	4	3
0	0	8	Inner	8	8	7	8	8	7	7	7	7	8	7	6

D. EXISTING LANDSCAPE CONTRACT 2022/23 - 7600

RIVENDELL COMMUNITY ASSOCIATION, INC.

GROUNDS MAINTENANCE AGREEMENT

This services agreement is by and between **Rivendell Community Association, Inc. 1003 Oak Meadow Lane Osprey, Florida 34229** (hereinafter referred to as "owner"), responsible for the operation and maintenance of facilities at **Rivendell 1003 Oak Meadow Lane Osprey, Florida 34229** and **TruScapes Industries, Inc. 3212 26th Avenue East Bradenton, Florida 34208** (hereinafter referred to as "Contractor").

In consideration of the mutual covenants, conditions and agreements attached hereto as "General Terms and Conditions" incorporated herein, and other good and valuable consideration, it is agreed;

Contractor will provide grounds maintenance services as per the specifications attached as Exhibits A through D which by reference are incorporated herein.

Owner shall pay contractor, for performance under this Agreement, the sum of **Eighty Two Thousand Three Hundred Four and 64/100** Dollars **($82,304.64)** per year, per building in equal monthly payments of **Six Thousand Eight Hundred Fifty Eight and 72/100** Dollars **($6,858.72)** per month, per building.

Designated Owner Representatives:
Name: (Print) _____

Entered this_____ day of _____, 2022

Rivendell Community Association, Inc. ***TruScapes Industries, Inc.***

_____ _____

By: (Print)_____ By: Llomell Llorca

GENERAL TERMS AND CONDITIONS

1. Description of work

Responsibilities of contractor

The contractor shall perform all work in accordance with the specifications attached hereto as Exhibits A through D.

Responsibilities of Owner

The owner shall provide Contractor full access to the property as may be required in the course of Contractor's work.

The Owner shall protect Contractor and its employees in the performance of work under this contract from undue interference by unauthorized persons.

2. Acts of God

Work schedules may be interrupted by Acts of God, war; etc. To the point scheduled activities may be temporarily halted in which event the following conditions shall apply:

a. **Temporary interruption** – Contractor shall, following temporary interruption outside of control of Contractor, re-schedule work to regain normal scheduled activity within seven (7) calendar days.
b. **Catastrophic loss** – This Agreement shall automatically terminate in the event of catastrophic loss of property by the Owner through Acts of God, war or condemnation.

3. Terms

This Contract is effective as of the date signed by both parties and shall commence _____ 2022 for a period of one (1) year unless cancelled in accordance with the provisions of paragraph 5. below or this paragraph. Owner shall have the right to terminate this agreement upon thirty days advance written notice, for any cause or for no cause and Contractor shall be entitled to be paid for all work performed to the date of termination on a pro-rated basis. Contractor shall have the right to terminate, upon written notice to Owner for failure of Owner to timely make the monthly payments required herein.

4. Renewal

The Owner shall have the option to renew this agreement for up to two (2) successive one (1) year periods upon Owners written notice of renewal provided at least forty-five (45) days prior to the end of any contract period. Renewals shall be subject to the same terms and conditions and as provided by either item a. or b. below of this agreement.

Payment by Owner to Contractor, for performance under this Agreement for any renewal period, may, at the request of the Contractor, be increased by an amount based on one (1) of the following methods:

a. **Increase in the consumer Price Index (CPI)** during the previous twelve (12) months period or, at option of contractor,

b. **By proportionate amount of increase in Contractors costs** as a result of changes in local, state or federal rules, ordinances, regulations, taxes, fees or other governmental charges assessed against Contractor (other than income or real property taxes) applicable to Contractors performance of services provided hereunder. In such case Contractor shall provide documentation of any such proportionate increase in Contractors costs in form acceptable to Owner.

5. Provision for Default

In event of default by Contractor, Owner shall have the right to:

a. Immediately cancel this Agreement in its entirety. Such cancellation shall not be construed to deny
Owner any other right or remedy which it may have under this Agreement at law or in equity **and/or:**

b. Provide Contractor notice of default, in which case Contractor shall have seven (7) days in which to correct the noticed deficiency, however;

(1) In the event the noticed deficiency is not corrected with in seven (7) days, the Owner may then proceed to cancel this agreement in its entirety without need of further notice to Contractor, **or**
(2) Owner may, at Owners option, take necessary action to correct the noticed deficiency, in which case all other provisions of the Agreement shall continue. Costs incurred by Owner in correcting the noticed deficiency shall be deducted from any current or future sums owed Contactor.

6. **Contract Price and Payments**

Owner at its option may require written evidence, satisfactory to Owner, that all labor performed, materials used and charges incurred in the performance of this Agreements to date have been satisfied. All work necessary to be performed after hours, on Sundays or Legal Holidays shall be performed with no additional expense to Owner.

With in thirty (30) days of execution of this Agreement Contractor shall provide, in form acceptable to Owner, a mowing schedule. This schedule shall be attached as addendum to this Agreement.

Contractor shall submit to Owner monthly invoice at the start of each month for services of that month. Each invoice submitted shall be due and payable not later than the 15th day of the service month.

7. Insurance

The Contractor shall provide an active certificate of insurance for workers compensation, general liability, and property damage, and auto liability and property damage.

8. Independent Contractor Relationship

The Contractor is an independent contractor and it's not an employee, servant, agent, partner or joint venture of the Owner. The Owner shall determine the work to be done by the Contractor in accordance with Exhibits A through D attached hereto, but the Contractor shall determine the means by which it accomplishes the work specified by the Owner.

9. Contract Cost

The work includes all labor and materials, and everything required by Contractors material men, suppliers, or laborers to complete the work in accordance with the specifications. All contract cost paid by Contractor shall be at the expense of the Contractor. No materials or supplies for the work shall be purchased by the Contractor or by any sub-contractor subject to any chattel mortgage or under a conditional sale contract or other agreement by which an interest is retained by the seller. The Contractor warrants that he has good title to all materials and supplies used by him in the work, free from all liens, claims or encumbrances.

10. Supervision

Contractor shall supervise and direct the work, using its best skill and attention and it shall be solely responsible for all methods, techniques, sequences and procedures and for coordinating all portions of the work under this Agreement.

The Contractor shall employ and designate to Owner a fully trained and qualified maintenance superintendent or foreman acceptable to Owner who shall have full authorization to act for the Contractor and shall be one who can be continued in that capacity unless he ceases to be employed by Contractor. The designated superintendent or foreman shall be on the job site during each workday.

11. Safety

Contractor shall be responsible for compliance of all safety regulations of jurisdiction in the area of the work and shall use traffic safety cones as may be required at both the front and rear of vehicles when on public roadway. Acquisition, erection and removal of any barriers shall be the responsibility of the Contractor. Employees will wear a uniform shirt identifying the contractor, and all vehicles shall have signage affixed to the vehicle identifying the contractor.

12. Communications

In recognition the Owner is an Association comprised of multiple entities, communications from Owner to Contractor shall be made only by the maximum of two (2) persons designated as Owner Representatives on the first page as may be amended from time to time in writing by the Owner.

13. Subcontract by Contractor

No portion or portions of this agreement may be subcontracted by Contractor without the prior written consent of Owner.

14. Assignment by Contractor

This Agreement or any portion of this agreement shall not be assigned with out the prior written consent of the Owner.

15. Minimum Personnel, Services, Frequency and Costs

The minimum number of personnel will be one (1) and will change from time to time. Specific services, frequency and costs of services are defined in the Specifications attached hereto and page one (1) of this Agreement.

16. Damage/ Repairs

The Contractor is responsible for any damage caused by Contractor, its employees or sub-contractors. This includes, but is not limited to, the personal property of the Owner, Members of the Association, invited and uninvited guests.

The Contractor shall immediately notify Owner of any damage cause by Contractor or its employees. Contractor shall repair or pay for the repair of any damages caused by thus actions including, but not limited to, failure to perform in accordance with the General Terms, Conditions and or Specifications of this Agreement. Billing for repairs performed by others due to Contractors neglect or damage shall be deducted from current or future sums owed Contractor.

17. Pre-Existing Conditions

The Contractor is not responsible for Acts of God or pre-existing conditions. The Contractor shall not be held responsible for the underground utilities, pipes, wires, etc. that are not clearly marked provided the Contractor shall have called for and obtained approval from Owner and shall have provided underground utility survey prior to any form of excavation or digging required in the course of the work.

Prior to commencement of services under this Agreement Contractor and Owner shall review the area of work to document conditions of the property. Such condition of property shall be agreed to by both Contractor and Owner and shall be evidenced by attachment to this Agreement.

18. Severability & Waiver

If any section, subsection, sentence, clause, phrase or word of this Agreement be and is, for any reason, held or declared by a court of competent jurisdiction to be inoperative or void, such holding shall not affect the remaining portions of this agreement and it shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this Agreement, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein.

The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such term, covenant, condition or right as respects further performance.

19. Notices

Notices to the parties as provided herein shall be by certified mail to the following addresses:

As to Owner:

_____

_____

_____

34208

As to Contractor

TruScapes Industries, Inc.

3212 26th Avenue East

Bradenton, Florida

20. Attorney's Fees
If Owner or Contractor fails to comply with the agreements, conditions or covenants of this Agreement and legal or court action is required to resolve any dispute, the prevailing party thereof shall be entitled to costs and attorneys fees of that action, including appellate proceedings.

21. Governing Law/ Venue
This Agreement shall be construed and enforced according to the laws of the State of Florida. This Agreement is entered into in the County of Manatee and State of Florida and Manatee County shall be the proper venue for any litigation arising out of this Agreement.

22. Insurance
Contractor and each approved subcontractor thereof shall maintain, throughout the term of this Agreement, General Liability insurance, broad form Contractual Liability insurance, Worker's Compensation insurance, and vehicle insurance in the following minimum amounts:

Commercial General Liability:

Bodily Injury $1,000,000 per occurrence

Property Damage $1,000,000 per occurrence

Contractual, Products and

Completed Operations $100,000 per occurrence

Personal Injury	$1,000,000
General Aggregate:	$1,000,000
Workers Compensation	$1,000,000 Per employee per accident
	$500,000 Per disease aggregate
	$1,000,000 Per employee per disease
Automobile Liability:*	
Bodily Injury Liability	$1,000,000 combined
Property damage	single limit
Umbrella Liability	$2,000,000 per occurrence

*may be satisfied by combining an automobile liability form and an umbrella form for a total limit of $2,000,000.

23. Entire Agreement
This Agreement constitutes the entire understanding between the parties. No change or modification of this Agreement shall be valid unless in writing and signed by all parties hereto. No waiver of any

provisions of this Agreement shall be valid unless in writing and signed by the party against whom it is sought to be enforced. Further, the provisions, conditions, terms and convents herein contained shall bind and the advantages shall inure to the respective successors, assigns, trustees, receivers and personal representatives of hereto.

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EXHIBIT A ORNAMENTAL LANDSCAPE – SPECIFICATONS

1. **ANNUAL BEDS**

Contractor shall prepare, install and maintain all annual beds in the common areas of Owner. No planting or replacement shall be done without prior selection and approval of Owner. Contractor shall provide annual schedule, together with the plant palate, for prior approval by Owner subject to modifications due to changes in seasonal weather patterns from that projected, particularly late Fall/ Winter periods.

It will be the responsibility of the Contractor to schedule with the Grower/Supplier to assure availability of materials at the time plant change-out is to be accomplished. All annual beds shall be changed-out on a regular basis four (4) times per year. Annual plants of a minimum four inch (4") pot. Soil in annual beds will be changed out a minimum of one time per year. **Additional cost per annual plants, $3.75 .**

The Contractor shall be responsible to use reasonable and necessary precautions to protect all annual beds from frost or freeze and drought conditions, in which case, replacement and costs incurred shall be the responsibility of the Contractor who will replace damaged plants with like size and color. Additional plants should be ordered each change-out and stored by contractor to provide spot replacement with plants of same size and likeness should replacement be necessary.

2. PRUNING AND HEDGING

GENERAL

All pruning shall be done under strict supervision. The Contractor shall be responsible for any damaged trees, shrubs or groundcover as a result of improper pruning. All pruning debris shall be picked up and

removed from the site at the time the pruning takes place. No debris shall be allowed to remain overnight.

SHRUBS AND GROUNDCOVER

Shrubs will be consistently pruned based on sound horticultural practices. Pruning activities will be scheduled seasonally as each plant variety has its own pruning requirements. The Contractor shall inspect all shrubs for pruning at least bimonthly.

Individual shrubs will be pruned as necessary to maintain the natural form of the variety where possible, maintain growth within space limitations and to remove damaged, diseased or dead wood.

PALMETTO BEDS

A two foot (2') perimeter of Palmetto Beds will be maintained and trimmed of excess or brown Palmetto fronds. Interior maintenance of Palmetto Beds beyond the two foot perimeter is excluded, with exception of the fallen tree limbs and removal of trash, etc.

PALMS

Trim fruit and fronds from palms once (1) annually. Miscellaneous fruit, dead fronds and fronds below 90 degrees at a height of fifteen feet (15') removed as needed. **THE COST OF PALM TRIMMING ABOVE FIFTEEN (15) FEET IS NOT INCLUDED IN THE MONTHLY FEES.** Additional cost per palm above fifteen (15) feet

$22.00 per tree.

Trees

Trees should be pruned selectively according to specie using sound horticultural practices. Pruning schedules may vary depending upon the tree specie and should be done to promote the best aesthetic quality year round. Hardwood species, however, shall be pruned as needed throughout the year.

Tree should be allowed to form a natural canopy. Pruning shall consist of removal of dead, broken, infected, superfluous and intertwining branches and other undesirable growth. Pruning will also be required from time to time to remove broken branches from storms, frost or when blocking sight, etc. All pruning of trees shall be in accordance with guidelines set forth by the National Arborist Society and shall be limited to a height of fifteen feet

(15') above ground.

3. PLANTER BED MAINTENANCE, WEEDS – SIDEWALKS, STREETS AND CURBS, FENCELINES AND OTHER STRUCTURES

3.1 BED MAINTENANCE – PLANTER BEDS/TREE RINGS

Planter beds and tree rings will be maintained weed free by mechanical and/or chemical method as may be required.

Pre and post emergent herbicides may be used to retard weed growth in accordance with material labeling. Contractor shall be responsible for stunting, declined and/or loss of plant material or trees due to overspray or nonrecommended use of herbicides.

3.2 WEEDS – SIDEWALKS, STREETS AND CURBS

Weeds in cracks of sidewalks, streets and curbs will be treated at least monthly, or as required to control weed growth, with approved weed killing herbicides as required in accordance with material labeling.

3.3 FENCELINES, POST AND OUTER STRUCTURES

Non-selective herbicides should be applied as necessary to fence lines bordering common areas, post and other structures. Width of kill shall be one (1) foot.

4 MULCH

4.1 MATERIAL

It is the intent of Owner to fully mulch to a compacted two (2) inches one (1) time per year in the fall and top dress mulch, as may be required in the spring, one (1) time per year.

4.2 MULCH LABOR

Contractor at the request of Owner, shall provide labor and mulch at the rate of $45.50 per cubic yard to install bagged Pine Bark Nuggets (MINI), and Cypress "B".

5. CLEANUP

5.1 PRUNING DEBRIS

All debris generated by the work will be removed from the property and disposed of off sight at the expense of the Contractor at the completion of the services performed. Debris should not be left at the grounds overnight.

5.2 OTHER SERVICES

Contractor shall additionally provide, at the request of Owner, services based on time, materials and related fees including but not limited to:

a. Special clean ups due to storms or acts of God which shall be immediately available
b. Repairs to the turf, landscaping or landscaped areas as may be required by Owner

6. EXCLUSIONS:

Items specifically excluded from these specifications include:

a. Aquatic Weeds Control or Removal
b. Trimming of trees under utility lines
c. Trimming of Palms over fifteen (15) feet from ground
d. Removal, trimming or pruning of trees or other plant material over fifteen (15) feet from ground
e. Landscape Modification

7. SCHEDULING

The Contractor shall submit a performance schedule within forty-five (45) days after execution of the contract with appropriate commence.

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EXHIBIT B TURF MAINTENANCE – SPECIFICATIONS

1. MOWING

1.1ST. AGUSTINE TURF

All of St. Augustine turf shall be mowed and trimmed weekly during the active growing season, and as needed the remainder of the year to remove no more than 1/3 the leaf blade during dormant periods, up to forty (40) mowing events per year.

Mowing of St. Augustine turf shall be with a mulching mower. Grass clippings shall be allowed to recycle to the soil. Excess clippings remaining on the turf following a mowing event shall be removed. Mowing blades shall be sufficiently sharp to provide a clean cut of the leaf blade at all times.

St. Augustine turf shall be mowed to the height recommended by the Agricultural Extension Service of the variety St. Augustine turf being maintained, recognizing difference in height recommendations for the Floratam, Bitter Blue and Palmetto varieties at Rivendell but in no event shall be mowed less than three (3) inches.

BAHIA/ OUTLYING GRASSES AREAS

In formally maintained areas, Bahia and outlying grassed areas shall be mowed and trimmed weekly during the active growing season, and as needed the remainder of the year to remove no more than 1/3 the leaf blade during dormant periods, for a minimum of thirty-eight (38) mowing events per year. In remote area, Bahia and outlaying grassed areas shall be mowed and trimmed weekly during the active mowing season, and as needed the remainder of the year during dement periods, for a minimum of thirty-eight (38) mowing events per year.

In formally maintained areas, mowing equipment shall be finish grade commercial mulching mower. Grass clippings shall be allowed to recycle to the soil. Excess clippings remaining on the turf following a mowing event shall be removed or re-mowed, at the option of the Contractor. In remote area, use of finish grade bush hog is acceptable. However, excess grass clippings remaining on the turf following a mowing event shall be removed or re-mowed, at the option of the Contractor. Mowing blades shall be sufficiently sharp to provide a clean cut of the leaf blade at all times.

Bahia and outlying grassed areas shall be mowed to the height recommended by the Agricultural Extension Service for the variety turf being maintained, but in no event shall be mowed less than three and one-half (3 ½) inches.

TRIMMING, WEED EATING

Turf around lake banks shall be mowed and weed eated to waters edge each mowing event. Care shall be taken not to throw grass clippings from mower toward lake. Areas of standing water or where

mowing would cause ruts shall be weed eated at least every other mowing event. Bahia grass in drain swales shall be mowed, or as necessary, weed eated, at least every other mowing event.

2. EDGING

EQUIPMENT

All edging shall be done with mechanical rotary powered edges. No weed eaters or other monofilament trimmers shall be used. There shall be no chemical edging.

FREQUENCY

Hard surfaced areas such as Sidewalks, Driveways, Street curbs and Asphalt surfaces bordering St. Augustine turf shall be blade edged each mowing event. Hard surfaced areas bordering Bahia turf shall be blade edged each mowing event during the growing season and at least one (1) time per month during the dormant or non-growing season.

Soft edges, i.e. planter beds, palmetto beds, tree rings, structures and other areas bordered by St. Augustine turf, shall be blade edged **every mowing event during the growing season and at least one (1) time per month during the dormant or non-growing season.** Areas bordered by Bahia turf or mixed weeds shall be rotary blade edged at least one (1) time per month.

All trees, posts and other obstacles where mower and or weed eater would damage the base or potentially transfer disease shall be blade edged and herbicide ringed to form soft edge.

3. DEBRIS CLEAN UP

Debris created by the work will be blown off side walks, streets and curbs each time the property is mowed or edged. Debris material shall not be blown into the street.

4. OTHER SERVICES

Contractor shall additionally provide, at the request of Owner, services based on time, materials and related fees including, but not limited to:

a. Seeding as may be required by Owner
b. Special clean ups due to storms or acts of God
c. Repairs to the turf or landscape materials as may be required

5. SCHEDULING

The Contractor shall submit a performance schedule within forty-five (45) days after execution of the contract with appropriate comments.

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EXHIBIT C

IRRIGATION MAINTENANCE – SPECIFICATIONS

Conservation of this resource is paramount.

1. Inspections

a. Physical Inspection – Monthly

The Contractor will inspect the systems listed within this exhibit for operation monthly.

Monthly inspections include:

(1) Operations check of controller clock, rain stats, valves, electrical lines, supply lines and distribution heads to assure complete and proper automatic operation of each system.

(2) Adjustment of sequence of controller clocks time on for best possible pressure in all systems.

(3) Adjustment of heads for best possible coverage, including raising or lowering of distribution heads to proper elevation where necessary.

(4) Raising or re-setting, where necessary, or if protective doughnut rings around distribution heads in turf areas

(5) Removal of encroaching grass or other obstructions that interfere with proper operation of distribution heads or deflection of spray patterns.

(6) Clearing of obstructions within distributions heads.

(7) Removal of encroaching grass covering solenoid valve boxes.

(8) Preparation of and delivery to Owner of completed Inspection Form.

b. Visual Inspection – Weekly

The Contractor shall, on a weekly basis, visually inspect ornamental landscape and turf areas serviced by each zone within each controller listed within this Exhibit and provide Owner written report of each weekly visual inspection in form acceptable to Owner.

Weekly visual inspection shall include:

(1) Re-direction of any improperly aligned irrigation distribution heads away from vehicular or pedestrian traffic.

(2) Localized adjustments/clearing of distribution heads where it is evident there is a drought stress within ornamental landscaping or turf.

(3) Immediately report to Owner necessary repairs in Section 2.a., Minor Repairs, with written estimate for cost of repairs.

(4) Adjustments of each zone's time as climatic conditions dictate.

(5) Preparation of and delivery to Owner of written statement of weekly visual inspection to include timer clock number and zones visually inspected.

2. Repairs

a. Labor

(1) Labor rate for repairs shall not exceed $47.50 per hour for fully trained skilled technicians. Unskilled labor rate shall not exceed $37.00 per hour.

(2) Labor rate for authorized repairs required after normal working hours shall be $75.00 per hour. Labor rate for emergency calls on Holidays shall be $150.00 per hour.

(3) All irrigation repairs under $200.00 per month following the first/initial irrigation inspection/repair are included in this agreement. If repairs exceed $200.00 per month this will be at Owners expense at the rates referenced on this exhibit.

b. Materials

(1) Materials for repairs will be billed to Owner at Manufactures suggested retail price

(plus tax)

c. Minor Repairs

Minor Repairs may include, but are not limited to:

(1) Repair or replacement of worn sprinkler heads

(2) Repair/replacement or broken irrigation lines

(3) Repair/replacement of valves and or timers

d. Major Repairs

Any repair/replacement of irrigation lines, regardless of size, routed under hard paved traffic areas, sidewalks, etc. where destructive investigation for localization or repair is required, is considered a major repair requesting written estimate and Owners authorization to proceed prior to undertaking the repair.

3. Scheduling

The Contractor shall submit a performance schedule within forty-five (45) days after execution of the contract with appropriate comments.

EXHIBIT D PEST CONTROL AND FERTILIZATION

1. Fertilization of Turf

St. Augustine turf areas will be fertilized four (4) times a year at a minimum rate of one (1) pound of Nitrogen per 1,000 SF. with a high quality, complete granular fertilizer that is comprised of 50% water

soluble Nitrogen and 50% water insoluble Nitrogen, Sulfate of Potash and Micro Nutrients. Timing of these applications will be late Feb., April, September and December.

2. **Fertilization of Shrubs, Palms, Flowering shrubs and Tress**

Newly established trees, shrubs and ground covers all will be fertilized four (4) times a year for the first year and two

(2) times a year (Spring and Fall thereafter with a complete granular fertilizer at a minimum rate of one pound of

Nitrogen per 1,000 SF. with a high quality, complete granular fertilizer that is comprised of 50% water soluble Nitrogen and 50% water insoluble Nitrogen, Sulfate of Potash and Micro Nutrients to promote optimal health of the plants.

All new Palms, other than Sabal Palms, will be fertilized at least four times per year for the first year and then twice per year thereafter with a fertilizer formulation and rates designed specifically for palms.

3. **Fertilization of Annuals**

Fertilize with Osmocote and 20-20-20 for the duration of the plant material, to promote long lasting blooms and continues root development.

4. **Turf Insecticide**

Contractor will provide control of turf damaging insects using Federal and State registered insect control products as needed to eliminate/minimize populations of turf damaging insects including chinch bugs, lawn caterpillars and hunting billbugs but excludes mole crickets. Fire ant mounds will be treated when detected but these treatments do not include the prevention of fire ant infestations which is available at additional cost. Turf damage caused by the infestation of nematodes is not implied or included as part of this agreement. The Contractor will recommend additional treatments and strategies at additional cost to minimize damage if nematodes become a problem.

Contractor will accept responsibility for the replacement of turf lost due to negligence with regard to insect control.

5. **Ornamental beds Insecticide**

All landscape beds, trees and palms will be monitored and treated with the appropriate pesticides necessary to control any damaging levels of disease and insect activity. Response after notification of problems by property management will be made within 48 working hours.

Contractor will accept responsibility for the replacement of plants lost due to negligence with regard to disease or insect control. Fire ants are suppressed with spot treatment insecticides.

6. **Lawn Fungicide**

Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur, Contractor will use fungicide treatments to stop or slow the progression of disease and be responsible for notifying the Property Manager if preventative treatments, which are not included as part of this agreement and will require additional compensation, are needed to effectively provide control.

7. **Weed Control**

The Contractor will use proper fertilization, mowing and watering practices to promote the growth of weed resistant turf. Additionally the Contractor will use both pre-emergent and post-emergent herbicides as needed to control broadleaf weeds, grassy weeds and sedges without damaging desirable turf.

8. **Inspections**

Contractor shall inspect turf, and ornamental plants at least bi-weekly, using its best skill and attention and it shall be solely responsible for all methods, techniques, sequences and procedures and for coordinating all portions of the work.

9. **Licensing**

Contractor represents that it has all of the state required licenses to apply insecticides, fungicides and weed control products and will provide copies of such licenses.

AREA OF WORK

All common areas within property limit lines as shown in map provided by the board dated 04/2001.

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TRUSCAPES 2023 SERVICE SCHEDULE

Task	Jan	Feb	Mar	April	May	June
Mowing	2	2	2	4	5	4
Dates			6,20	3,10,17,24	1,8.15,22,29	5,12,19.26
LMZ'S	1	1	1	2	2	2
Edging - Monthly	1	1	1	1	1	1
Ornamental Trim-Every 2 months	0	1	0	1	0	1
Turf Fertilzation	1	1	1	1	1	1
Ornamental Fertilization	0	1	0	1	1	1
Insect Control	0	0	1	0	0	1
Lawn Weeding - Every 2 months	0	1	0	1	0	1
Ornamental Weeding - Monthly	1	1	1	1	1	1
Irrigation Inspection - Monthly	1	1	1	1	1	1
Irrigation Inspection - Weekly	5	4	4	4	5	4
Bed Plantings - 4x/year	1	0	0	1	0	0
	July	Aug	Sept	Oct	Nov	Dec
Mowing	5	4	5	3	2	2
Dates	3,10,17,24	7,14,21,28	4,11,18,25	2,16,30,	13,27	4,18
LMZ'S	2	2	2	2	1	1
Edging	1	1	1	1	1	1
Ornamental Trim	0	1	0	1	0	1
Turf Ferilization	1	1	1	1	1	1
Ornamental Fertilization	1	1	0	0	1	0
Insect Control	0	0	1	0	0	1
Lawn Weeding	0	1	0	1	0	1
Ornamental Weeding	1	1	1	1	1	1
Irrigation Inspection	1	1	1	1	1	1
Irrigation Inspection	4	5	4	5	4	4
Bed Plantings	1	0	0	1	0	0

Monthly Irrigation Inspections require a written report of findings after inspection is complete.
see Maintenance Contract as to details

Weekly Irrigation Inspections is a visual, See details

OTHER AMENITIES

E. RIVENDELL LAKE FOUNTAIN: 7610

Vertex Water Features
Lake Aeration Systems & Floating Fountains

2100 NW 33rd Street • Pompano Beach, FL 33069
1-844-432-4303 • www.vertexwaterfeatures.com

April 1, 2019

Ms. Beth Miller

Rivendell Community Association c/o
Lighthouse Management
16 Church Street

Osprey, Florida 34229

VIA EMAIL: bethmiller@mgmt.tv

RE: Fountain Installation Proposal
Fountain Cleaning Proposal

Dear Ms. Miller:

Please find enclosed our ***revised*** quotation for the TwoTier floating fountain to be installed at **Rivendell Community Association.**

All **Vertex** fountain systems are constructed using the highest quality components available in the industry, providing proven technology and performance in a custom floating fountain. Our focus on quality and dependability ensures you that a floating fountain by **Vertex Water Features** is the best in the business.

Vertex Water Features provides to their customers:

- A comprehensive **4 YEAR warranty** on your fountain (pump, motor, flotation, framework, nozzles, etc.).
- High performance submersible turbine pumps for increased display characteristics and years of trouble free service. Never any lubricants to change or seals to replace - **our turbine pumps** and **motors are water cooled** and **lubricated**.
- Display heads constructed of **precision machined brass** or **cast bronze** - not inferior plastic or PVC.
- Optional U.L. listed lighting fixtures of **100% cast bronze/copper**, complete with stainless steel lens guards carry a 2 year warranty.
- Floats with internal baffling and U. V. protection from warping and cracking.

- Complete control panels built to the needs of each unit. All panels are equipped with GFI protection, surge protection, time clocks, and overload protection - there are never any add-on "options" needed to get a fully equipped control panel that meets NEC codes. 1 year warranty.

Our price is predicated on the receipt of our equipment agreement within 60 days of this quotation, as prices are subject to change.

Also, enclosed is an agreement for inspection and cleaning maintenance of your decorative floating fountain equipment. You will find that the benefits of this service will extend the life of your fountain system and will help prevent the high cost of repair work.

Please inform us of your approval by signing the attached quotation, so we may schedule your installation.

If there are any further questions, please let us know. We at **Vertex** are eager to work with your organization and look forward to providing you with the finest waterway enhancement systems available in the industry.

Sincerely,

Chris Byrne

Sales Manager

CB/dk

Enclosure

Aeration and Restoration — 1992 — VERTEX QUALITY · MANUFACTURING & SERVICE · 25 ANNIVERSARY · 2017 — Custom Floating Fountains

Vertex Water Features

2100 N.W. 33rd Street

1-844-432-4303 Pompano Beach, Florida 33069

www.vertexwaterfeatures.com

Fountain Agreement - Installed

Ms. Beth Miller
Rivendell Community Association
c/o Lighthouse Management
16 Church Street
Osprey,
Florida
34229 (941)
966-6844
bethmiller@mgmt.tv

DATE: April 1, 2019 CB-R F5

See Attached Technical Specifications.
***TAX EXEMPT**: Please provide a copy of your Tax Exemption Certificate.*

Quantity	Description	Total
Site #3		$6,812.74
1	2 HP TwoTier Single-Phase Floating Fountain with Control Panel, with Two (2) 43 Watt LED Lights, with Clear Lens, 230 Volts Includes 200 Feet of Cable for Motor & Lights *Requires Two 1-Inch Diameter PVC Conduit(s) from Control Panel to lake to be provided by*	
		$6,812.74
		$
		$50.00
		$7,271.
		$3,635.75
		$3,635.75
Balance Due Net 30 Days		

Terms & Conditions of Fountain Agreement

The above price is effective for 60 days from the date of this proposal.
If you are tax exempt, please attach a copy of your Tax Exemption Certificate with contract.

Terms:

1. If Buyer does not directly own the areas and equipment where services are to be provided, Buyer warrants and represents that he has control of these areas and equipment to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold Seller harmless for the consequences of such services.

2. SELLER, at its expense, shall maintain the following insurance coverages: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability and Automobile Liability.

3. The BUYER may terminate this contract in whole or in part upon notice in writing to SELLER. The BUYER shall pay the SELLER the contract price for all products which have been completed prior to termination, and the cost of material or work in process, applicable taxes, plus a reasonable profit thereon.

4. SELLER warrants that the products sold hereunder shall be free from defects in material and workmanship. SELLER's liability shall be limited solely to replacement or repair, and SELLER shall not be liable for any consequential damages nor for any loss, damages or expenses directly or indirectly arising in connection with the purchase or use of the products.

5. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. BUYER agrees to pay all costs of collection, and any other actions required to remedy a material breach of this contract including reasonable attorney's fees.

6. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both SELLER and the BUYER.

Buyer's Responsibilities

CUSTOMER to complete Single Phase, 230 volt cable hook-up to control panel and bury cable and electrical conduit from shoreline to electrical box below surface according to applicable code. **Full voltage, as specified by VERTEX, is mandatory to operate our sealed pump motors.** A low voltage condition must be corrected before requesting VERTEX to install your fountain(s). Operation with other than specified voltage/phase voids our **Warranty.**

PERMITTING: It is the BUYER's obligation to secure required permits and/or approvals from local authorities prior to installation of the floating fountain.

CONTROL PANEL: Vertex will supply control panel. BUYER's licensed Electrician is responsible for installation. Electrician MUST be on the job site at the time of delivery to make all connections of power to the control panel. By code, **Vertex** cannot connect any wires into the panel.

ELECTRICAL REQUIREMENTS: BUYER's electrician must be on site during installation to enable final connection and start-up. The BUYER is responsible for providing and connecting fountain to a weatherproof electrical box, ground fault interrupter switches, and supply power for required fountain voltages at lakeside. The BUYER is to complete cable hook-up to junction box and bury cable from shoreline to electrical box below surface according to applicable code. If cable is to be run in conduit, it shall be the responsibility of BUYER's electrician to pull wires through the conduit. The supply, trenching and installation of the power from the primary power source to the panel shall be the responsibility of the BUYER.

$200.00 RETURN TRIP FEE: BUYER's electrician **must** be on site with **Vertex** personnel during the fountain installation to make the required electrical connections of the primary power to the control panel. If the electrician is not on site to enable final connection and start-up, **Vertex** will make a return trip to make the final adjustments to the fountain display. If a return trip is necessary, **Vertex** will invoice the BUYER $200 travel charge for each additional trip.

FOUNTAIN CLEANING: Vertex offers cleaning contracts for its fountain systems. Should BUYER elect to perform routine cleaning themselves, a minimum of **4 cleanings per year are advisable**; more may be needed depending upon water quality conditions. Cleaning requirements should include the submersible pump intake screen, light fixture lens(es), and spray nozzles.

NOTE: Because of the electrical equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. If not properly installed, this unit is hazardous. It must be installed in conformance with article 682 of the National Electric Code and all local code requirements. An approved ground fault circuit interrupter must be part of the electrical system and all devices in the system must be directly grounded to a definite electrical ground. The total electrical system must be installed, tested, and approved by a qualified, licensed electrician before it is placed in operation.

Vertex Water Features' Responsibilities:

Vertex shall deliver the fountain to the job site, position, level and anchor unit in the desired location and adjust lights and spray heads for optimum display.

Vertex shall run the electrical supply cables from the fountain unit along the lake bottom and stake cable ends at the edge of the lake.

Note: As soon as the owner-provided electrician makes all connections to the panel, **Vertex** shall make any adjustments to the fountain display, if necessary.

<u>WARRANTY</u>: Vertex will provide labor to repair or replace any defective part of your fountain for a period of one year from date of receipt *(excluding parts damaged due to maintenance negligence)*. Vertex will warranty parts on any defective "in water" fountain component (pump, motor, flotation, framework, nozzle, cables) for 4 years, lighting system (excluding bulbs) 2 years and fountain controls 1 year from the date of receipt. Vertex will determine if parts are defective and subject to warranty repair or replacement. Warranty covers manufacturer defects: if parts inspection indicates failure due to lack of required maintenance (*periodic cleaning of intake screen, light lens(es) and spray nozzles, etc.)*, failure to maintain proper voltage or water depth, warranty will be voided. Foreign objects and/or debris within the fountain pump/motor assembly do not constitute manufacturer defective and thus are not covered under warranty. *Vertex fountains are not warranted for use in salt and/or brackish water conditions.*

The Warranty shall also be voided if someone other than a Vertex employee: 1) dismantles or attempts a repair or 2) alters factory-supplied components or wiring of the control panel.

The warranty period on all warranty work is equal to the remaining time period of the original new equipment warranty.

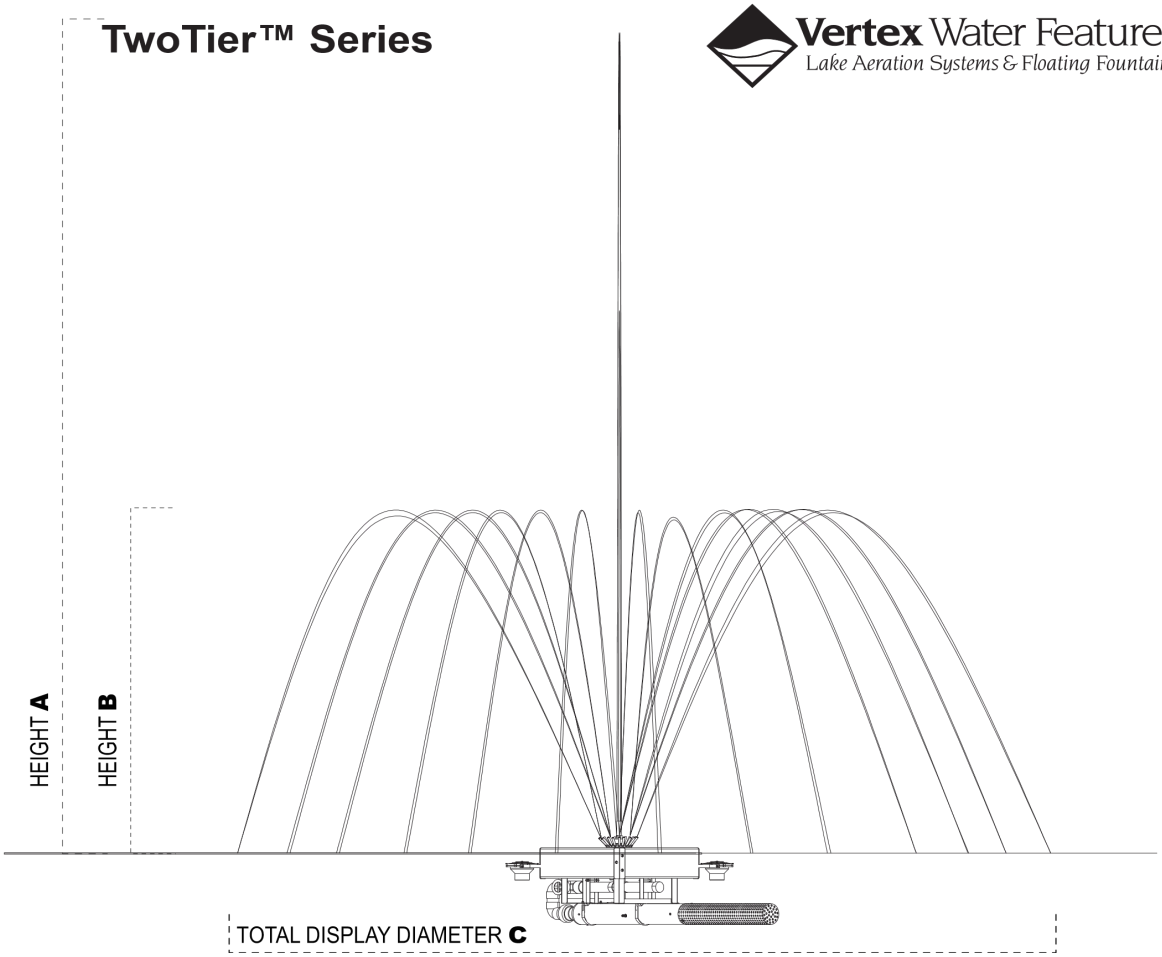
Warranty claims are based on the date you notify your distributor or our **Pompano Beach** office.

Please provide the legal name and address of the owner of the property where the contracted work will be completed. Sign and print your name. **The information below will be used to file a Notice to Owner (NTO) of the property. This formal notice is a standard procedure and explains that the owner is responsible for payment of the contracted services.**	
Property Owner(s):	
Owner Address:	
Owner Phone #:	

Vertex Water Features' Signature	**Date**	**Authorized Customer's Signature**	**Title**
		Print Name	
Date			
		Print Company Name	

TwoTier™ Series

Vertex Water Features
Lake Aeration Systems & Floating Fountains



CHECK EITHER WITH OR WITHOUT LIGHTS

Fountain Only																		
With LED Lights	✓																	
Motor HP	2	2	2	3	3	3	5	5	5	7.5	7.5	7.5	10	10	10	15	15	15
Volts	230	230	208	230	230	208	230	230	208	230	230	208	230	230	208	230	230	208
Phase	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3
AMP	14	8	9	17	10	13	28	17	21	42	25	28	51	32	37	72	47	54
HT. A	18'	18'	18'	23'	23'	23'	26'	26'	26'	30'	30'	30'	35'	35'	35'	40'	40'	40'
HT. B	8'	8'	8'	10'	10'	10'	12'	12'	12'	15'	15'	15'	17'	17'	17'	20'	20'	20'
Dia. C	20'	20'	20'	25'	25'	25'	30'	30'	30'	35'	35'	35'	40'	40'	40'	45'	45'	45'
43W LED Lights	2	2	2	2	2	2	3	3	3	4	4	4	4	4	4	5	5	5
Total Watts	86	86	86	86	86	86	129	129	129	172	172	172	172	172	172	215	215	215
AMP Draw	0.8	0.8	0.8	0.8	0.8	0.8	1.1	1.1	1.1	1.5	1.5	1.5	1.5	1.5	1.5	1.8	1.8	1.8

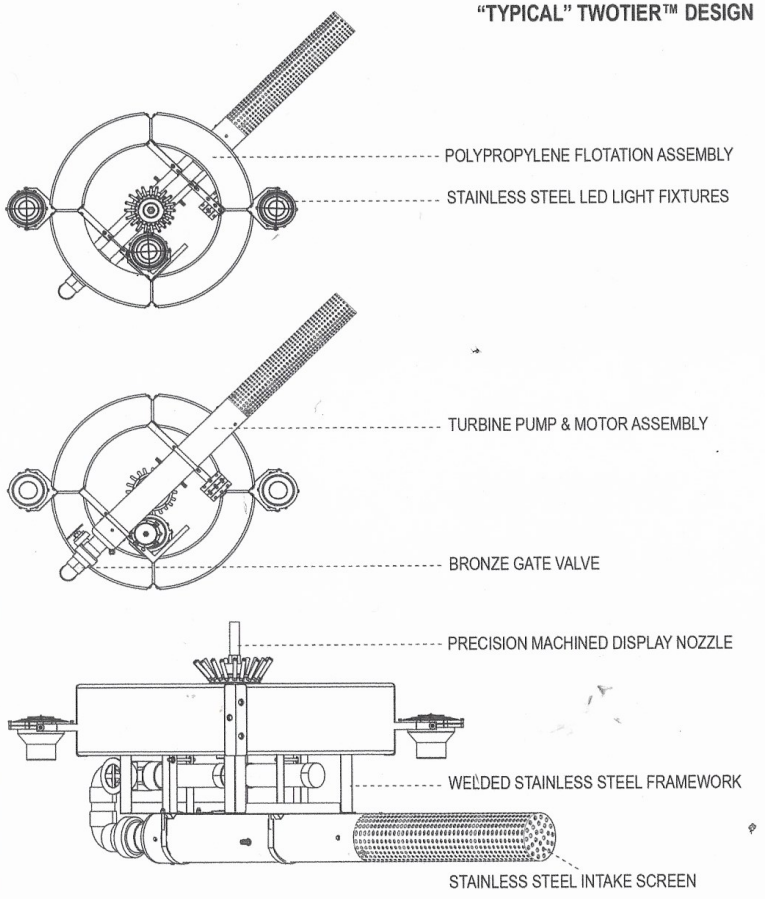
Notes:
1. Drawings are for illustration only and are not to scale
2. Installation of all fountain equipment shall be in accordance with manufacturers guidelines and specifications

Vertex Water Features
2100 NW 33rd St, Pompano Beach, FL 33069
1-844-432-4303
www.vertexwaterfeatures.com

Vertex Water Features
Lake Aeration Systems & Floating Fountains

TwoTier™ Specifications

"TYPICAL" TWOTIER™ DESIGN



FLOTATION SYSTEM:
Rotocast polypropylene with ultraviolet inhibitors added for extended protection against warping/ cracking. Each seamless, watertight section is equipped with threaded brass insert and expanding type fill-plug for addition of water ballast and leveling control.

PUMP/MOTOR:
__2__ HP, __230__ Volt, __1__ Phase stainless steel, sealed UL listed submersible motor. Submersible turbine pump shall be of 100% 304 stainless steel construction, with driveshaft of 416 stainless steel and equipped with sand collars for maximum protection against abrasives. Pump and motor are water cooled and lubricated. *Use of oil-filled motors/pumping systems are not acceptable due to need for regular replacement of oil, O-rings, and seals.*

INTAKE SCREEN:
Type 304, 18ga stainless steel, protects against foreign material entering pumping system.

FRAMEWORK:
Type 304 stainless steel with welded joints and stainless steel fastenings.

LIGHTING FIXTURES:
__2__ 43Watt, 120V clear, stainless steel LED light fixtures with tempered lens and neoprene gaskets, mounting brackets and fastenings of stainless steel. See specification chart for suggested lighting package. ETL listed.

DISPLAY HEAD:
100% precision machined cast bronze and/or brass with stainless steel fastenings provide permanent display characteristics and protection from corrosion. All sidejets are machined into base at precise angles to insure permanent display integrity. *2-piece swivel jets are unacceptable due to inherent ability to become loose and out of adjustment from water pressure and/or pump vibrations. Display heads of plastics, PVC and/or "thermoplastics" are unacceptable.*

UNDERWATER ELECTRICAL CABLES:
STW-A rated, stamped "water resistant". __200__ ' of __12/4__ ga-pump, __200__ ' of __12/3__ ga-lights

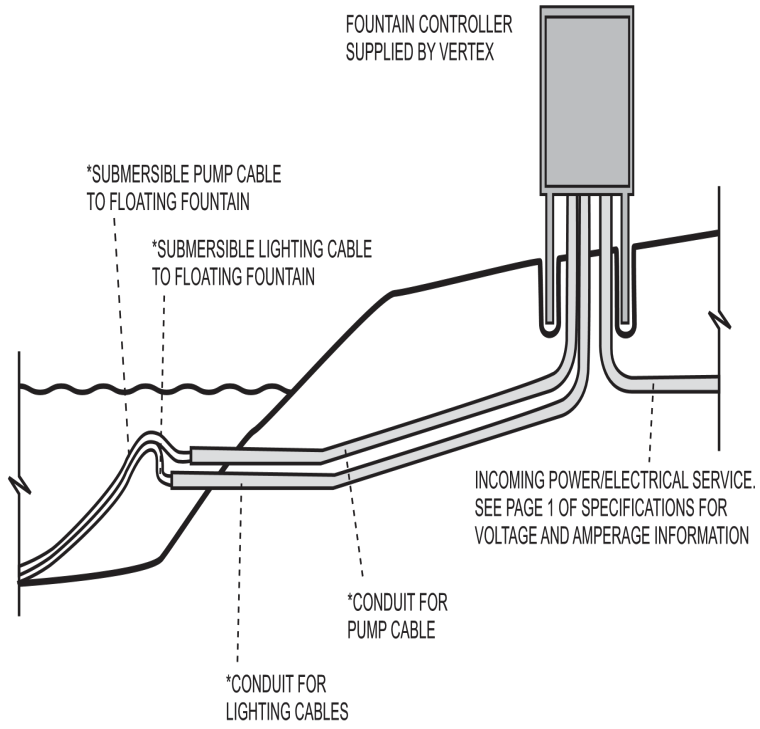
FOUNTAIN CONTROL PANEL:
- Steel NEMA 3R enclosure
- Capacitive motor starter (single phase units)
- Phase loss protection (3-phase units)
- Circuit breaker – lights (if equipped)
- GFI protection – lights (if equipped)
- Surge/Lightning Protection
- 2 – 24 hour time clocks
- Circuit breaker – pump
- GFI protection – pump

**Vertex reserves the right to improve and change designs and/or specifications without notice or obligation.*

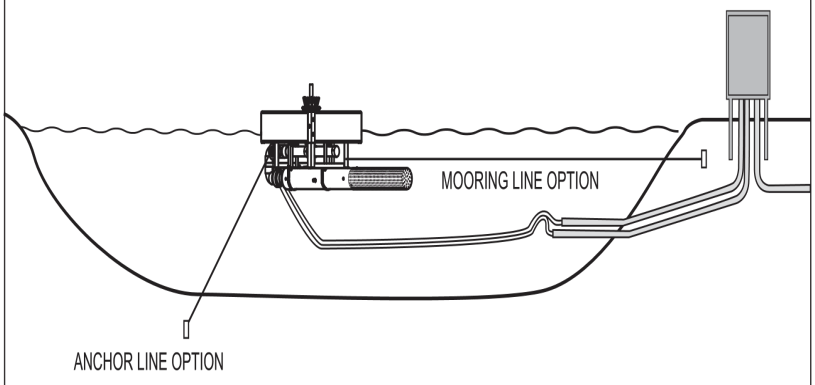
WARRANTY (PARTS):
- Fountain - 4 years
- Light Fixtures (excludes bulbs) - 2 years
- Controls - 1 year

Vertex Water Features
Lake Aeration Systems & Floating Fountains

Floating Fountain Installation Guidelines



*Both submersible cables can be run in a single conduit



NOTE: Drawings are for illustrative purposes only and are not to scale.

WARNING:
THE FOUNTAIN CONTROL PANEL MUST BE INSTALLED BY LICENSED ELECTRICIAN IN ACCORDANCE WITH ARTICLE 682 OF NATIONAL ELECTRICAL CODE. FAILURE MAY RESULT IN POTENTIALLY HAZARDOUS CONDITIONS AND/OR FAILURE OF ELECTRICAL INSPECTION.CONSULT AUTHORITIES HAVING JURISDICTION (AHJ) FOR SPECIFIC LOCAL CODES / RESTRICTIONS.

Vertex Water Features accepts/assumes no responsibility for installations not in accordance with local and/or national electrical codes.

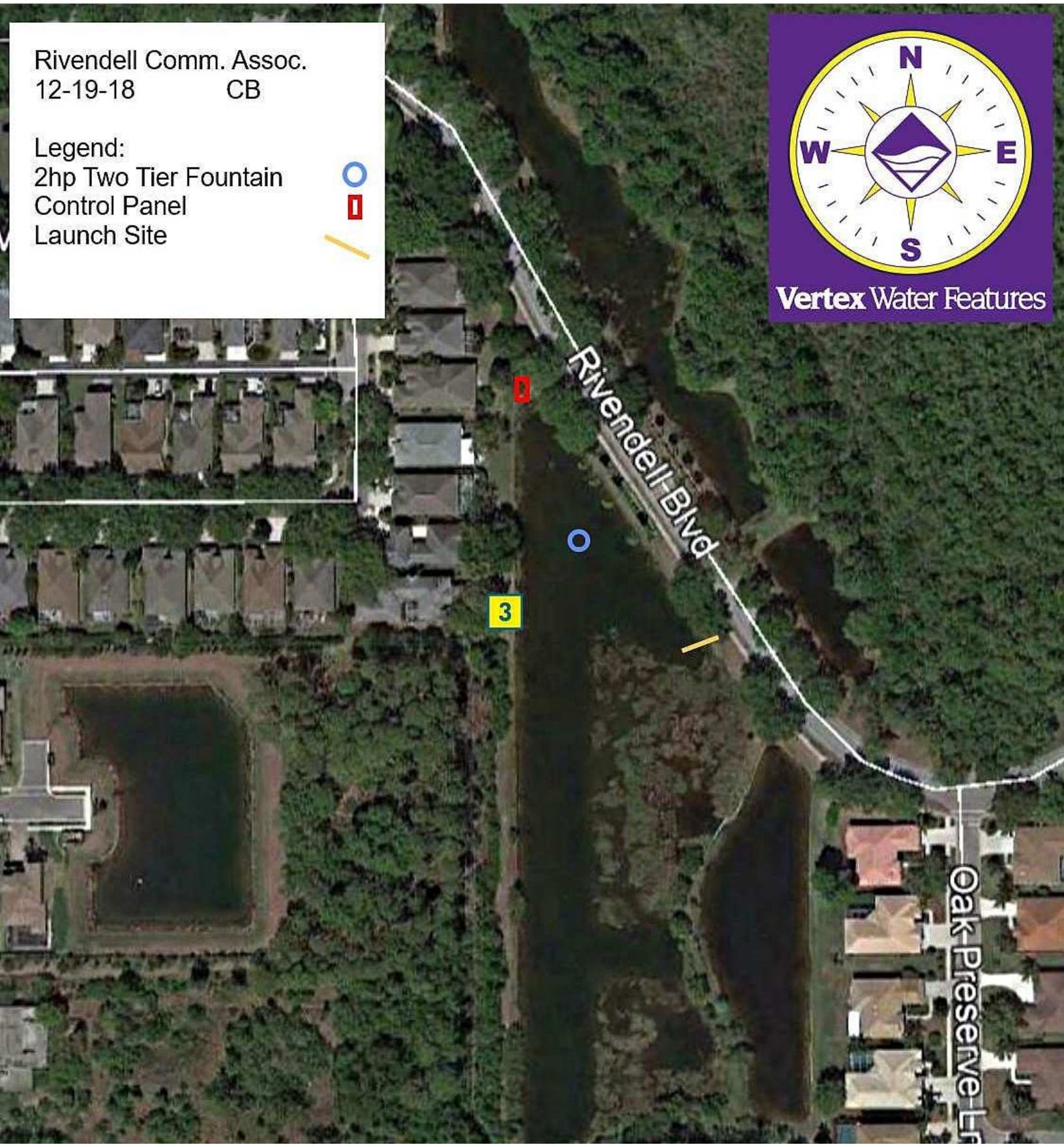
INSTALLATION OF CONTROL PANEL:
Installation of fountain control panel must be by licensed electrician in accordance with NEC 682 to insure panel location is above any/all possible high water levels. Submergence of panel poses serious risk of electrical shock and damage of fountain system.

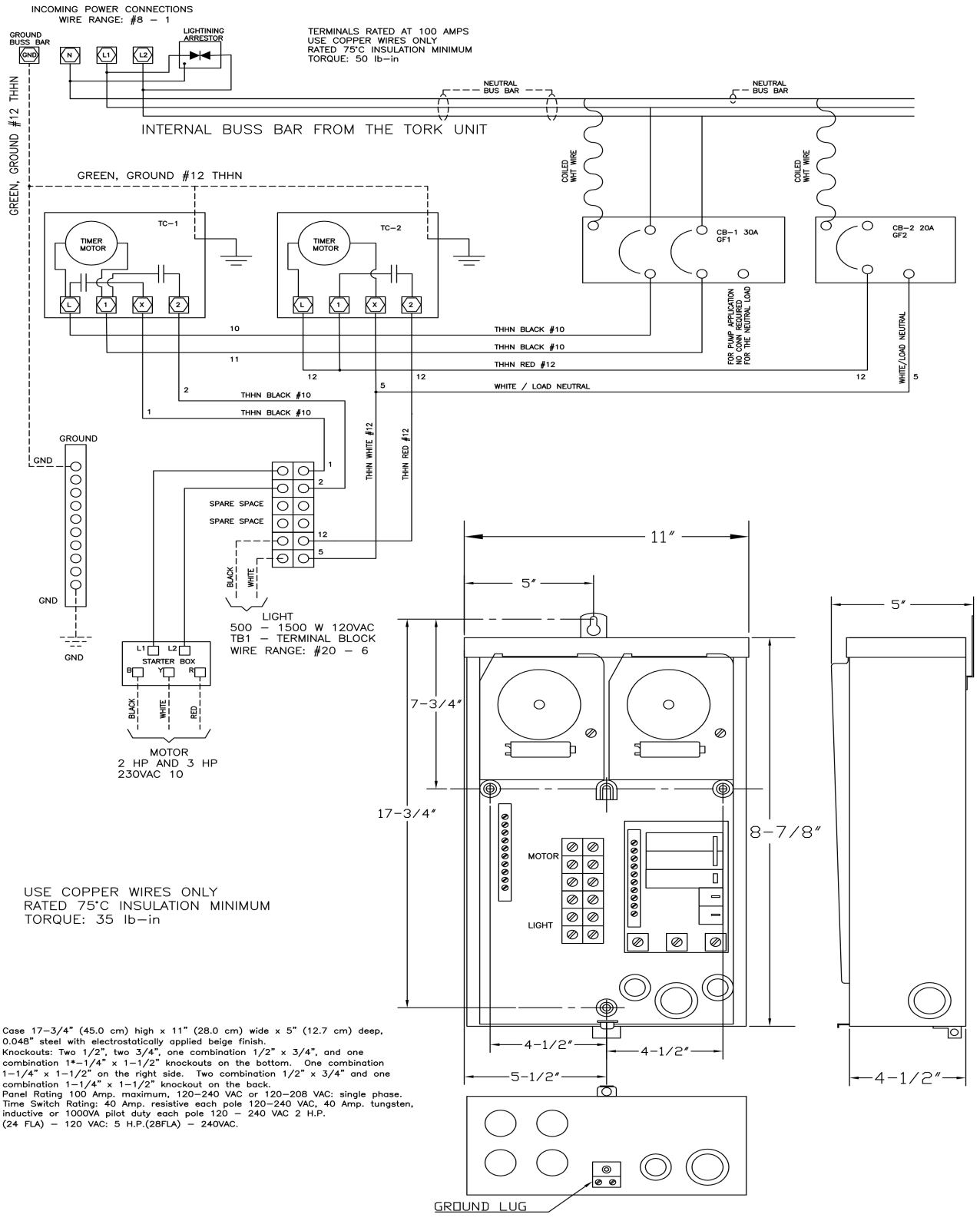
SCOPE OF WORK/ELECTRICIAN:

1. Mount NEMA 3R panel enclosure in accordance with NEC682 in addition to any other local codes and/or restrictions.
2. Trench and bury sufficiently sized conduit(s) from fountain panel to water's edge, extending conduit(s) far enough into water to insure no submersible cable is exposed should low water conditions arise.
3. Bring incoming power from power source into the fountain panel. Incoming voltage must match with specifications of fountain panel or failure will result, damaging the system and voiding the warranty.
4. Pull submersible cable(s) from fountain through conduit to control panel and perform final connections (see Fountain Owner's Manual for more information).

NOTE: Do not operate fountain & lights until fountain installation has been completed and lights are fully submerged. Operating light(s) out of water will result in damage to bulb(s) and lens(es), voiding manufacturer's warranty.

NOTE: Connect only 120V to light(s) – higher voltage will result in immediate damage/failure of bulb(s).


Rivendell Comm. Assoc.
12-19-18 CB
Legend:
2hp Two Tier Fountain
Control Panel
Launch Site
N
W
E
S
Vertex Water Features
Rivendell Blvd
3
Oak Preserve Ln



Case 17–3/4" (45.0 cm) high x 11" (28.0 cm) wide x 5" (12.7 cm) deep, 0.048" steel with electrostatically applied beige finish.
Knockouts: Two 1/2", two 3/4", one combination 1/2" x 3/4", and one combination 1*–1/4" x 1–1/2" knockouts on the bottom. One combination 1–1/4" x 1–1/2" on the right side. Two combination 1/2" x 3/4" and one combination 1–1/4" x 1–1/2" knockout on the back.
Panel Rating 100 Amp. maximum, 120–240 VAC or 120–208 VAC: single phase.
Time Switch Rating: 40 Amp. resistive each pole 120–240 VAC, 40 Amp. tungsten, inductive or 1000VA pilot duty each pole 120 – 240 VAC 2 H.P. (24 FLA) – 120 VAC: 5 H.P.(28FLA) – 240VAC.

Vertex Water Featrues
2100 NW 33rd St., Pompano Beach, FL 33069

DR.	PFM	MODEL NO. CP100–30	DATE 15 JULY 2013
CK.		TITLE	
ENG.		PUMP CONTROL PANEL MODEL CP100–30	
APP.		2H.P. AND 3HP., 230VAC, 1ph, 3W, 60Hz	
DIM. UNLESS OTHERWISE NOTED, ARE IN INCHES. DECIMAL .XX ±.015 DECIMAL .XXX ±.005 FRACTION ±1/64 ANGLES ±1 DEG. DO NOT SCALE DRAWING		SIZE D DWG NO. CP100–30	REV. ––
		SCALE NONE ACAD	SHT. 1 OF 1

F. COMMUNITY POOL: 8400 – 8700, 8150

The Rivendell Community Pool is available from dawn to dusk for all residents. The Cottages have their own pool which is operated and maintained by them, however, they do have access to community pool and are assessed for the pool upkeep. To access the pool residents must contact the property manager for the door access code. The Pool can be reserved for exclusive use by submitting a "Pool Reservation Request" form found on the community website.

Janitorial services for 2023 are contracted with WEE CLEAN. For contact info see SUBCONTRACTOR MASTER LIST page 200 of this document. They clean the restrooms, tables, and chairs on the deck in addition to blowing leaves off the deck twice a week using the blower located in the storage closet. They also provide cleaning supplies and paper products. **See contract page 149.**

Pool Services for 2023 are provided by Matt Smith for a fee of $625 per month. Matt, who is a licensed certified commercial pool technician, performs these services. They service the pool three times a week and supply the chemicals needed to maintain water quality. He cleans the filters, skims leaves and debris from the pool surface, and scrubs side walls and ledge. Filters are changed once per year, which is an extra charge. When mechanical issues evolve Matt contacts us and Eric at Healthy Pools to address the problems. The **pool** went through a **major rehab** in 2018. The loose scale on the inside surface was removed, patched and a new surface applied. New 1-inch-thick pavers were installed on the pool deck, the filters replaced and the pump room replumbed. The pool house, bathrooms and fence were painted in June 2020. Periodically, the MC pressure washes the deck, every 2 years or so.

The Pool Committee tests the chlorine and pH levels daily as required by Sarasota County. Tests trips and chemical residual sheets are located on the inside of the door in Pump Control Room. Flow diagrams and details on the operation and maintenance of the pump control room follow in section G. POOL PUMP CONTROL ROOM.

An emergency power disconnect switch for the pump control room is located outside the entrance door and must be shut off prior to entering the building when servicing the electrical components in the room, as water on the floor may cause ELECTOCUTION.

Domestic Water Supply shut off and the meter is located under a bush near the sidewalk off the corner of Oak Meadow and Rivendell Blvd. The shut off valve to isolate the building is located adjacent to the chemical storage along with the backflow preventer. The backflow preventor should be tested every 5 years.

Pool Furniture was purchased in May of 2018 from a manufacturer of outdoor furniture A&K Enterprises of Sarasota. With a projected life of eight years, the cost is funded in the reserves. See current RCA budget elsewhere on the website.

Underwater Pool Lighting is controlled by a time clock located in the Pump Control Room, as is the **pole and wall lights.** Lights should be inspected periodically to replace any burnt bulbs.

Overhead LED lights at the pool entrance and under the table area are sensor controlled by a breaker in the pump control room. The light switch in the utility closet must be in the on position for the sensor to be activated.

Clock Tower is listed in the covenants as an amenity and must be maintained. There are two motors that control the two faces of the clock. The motors and Main Control Panel were replaced in February 2023.

They were manufactured by National Time & Signal and replaced by the maintenance committee with Graham Electric doing the wiring. **See below cut sheets.** Double click on the link below for the operation and maintenance manual.

Roof Replacement: The barrel tile roof was replaced in summer 2023 due to damage from hurricane Ian in fall of 2022. Curry Roofing was low bidder and the contractor selected for the replacement at a cost of $24,769. Marasol Fafco Solar removed and reinstalled solar heating system.

C-480.MC3 X10 USER MANUAL 08 21[32715].pdf (C

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WEE KLEEN LLC

PO Box 3694 Sarasota, FL 34230 (941) 952- 1703 wee_kleen@yahoo.com

December 9, 2018

Rivendale Community Association
1003 Oak Meadow Lane
Osprey FL 34229

Light House Property Management
16 Church Street
Osprey FL 34229
Beth Miller 941-460-5560 ext. 604
bethmiller@mgmt.tv

Dear Board,

It is a pleasure to have a chance to serve you. The following bid is for janitorial services and includes the following duties:

Pool Area:
- Sweep/hose down pool deck removing all debris
- Wipe tops of pool furniture/ bottoms when necessary
- Remove trash/cigarette butts, etc
- Remove cobwebs and the like from Veranda area, bulletin board and outside of lights within reach of long handled duster
- Clean water fountain
- Maintain appearance of white gate and fencing

Clean restrooms
- Disinfect toilets, sinks, counter tops, and soap dispensers
- Disinfect door handles and light switches safety bars
- Maintain stainless and stall partitions
- Clean mirror and disinfect walls around sinks and toilets as needed
- Sweep and mop
- Fill paper products/soaps
- Remove trash, replace liner as needed and maintain cleanliness of receptacle
- Dust vanity lights and ceiling vents

Total: $434.00 per month, Serviced twice per week

Sincerely,

Sharon O'Carroll

Sharon O'Carroll

National Time & Signal

QUOTATION NO. 2304-B
DATE 9/15/2022

21800 Wyoming Ave., Oak Park MI 48237

PHONE (800) 326-8456 FAX 248-380-6268
EMAIL:dmaiberger@natsco.net

Subject CLOCK TOWER
UPGRADES 01-010-2023

Qty.	Description
2	#2MR-00 Synchronous Clock Movement
1	MC3- Automatic Clock Controller
1	GPS - Global Satelite Patch, 30' Cable and Bracket.

Total: $2,184.00

3% charge will be applied with Credit card payments.

MANUFACTURING QUALITY CLOCKS IN THE U.S.A SINCE 1918

Shipping costs are calculated and added at time of shipment

NATIONAL TIME & SIGNAL CORPORATION

CONTACT: ***Dean Maiberger***
Advertising Clock Division

Terms and conditions of the sale.

1. Price does not include any duties, sales, use, excise or similar tax imposed by any authority. They are the sole responsibility of the purchaser unless indicated on quotation. We only include tax for Michigan projects.
2. Freight is not included unless indicated on quotation. All shipments are FOB Detroit.
3. Shipments are checked thoroughtly and documented prior to delivery. Any shortages shall be reported within 5 busines days of receipt. Prompt check in of material is recommended.
   TITLE & SHIPPING CLAIMS: Title shall pass to all merchandise shipped upon its delivery to the carriers at Oak Park, M Claims should be made against the carrier, except for UPS shipments which are made at point of origin.
4. Orders are custom built to job requirements. 1/3 deposit due prior to commencement of product construction. Balance due prior to shipment unless other credit terms are established.
5. National Time & Signal Corporation is a material supplier only and does not execute contracts for projects in which our

staff is not utilized for installation.

6. Limited warranty: National Time & Signal Corp. (NATSCO) warrants to the original purchaser that the product was manufactured free from defects in material and workmanship for a period of three years from date of acquisition.
   This warranty does not extend to defects caused by abuse, negligence, accident or acts of God.
   This warranty does not cover labor cost for removing, reinstalling or freight of the product for repair.
   This warranty is void when serviced by anyone other than that authorized by NATSCO.
   In no event will NATSCO be liable for any direct, special or consequential damages arising in connection with the use of this product.
   This warranty grants specific legal rights. Additional legal rights, which vary from state to state, may also apply.
   This warranty shall be limited to the repair of this product or replacement , at the sole discretion of NATSCO.
7. CANCELLATIONS: If purchaser cancels his purchase order, either in whole or in part, NATSCO shall be entitled to recover the total cost of its time & materials invested in the production of such order.

Total Price: _____

Date: _____

Company Name: _____

Buyer Name: _____

Buyer Signature: _____

Requested Date of Release :

National Time & Signal

MC3-MI and MC3-X10 MASTER CLOCKS

The **MC3 Master Clock** is available in two versions, the MC3-X10 and MC3-MI. These control National Time's Architectural Clock product line. The **MC3-X10** control the MR Series synchronous driven clock movements which include the 2MR, 3MR, HMR etc. and will correct at 10 times (x10) speed either by a second motor or by utilizing National Time's reversible motor transmission. The **MC3-MI** corrects the minute impulse type clocks like the 2MI, 3MI, HMI, etc. These clocks increment each minute and correct by advancing 1 minute every 10 seconds.

Both MC3s come standard with three solid state 120VAC outputs to directly control clocks without the need for additional relays. These **solid state outputs** are capable of driving 3 amps each and incorporate **zero-cross technology** to handle undesirable current surges and inrush. The MC3 uses **power-line frequency** to keep accurate time eliminating the inaccuracies of crystal oscillators found in other products. In countries that do not regulate the power-line frequency or installations that frequently test backup power generators, the power-line frequency will not be an acceptable time base. For these installations, a minute impulse clock system should be used with an optional GPS or LAN time base.

The MC3 can be equipped with a **Global Position Satellite (GPS)** antenna (separately order **MC3-GPS**) to keep time with the National Institute of Standards and Technology (NIST) satellite time base. Also available is the **MC3-LAN** (separately order) that allows a connection to the local area network. With this connection, the MC3 can synchronize with any simple network time protocol (SNTP) time server. The MC3 series master clocks also automatically correct clocks after a power outage or daylight savings adjustment. The MC3's **battery-less** backup design can keep time internally for over 150 days.

For multiple clock installations, the MC3-4SW (ordered separately) 4 switch module provides individual clock control helpful during installation or when the clocks are being serviced. The clocks can be synchronized with each other to allow the MC3 to advance them to the correct time together.

Benefits:

- Controls most Outdoor Clock Types
- Synchronous or Impulse Clock Control
- Long Life Solid-State Outputs
- Large LED Display
- Accurate 50/60Hz Timekeeping
- Automatic Power Failure Correction
- Daylight Savings Adjustments
- GPS or LAN Time base Options
- Wire Terminals Ease Installation Effort
- UL Listed
- Made in USA

Tel: (248) 380-6264 (800) 326-8456 28045 Oakland Oaks Court - Wixom, MI 48393

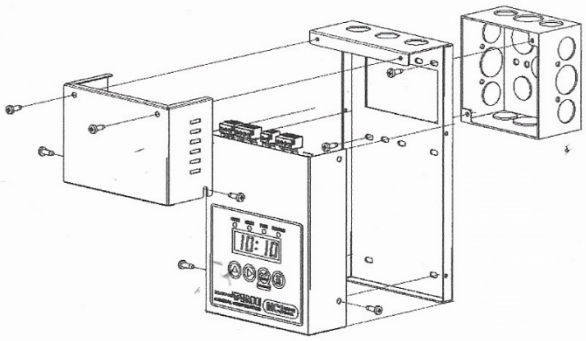
www.natsco.net

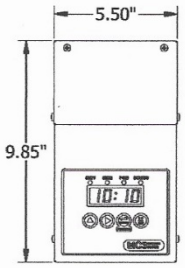
National Time & Signal

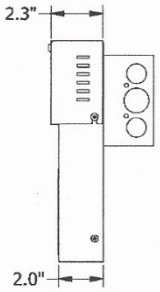
INFORMATION AND SPECIFICATIONS

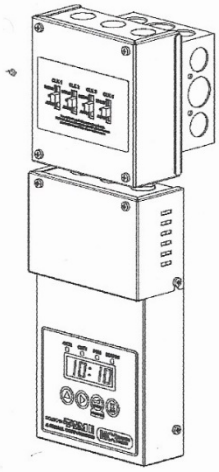
Dimensions

The MC3's durable metal enclosure provides mounting to standard electrical boxes (4"sq., single gang, double gang, handy box etc.) or surface 1/2" conduit entry through 3 top knock outs. Removable wiring cover facilitates easy connections with ample wire cavity space with plug-in connectors.



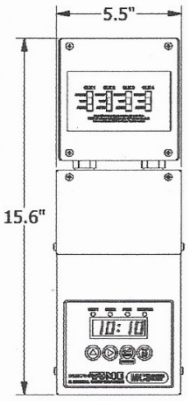


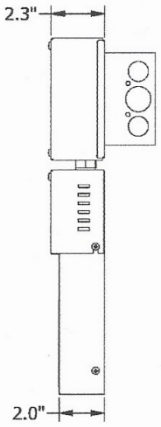




The MC3 can be mounted onto a Flush 4-square box. If a 4-Switch unit is used, the 4-square box can be behind the MC3 or the 4-Switch.

For surface conduit installations, conduit can enter the top of the MC3 or 4-Switch box. The 4-square electrical box is not used.





National Time & Signal

INFORMATION AND SPECIFICATIONS

Specifications

Primary Volt	120VAC @ 60 Hertz
Primary Current	
Full Load (max devices):	7.025 AMPS @ 120VAC/60Hz
No Load (no devices):	0.025 AMPS @ 120VAC/60Hz
Typical load:	0.025AMP + Device Load @ 120VAC/60Hz
Primary Fuse:	10Amp 250VAC Very Fast Type GBB
Solid State Output Rating:	
Per Circuit:	3 Amp @ 120VAC
3 Circuit Total:	7 Amp @ 120 VAC
RS232 Serial Port Distance	
MC3-GPS:	30 Feet (Standard) 100 Feet using Shielded low capacitance Cable (Extended)
LAN Connector:	RJ45
Ambient Temperature Range	32 to 95 Degree Fahrenheit
Humidity	85% Non-condensing Max
Mounting Enclosures	
Semi-flush Mount:	Mounts to flush mounted 4" square, Double Gang, Handy box, Single Gang
Surface Mount:	Mounts to wall with surface conduit connections
Conduit Entry	
Surface Mount:	3 Knockouts @ ½ inch conduit

Ordering Information

Order No.	Description
MC3-X10	Master Clock for **Synchronous Clocks** Solid State 120VAC outputs
MC3-X10-4SW	Master Clock for **Synchronous Clocks** Solid State 120VAC outputs with 4SW switches
MC3-MI	Master Clock for **Minute Impulse Clocks** Solid State 120VAC outputs
MC3-MI-4SW	Master Clock for Minute Impulse Clocks with Solid State 120VAC outputs with 4SW switches
MC3-GPS	NIST Time based GPS antenna for use with MC3 Master Clock (sold separately).
MC3-LAN	LAN/Internet interface with SNTP Time-base for use with MC3 Master Clock (sold separately).

National Time & Signal

CLOCK MECHANISM 2M, 2MR, 2MI SERIES

The National Time 2M Series clock mechanisms are economical yet employ the exclusive worm-gear drive technology similar to its bigger cousins. The 2M mechanism is driven by a permanent magnet, 115V 50Hz or 60Hz synchronous gear motor. These mechanisms offer mounting options to suit all applications with dial sizes up to 42" diameter. Custom shaft lengths up to 10" can be provided to meet specific project requirements.

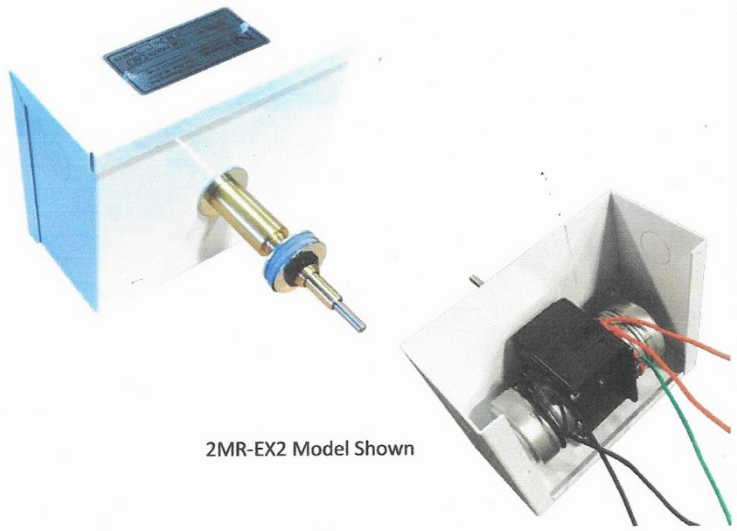
Variations:

2M- The 2M version is a stand-alone clock that keeps time using the 60Hz power line. The synchronized motor provides smooth continuous movement of the hands. Time correction is accomplished by manually spinning the minute hand until the correct time is reached.

2MR- The 2MR Synchronous version employs an additional 10 rpm motor providing means to electrically adjust the time from an accessible location using a #970 Series manual switch panel or be automatically corrected following power loss and daylight saving adjustments with any of our Master Clock Controllers.

2MI- The 2MI minute impulse version advances incrementally each minute utilizing a single motor. An MC3-MI Master Clock Controller is required for operation and provides automatic correction. The 2MI clocks will not be subject to power frequency drift when installed in countries that do not regulate the frequency or installations that may use generator backup power. An MC3-MI with the MC3-4SW circuit expansion switches will allow the user to remotely adjust up to 4 clocks independently during installation or repair.

* WILL UTILIZE EXISTING FACE & HANDS



2MR-EX2 Model Shown

Common Features:

- Dial sizes to 42"
- Rugged box construction
- Shaft extension to eliminate illuminated dial shadows
- Through wall applications to 10" thick
- Front mount applications
- UL 48 Listed
- Manufactured in the U.S.A.

Tel: (248) 380-6264 • (800) 326-8456 • Fax: (248) 380-6268 • 28045 Oakland Oaks Court • Wixom, MI 48393

www.natsco.net

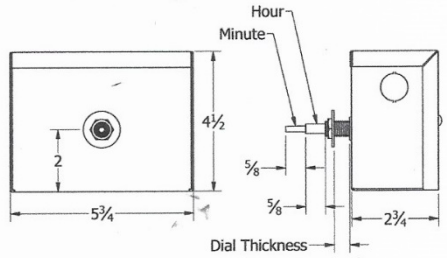
National Time & Signal

ORDERING INFORMATION AND SPECIFICATIONS

Specifications

Input power:	120 VAC (specify 50Hz or 60 Hz)
Watts:	3
Weight:	2.25 lbs – 1kg. (Approximate)

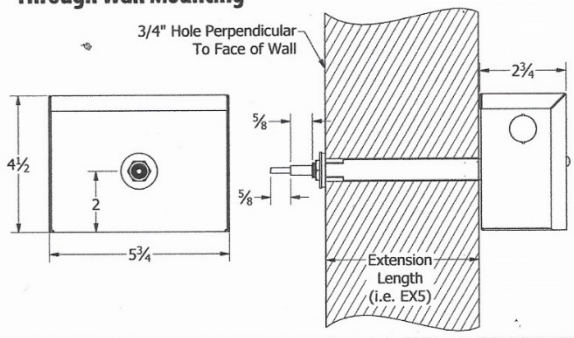
Standard Mounting



Clock dial up to ½" thick.
Order (-LB) for dial thicknesses up to 1-1/4".

Order (-HGL) for 7/16" long hour and minute shafts. (Typical for clocks with front cover glass.)

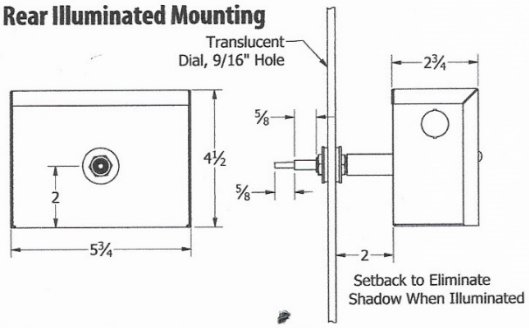
Through Wall Mounting



Shaft extensions up to 10" for through wall or similar applications.

A 3/4" hole through wall is required.

Rear Illuminated Mounting



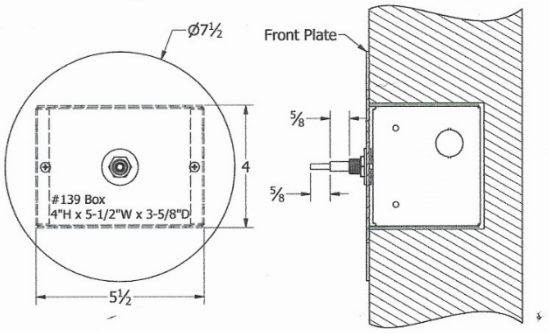
When using a translucent dial and back lighting, the EX2 shaft length will provide a set-back to eliminate the shadow of the movement housing.

Order (-HGL) for 7/16" long hour and minute shafts typical for clocks with front cover glass.

National Time & Signal

ORDERING INFORMATION AND SPECIFICATIONS

Front Mounting



Front mounting requires the #139 Wall Box mounted flush or slightly recessed to the finished wall. A 7-1/2" diameter 0.09" aluminum front plate will cover the rough opening, support the 2M mechanism and secure to the wall box with flathead screws. Square or custom shaped front plates are available.

See 500 Series Clock brochure and our Hand/Dial selections for typical styles or create your own vision.

Part Numbers

2M<type> -<hand length>- <extension shaft >

<type>= Blank, R, or I
<hand length>= Length of minute hand center to tip; blank=without hands
<extension>= Blank, LB (long bushing) or EX+ Length of extension (2-10 inches)
Add suffix " –LC" for movement less cabinet
Add suffix "-HGL" for shorter 7/16" long hour and minute shafts.

Examples:

2MI-18-EX8 : Impulse Series with 18" minute hand and 8" extension
2MR-14 : Synchronous Series Standard Mount with 14" hands.
2MI-11-LB : Impulse Series Standard Mount with 11" hands and long center bushing.

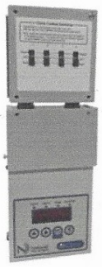
139: Wall box for flush mount installations
139FP-7.5: Front plate mounting. 7-1/2" diameter 0.090" thick aluminum, primed for paint. Custom shapes available.

Clock Controllers

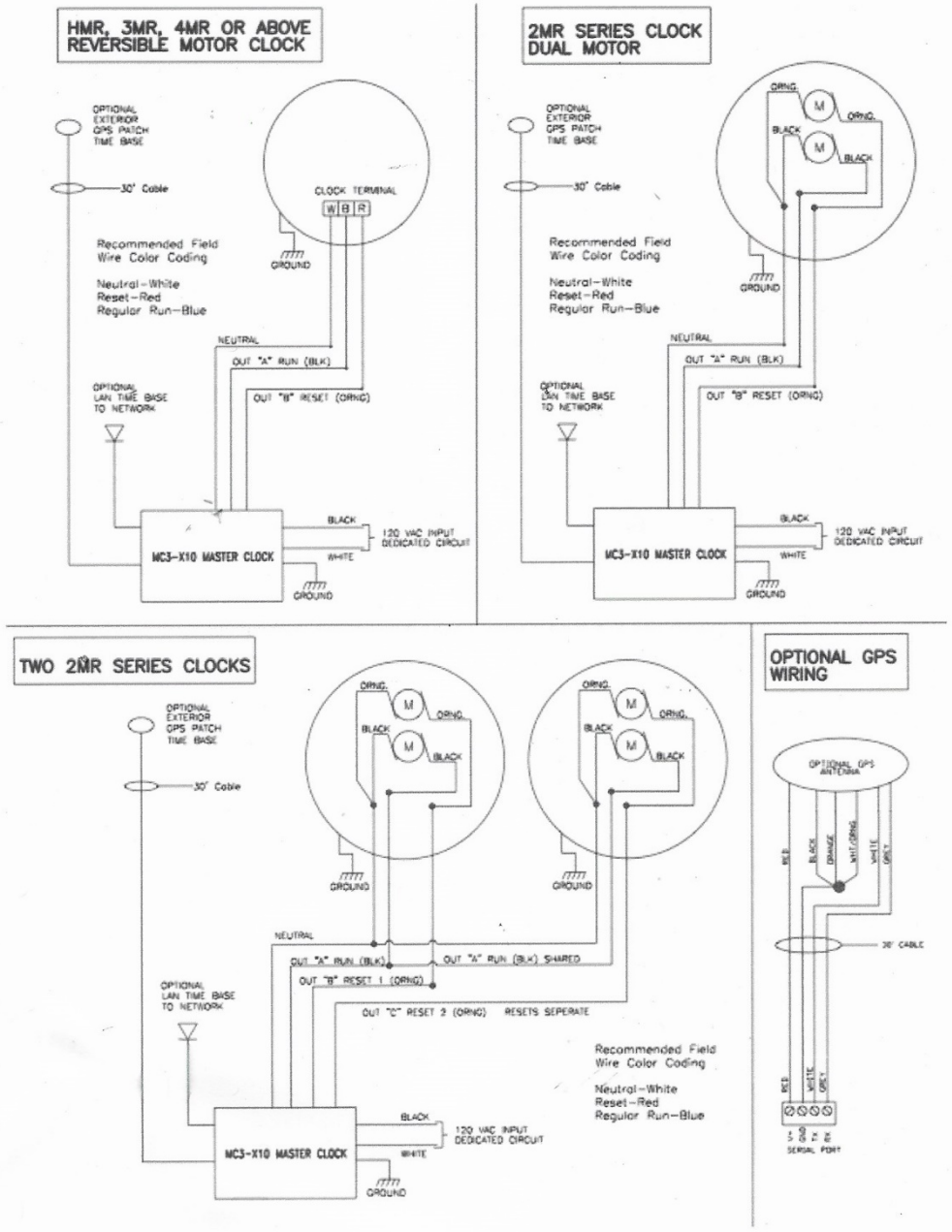

970 Manual Switches


980-4-SA Manual Switches


MC3 Master Clock


MC3 Master Clock with 4SW Switches


MC100 and MC100-WP Weather proof Master Clock


HMR, 3MR, 4MR OR ABOVE REVERSIBLE MOTOR CLOCK
OPTIONAL EXTERIOR GPS PATCH TIME BASE
30' Cable
CLOCK TERMINAL
W B R
GROUND
Recommended Field Wire Color Coding
Neutral-White
Reset-Red
Regular Run-Blue
NEUTRAL
OUT "A" RUN (BLK)
OUT "B" RESET (ORNG)
OPTIONAL LAN TIME BASE TO NETWORK
MC3-X10 MASTER CLOCK
BLACK
WHITE
120 VAC INPUT DEDICATED CIRCUIT
GROUND
2MR SERIES CLOCK DUAL MOTOR
ORNG.
BLACK
M
OPTIONAL EXTERIOR GPS PATCH TIME BASE
30' Cable
GROUND
Recommended Field Wire Color Coding
Neutral-White
Reset-Red
Regular Run-Blue
NEUTRAL
OUT "A" RUN (BLK)
OUT "B" RESET (ORNG)
OPTIONAL LAN TIME BASE TO NETWORK
MC3-X10 MASTER CLOCK
BLACK
WHITE
120 VAC INPUT DEDICATED CIRCUIT
GROUND
TWO 2MR SERIES CLOCKS
OPTIONAL EXTERIOR GPS PATCH TIME BASE
30' Cable
ORNG.
BLACK
M
GROUND
NEUTRAL
OUT "A" RUN (BLK)
OUT "A" RUN (BLK) SHARED
OUT "B" RESET 1 (ORNG)
OUT "C" RESET 2 (ORNG) RESETS SEPERATE
OPTIONAL LAN TIME BASE TO NETWORK
Recommended Field Wire Color Coding
Neutral-White
Reset-Red
Regular Run-Blue
MC3-X10 MASTER CLOCK
BLACK
WHITE
120 VAC INPUT DEDICATED CIRCUIT
GROUND
OPTIONAL GPS WIRING
OPTIONAL GPS ANTENNA
RED
BLACK
ORANGE
WHT/ORNG
WHITE
GRY
30' CABLE
SERIAL PORT

G.POOL PUMP ROOM: 8420

The **pump room** houses the components necessary for the operation and maintenance of the community pool. Basically, the water is pumped by **main pump** (P1) from the pool and wet well through the **filters** (F1, F2) outside through the **electric heaters** (H1, H2) back into the pump room and into the pool. In addition, some water is pumped by the **solar heater booster pump**(P2) up to the roof, through the 10 rooftop solar heaters, back down into the control room and mixes with the pool water prior to flowing outside through the **electric heaters**. This saves us on utility costs. See the flow diagrams, equipment list and electric schematic below.

Chemicals, chlorine for disinfection and muriatic acid to control pH are pumped from the outside chemical storage area via 2 solution pumps (P3, P4) into the wet well where they mix with the pool water prior to being pumped out to the pool.

The **main pool pump** (P1) is 5 hp and operates 24/7 to circulate the pool water.

Filters (F1, F2) are a modular media type cartridge that needs to be changed once per year depending on pressure readings from the gauges on top of the filter. Usually when the pressure increases 10 –15 psi from normal operating pressure of about 25 psi it's time to change them.

The **solar booster pump** (P1) operates on a timer for approximately 5 hours per day.

The **10 Solar Heaters** that were purchased in May 2022 from Marisol are mounted on the roof. Complete with a twelve-year guarantee, they preheat some water prior to flowing into the electric heaters.

The **Electric Heaters** (H1, H2) operate on a thermostat to keep the pool water at a constant 86 degrees. Purchased in February 2020 have a life expectancy of 10 years and are funded in the reserves portion of the budget.

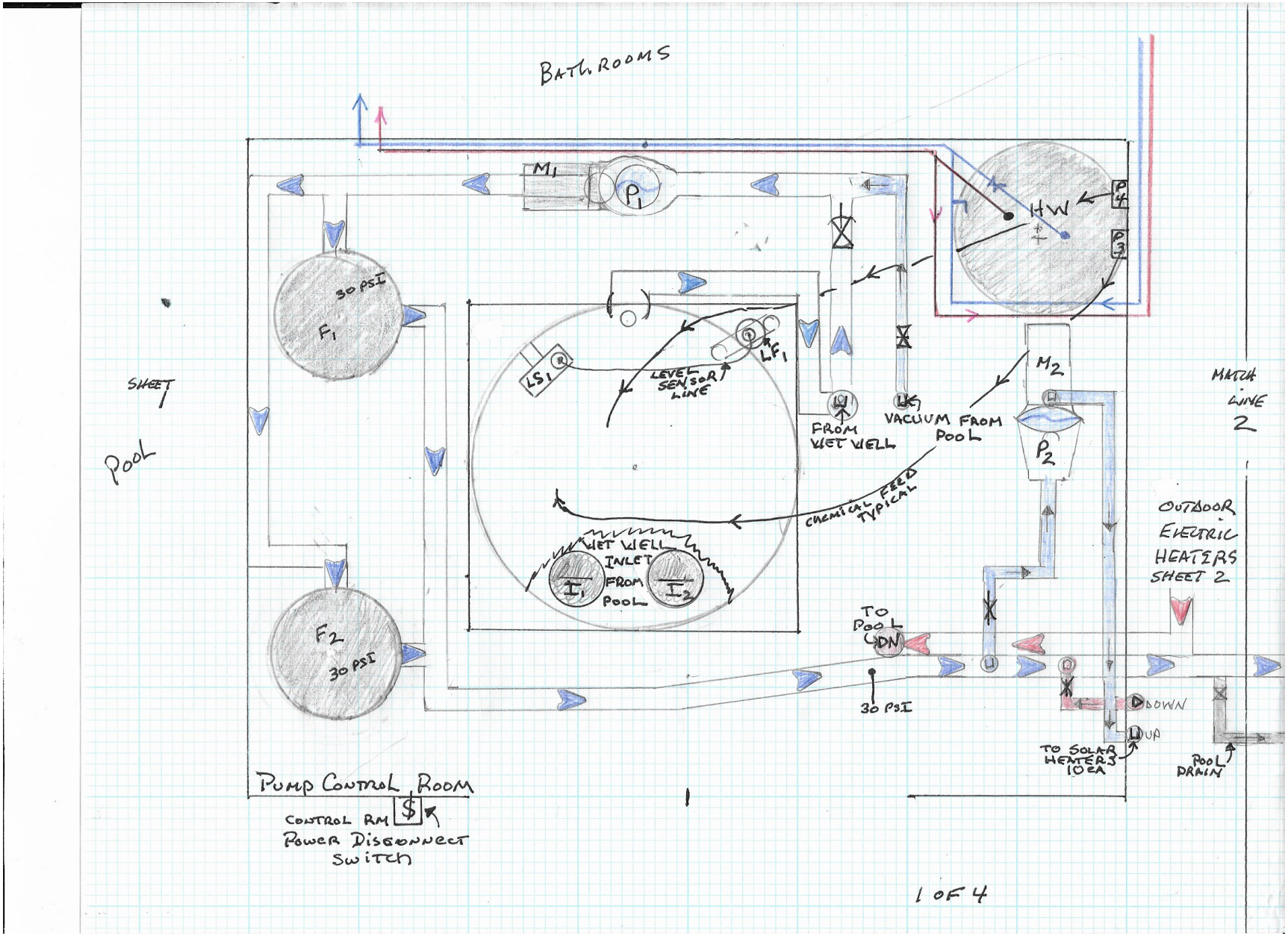
An electric **30-gallon domestic hot water heater** is also located in the pump control room, heats the water for the bathrooms in the Pool House.

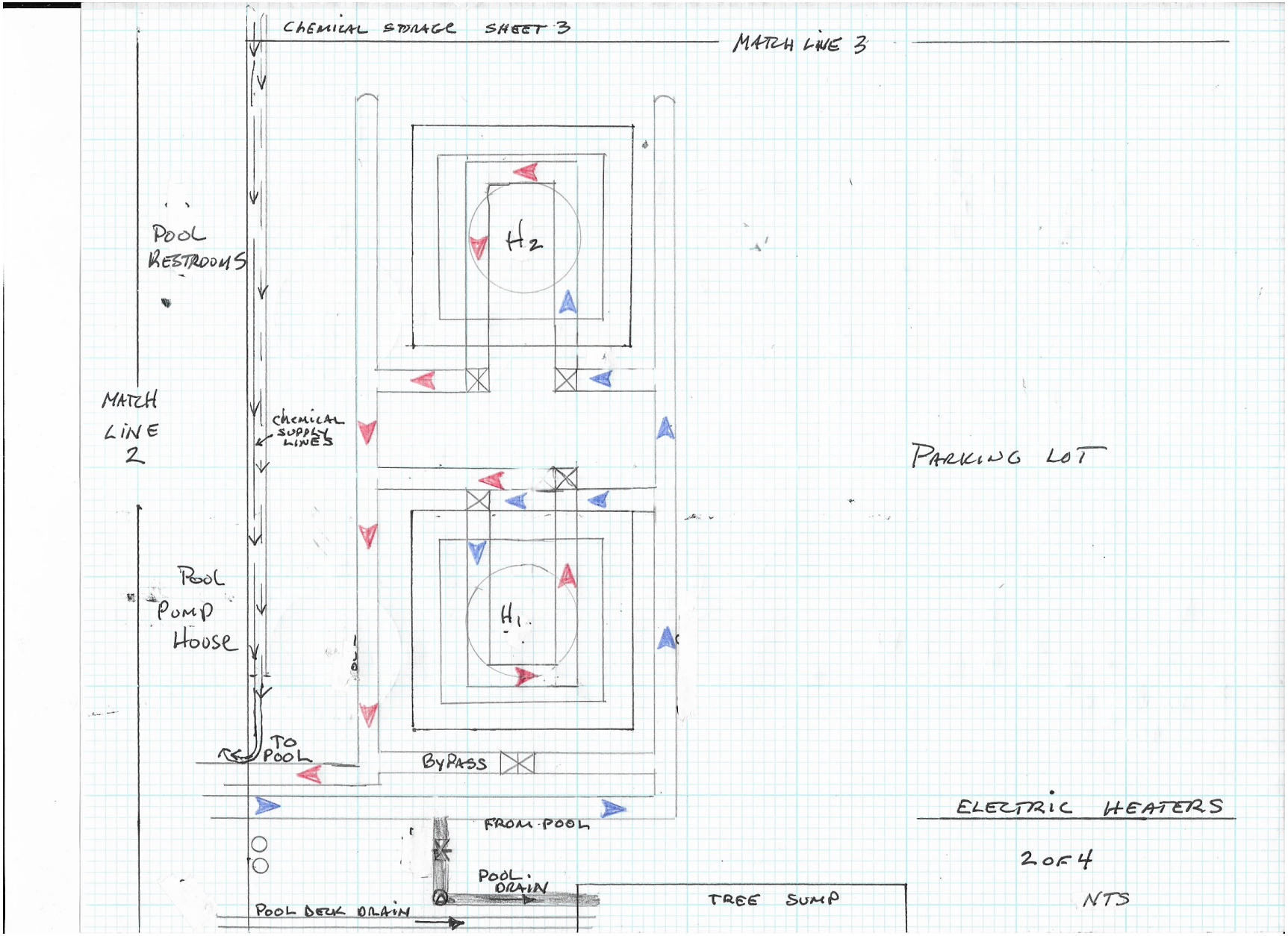
The **pool water evaporation level sensor,** located in the wet well, senses the level of the pool and pressurizes the fill valve to open and puts water into the pool to maintain a constant level.

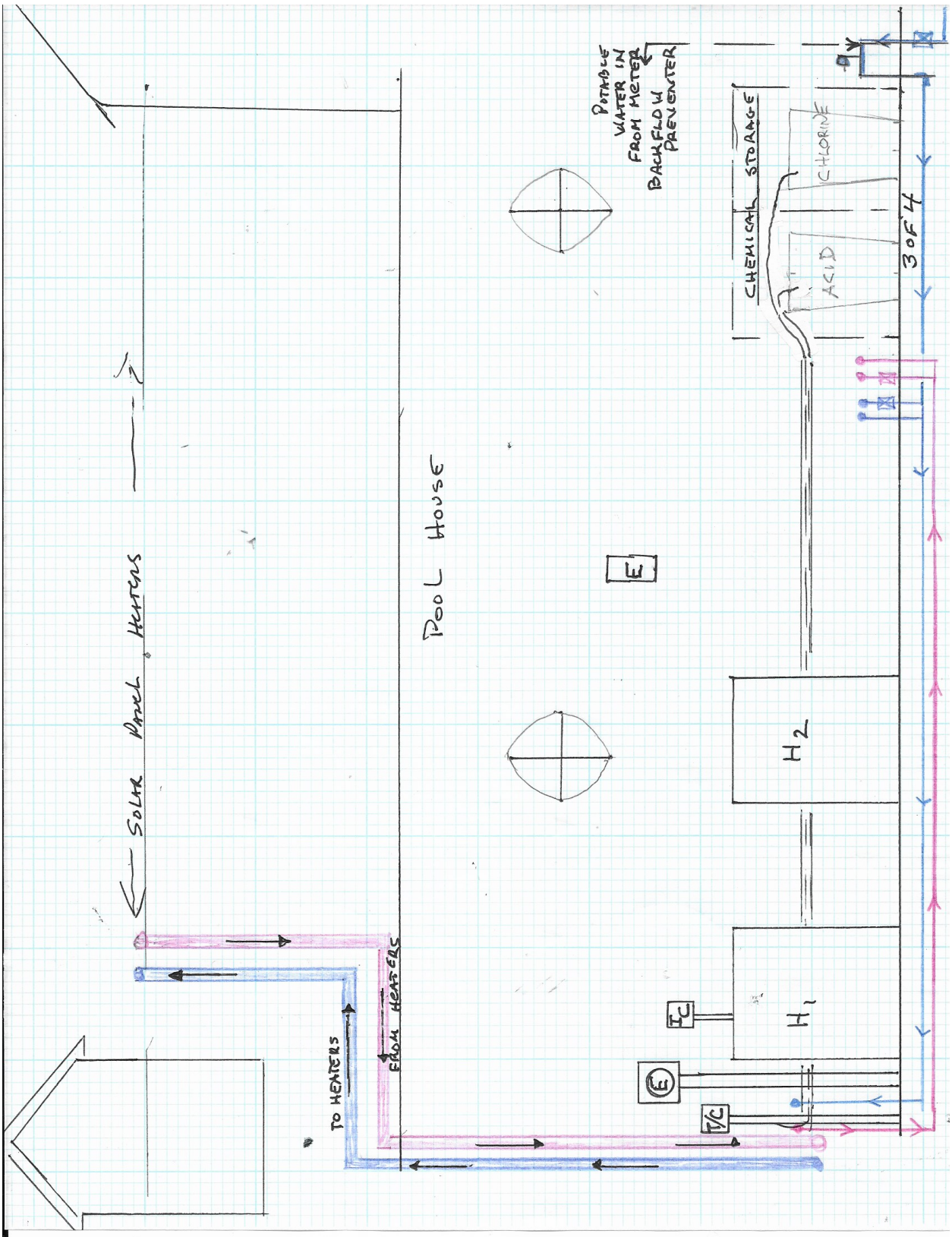
Pavillion Pool Stats

Permit No.58-60-01202 - Sarasota County Department of Health Issued First of the Month Bimonthly Insp.

Capacity - 39 Bathers Gallon Capacity(Gallons) 52,752 Flow Rate(GPM) 195 Expiration Date 6/30/2023.


BATHROOMS
M1
P1
HW
P4
P3
30 PSI
F1
LS1
LEVEL SENSOR LINE
LF1
M2
FROM WET WELL
VACUUM FROM POOL
P2
SHEET
POOL
MATCH LINE 2
CHEMICAL FEED TYPICAL
WET WELL INLET FROM POOL
I1
I2
OUTDOOR ELECTRIC HEATERS SHEET 2
TO POOL DN
F2
30 PSI
30 PSI
DOWN
UP
TO SOLAR HEATERS 10 EA
POOL DRAIN
PUMP CONTROL ROOM
CONTROL RM $
POWER DISCONNECT SWITCH
1 OF 4


CHEMICAL STORAGE SHEET 3
MATCH LINE 3
POOL RESTROOMS
MATCH LINE 2
CHEMICAL SUPPLY LINES
H_2
H_1
PARKING LOT
POOL PUMP HOUSE
TO POOL
BYPASS
FROM POOL
POOL DRAIN
POOL DECK DRAIN
TREE SUMP
ELECTRIC HEATERS
2 OF 4
NTS



POOL - PUMP CONTROL ROOM EQUIPMENT LIST

P1 Main Pool Pump:	Pentair 5 hp Wisper flow XF. **2 YEAR LIFE SPAN**
M1 Main Pool Pump Motor:	208-230 Volt TEFC, Single Phase, 18.9-20 Full Load Amps.
	MFG 022034, Serial No.03420402301042
P2 Solar Heater Booster Pump:	0.95 hp
M2 Solar Heater Booster Pump Motor:	Century C48AB44A01, Single Phase, 6-12.2 Amps
	Serial No. 31015J2
F1, F2 Filters:	Pentair Sta-Rite System 2 TM –
	REPLACE Filter Cartridges Once per Year 3/17/2023
	Modular Media Filter Model PLM 300SF
P3, P4 Chemical Feed Pumps:	Stenner Pump Company Model 45M5, 50 GPD
	Item 45MJL5A1STAA 25PSI, 120V, 1.7 Amps
	Serial No. 061021FL0020861.
	3174 DeSalvo Road
	Jacksonville, Fl 32246 (904) 641-1666
HW Hot Water Heater:	Rheem Model PROE30 M2 RH95
	Manufacture Date 4/18/2018 Single Phase, 30 gallon 208-240 Volts
H1, H2 Electric Pool Heaters:	Hayward Heat Pro, 125,000 BTU
	35,000-gallon Heat Exchanger
LS1 Evaporation Pool Level Sensor:	NFS Control Devices 107-2211-N, St. Louis, MO
LF1 Hydraulic Controlled Pool Fill Valve:	Toro Remote Control Valve 1” 250-00-04 PT Irrigation Division

The 4” and 2” valves.in sketch 1 of 4, were removed March 2023 as they were no longer needed since the pool is now vacuumed using a self-contained vacuum system by the pool cleaner Matt Smith.

Pump and Motor Replaced – March 23, 2023

H. ROADWAYS:

Roadways and Sidewalks within Rivendell are owned and maintained by **Sarasota County**. In addition, the county has a Right of Way (ROW), generally 50ft, extending 25 feet on each side of roadway centerline. https://www.sarasotaclerk.com/records/official-records/search-land-records. The county started overlaying the roadways in 2021 and completed Sections I, II, and III which includes Rivendell Blvd, Shadow Bay Way, Anna Hope Lane, Crane Prairie Way, Oak Preserve, Oak Meadow, Rainbow Point Way, Millpond Ct., Stillwater, Clear Creek, and Fortingbridge Way. The balance is scheduled to be repaved in 2024. See County website for details: You'll need to open up the drop down menu to see in which year Rivendell roads are to be resurfaced but it looks like 2024.
https://www.scgov.net/government/public-works/traffic-engineering-operations/traffic-operations-pavement

I.ALLEYS: Reserves

The **alleys** are owned and maintained by the community. Approximately 2900 feet by 15 feet wide of the alleys were paved in 2021 by the county's contractor who paved the roadways. In 2019 two attorneys determined that the alleys were part of the community's storm water system under Rivendell's **SWFWMD Permit** and the maintenance was our responsibility. The cost was $52,000 and was funded in the Reserves portion of the budget.

J. SIDEWALKS: Cleaning **8150**

Sidewalk **cleaning** is the homeowner's responsibility; however, **sidewalk** replacement is the **county's** responsibility.

The RCA is responsible for cleaning the common area sidewalks depicted on the map below.

In February 2021 the Maintenance Committee compiled a list of sidewalks that were cracked or elevated due to tree root infiltration and were tripping hazards. The list was submitted to the county for consideration of replacement. Below is the criteria used by the county as published on page 45 of their **Maintenance Rating Program Handbook** dated 2019. These were complete 2022 and 2023.

The Common Area sidewalks were cleaned in 2022 by "Gorilla Kleen" of Sarasota in 2022 for $4,890.00.

K. ENTRANCE BRICK WALL AND PILLARS: 8150

The **entrance brick wall and pillars** on Old Venice Road and Rivendell Blvd should be pressure washed and sealed every few years. In 2021/2022 the **Maintenance Committee** sealed the wall and pillars and installed concrete caps to prevent plant growth from penetrating the mortar thus weakening the structures. In addition, we repointed, sealed, and painted the **concrete block retaining walls** at the "bridge" on Rivendell Blvd. This should be done every 10 years. A Benjamin Moore water-based system was used on the block retaining wall and caps consisting of 1 coat of Cap and Wall Primer Ultra Spec Masonry, CAT-5 Elastomeric Patching Compound Textured Brush Grade as needed on the joints, 1 coat of Texcrete Waterproofing and lastly 2 coats of Regal Select Exterior High Build Low Luster Finish.

On the **Brick Wall and Pillars** 2 coats of Stone Age IP.250WB “wet look” clear sealer was used. Gorilla Kleen will pressure wash prior to applying paint and sealer.

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The Woodlands at Rivendell

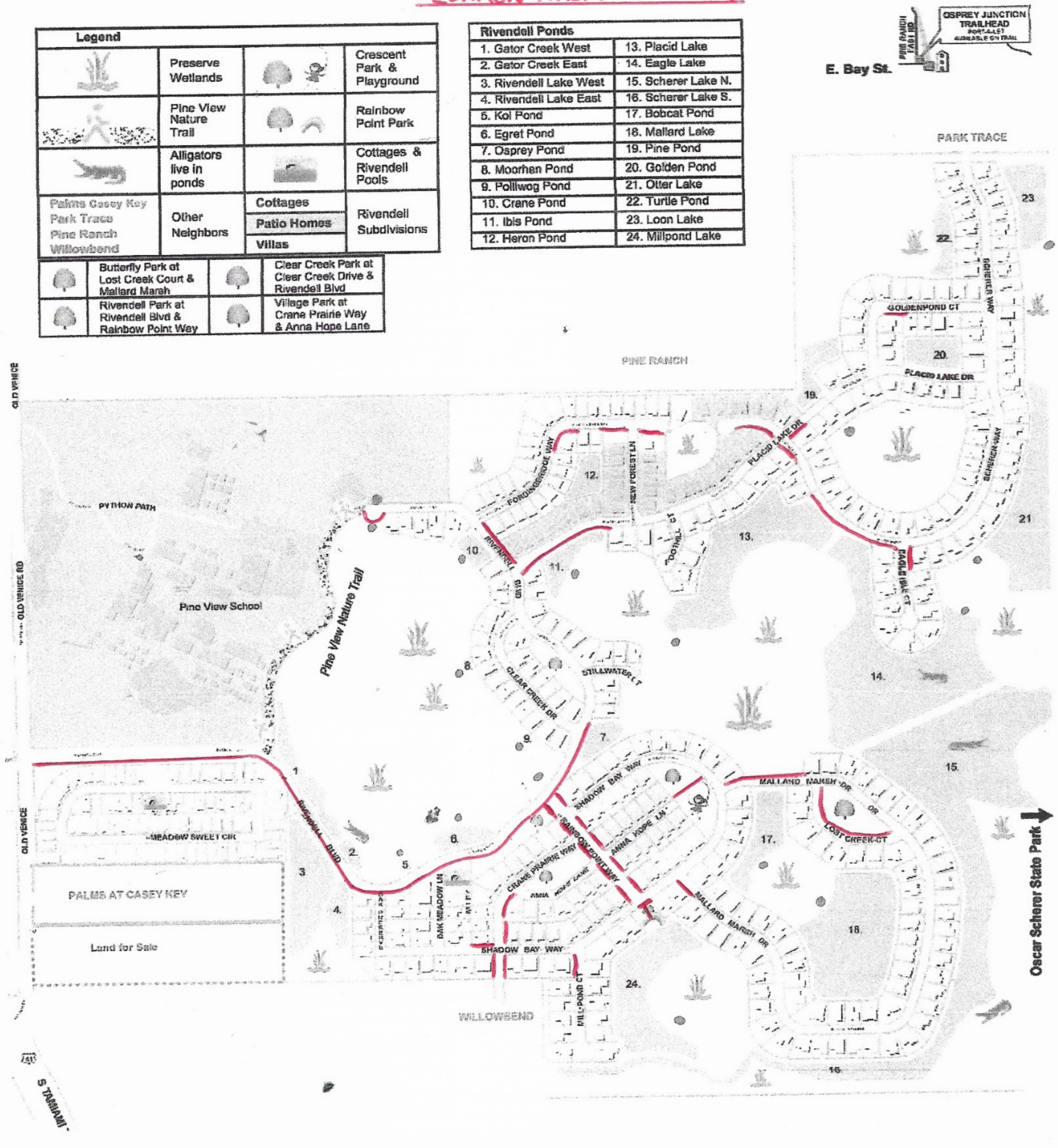
COMMON AREA SIDWALK

Legend

	Preserve Wetlands		Crescent Park & Playground
	Pine View Nature Trail		Rainbow Point Park
	Alligators live in ponds		Cottages & Rivendell Pools
Palms Casey Key Park Trace Pine Ranch Willowbend	Other Neighbors	Cottages Patio Homes Villas	Rivendell Subdivisions

	Butterfly Park at Lost Creek Court & Mallard Marsh		Clear Creek Park at Clear Creek Drive & Rivendell Blvd
	Rivendell Park at Rivendell Blvd & Rainbow Point Way		Village Park at Crane Prairie Way & Anna Hope Lane

Rivendell Ponds	
1. Gator Creek West	13. Placid Lake
2. Gator Creek East	14. Eagle Lake
3. Rivendell Lake West	15. Scherer Lake N.
4. Rivendell Lake East	16. Scherer Lake S.
5. Koi Pond	17. Bobcat Pond
6. Egret Pond	18. Mallard Lake
7. Osprey Pond	19. Pine Pond
8. Moorhen Pond	20. Golden Pond
9. Polliwog Pond	21. Otter Lake
10. Crane Pond	22. Turtle Pond
11. Ibis Pond	23. Loon Lake
12. Heron Pond	24. Millpond Lake



SIDEWALK: 99.5% of sidewalk area is free of vertical misalignments greater than 1/4 inch, horizontal cracks greater than ½ inch, or spalled areas greater than ½ inch in depth, and no visible hazards.

Sidewalk – Sidewalk is constructed of various materials and is subject to misalignments caused by growing tree roots, settling or deterioration. This measurement includes the normal sidewalk joint and the sidewalk to curb joint. Sidewalk should be projected across an urban flared paved turnout and that area evaluated as sidewalk. Any bike path located outside the roadway pavement area will be evaluated as sidewalk. Paved utility strips are evaluated as sidewalk if they are intended to be used as sidewalk.

Sidewalk shall not be evaluated across dedicated streets. Spalled areas greater than 1/2 inch in depth do not meet desired conditions. Uniform deviation from original grade that has vertical misalignments or cracks greater than 1/4 inch do not meet desired maintenance conditions. Changes in level up to ½ inch may be beveled with a slope that complies with Fig. 7. For purposes of evaluating this characteristic, one linear foot of misalignment or cracking not meeting desired conditions equals one square foot of sidewalk area. Do not exceed one linear foot of cracking in a one square foot area. Unsealed joints greater than 1/2 inch do not meet desired maintenance conditions.

For MRP purposes, no rigid objects protruding from concrete greater than ¼ inch in height, or any single misalignment, or deviations greater than 1½ inches.

For MRP purposes if an entire slab is missing in a continuous section of sidewalk, multiply the length of the missing section by the width to get the area missing. For example, if a 5 ft. section of sidewalk 5 ft. wide is missing the area would be 25 sq. ft. If the area missing combined with the total area of cracking is greater than that allowed for the standard then sidewalk does not meet MRP standards.

Evaluation: Measure the length of sidewalk and multiply by the width of sidewalk to determine the total area. Then multiply the total area by 0.005 to determine the maximum area that can have vertical misalignments greater than 1/4 inch or horizontal cracks greater than ½ inch. Measure any rigid objects protruding from concrete sidewalk greater than ¼ inch in height, also measure for single misalignment, or deviations greater than 1½ inches.

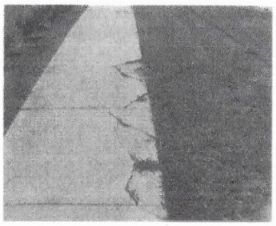
SIDEWALK TABLE

Total Length (ft)	Width (ft.)	Area (sq.ft)	99.5% (sq.ft)	0.5% (sq.ft)
528	5	2640	2627	13
1056	5	5280	5254	26
528	4	2112	2101	11
1056	4	4224	4203	21

Sidewalk does not meet MRP standards when the following exist:

1) More than 0.5% of the sidewalk area has vertical misalignments greater than 1/4 inch, horizontal cracks greater than ½ inch, or spalled areas greater than ½ inch in depth.
2) Any rigid objects protruding from concrete greater than ¼ inch in height, or any single misalignment, or deviations greater than 1½ inches.

SARASOTA COUNTY



L. STREETLIGHTS: 8150

The **streetlights** were installed by the developer and supplied by Nostalgic Lamppost and Mailboxes of North Port. Rivendell Blvd has 18 streetlights, Rainbow Point Ave. has 6, Mallard Marsh has 3, Crescent Park has 6 and the pool has 5 light poles and 2 pedestals. Nostalgic also supplied the pole and wall lights at the pole. In 2021 Graham Electric replaced the sodium vapor bulbs with LED on Rivendell Blvd., for increased efficiency and life span. Cleaning of the lenses should take place at least once per year. The MC replaces the other pole lamps using LED, 5amp, 120volt and 450 LM, as needed.

Homeowner's lights/mailboxes are also provided by Nostalgic with the homeowner being responsible for replacement and maintenance. Owner Mike Burkhart can be contacted at (941) 223-1677 or mike@nostalgiclamppost.com

Site Lighting is Low Voltage and maintained by the MC. See **N Breaker Box Locations** page 97.

M. HOLIDAY LIGHTS: Miscellaneous

For years the community Maintenance Committee installed **holiday lighting** throughout the community during the Christmas Holiday season. For insurance reasons the Board decided to contract out the holiday lighting in 2022. See quote for supply, installation, and removal.

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ESTIMATE

9413474301

Estimate Date: May 01, 2022

Expiry Date: May 22, 2022

FROM:
Christmas Lights Sarasota
License: G21000096054
2118 Olentary Street
Sarasota, FL, 34231
Email: christmaslightssarasota@gmail.com
Phone: (845) 264-9322

TO:
Woodlands At Rivendell
Attn: Jonas Meyer
1003 Rivendell Boulevard
Osprey, FL, 34229
Phone: (302) 245-5693

JOB LOCATION:
Woodlands At Rivendell
1003 Rivendell Boulevard
Osprey, FL, 34229
Phone: (302) 245-5693

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Best Seller package	1.00	$4,830.00	$0.00	No Tax	$4,830.00
	Decorate 19 street lamps, install bulb outlets to gain power at each pole. Decorate signs, rails and pillars at bridge (both sides of road lights only). Decorate entrance sign wall and light trunks of 5 foxtail palms. Use 1 36" pre-lit wreath on each pillar at entrance. Use pre-lit and decorated garland on bridge rails (both sides).					
2	Affordable package	1.00	$2,170.00	$0.00	No Tax	$2,170.00

#	Services	Qty	Price	Discount	Tax (%)	Total
	Crane Pond - (1) double palm, (1) single palm Ibes Pond - (9) single palms (3 groups of 3) Placid Lake - (4) single palms (2 groups of 3) Eagle Lake - (12) single palms (2 groups of 3) Pine Pond - (9) single palms (3 groups of 3) Golden Pond - (9) single palms (3 groups of 3) Total of 33					

Subtotal	$7,000.00
Grand Total ($)	$7,000.00
Deposit Due	$3,500.00

Accepted payment methods
Credit Card, Check, Cash

Message
We look forward to brightening your holidays.

Business powered by Markate.com

N. ELECTRIC METERS & ELECTRIC PANELS:

There are a several **electric meters and breaker panels** throughout the community that control the various facilities. Below shows the locations and function.

O. PLAYGROUND, GAZEBO & PARK BENCHES: Reserves

The **playground** equipment, located in **Crescent Park**, is a Burke Playset installed in June of 2017 with an estimated lifespan of 15 years and is funded in the Reserves portion of the budget. It was distributed by Top Line Recreation in Deltona Florida, (800) 921-4509 or (407) 466-2909. The original quote was $36,000, however they shipped the wrong color, so the board negotiated a 25% discount and 2 park benches.

The **gazebo** also located in Crescent Park was installed by the developer and has an estimated life expectancy of 35 years?? and is Reserve funded. The roof shingles were replaced in 2016 and the structure was painted twice, the last painting was February 2021.

Park **Benches** are located throughout the community: 1 on Rivendell Blvd near **Pine View Path**, 2 at **Rainbow Point Park**, and 1 each at **Butterfly Park**, **Osprey Pond**, **Crane Pond**, **Ibis Pond**, and **Placid Lake**. The bench of choice now is Economy Recycled Plastic Message Bench.

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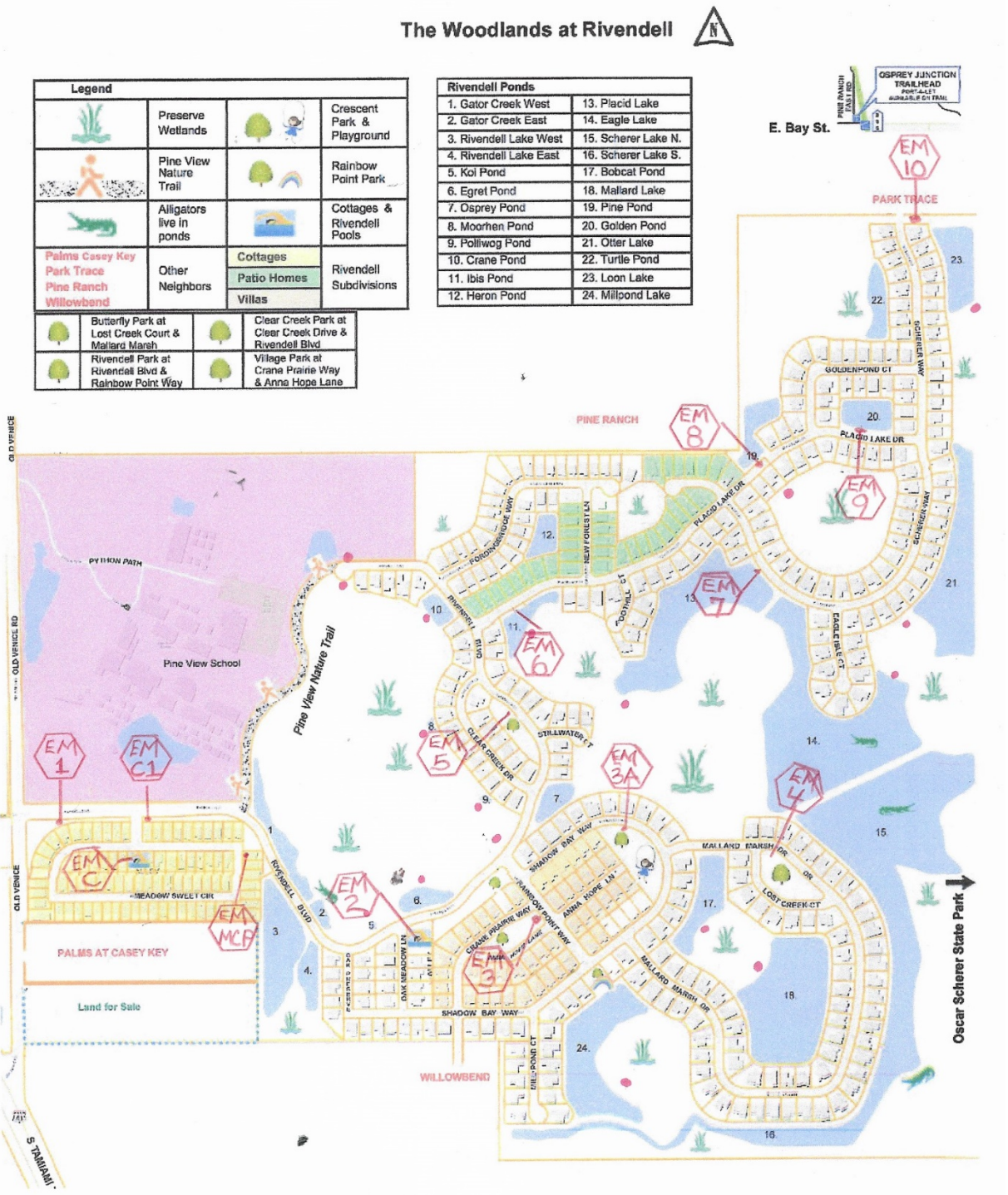
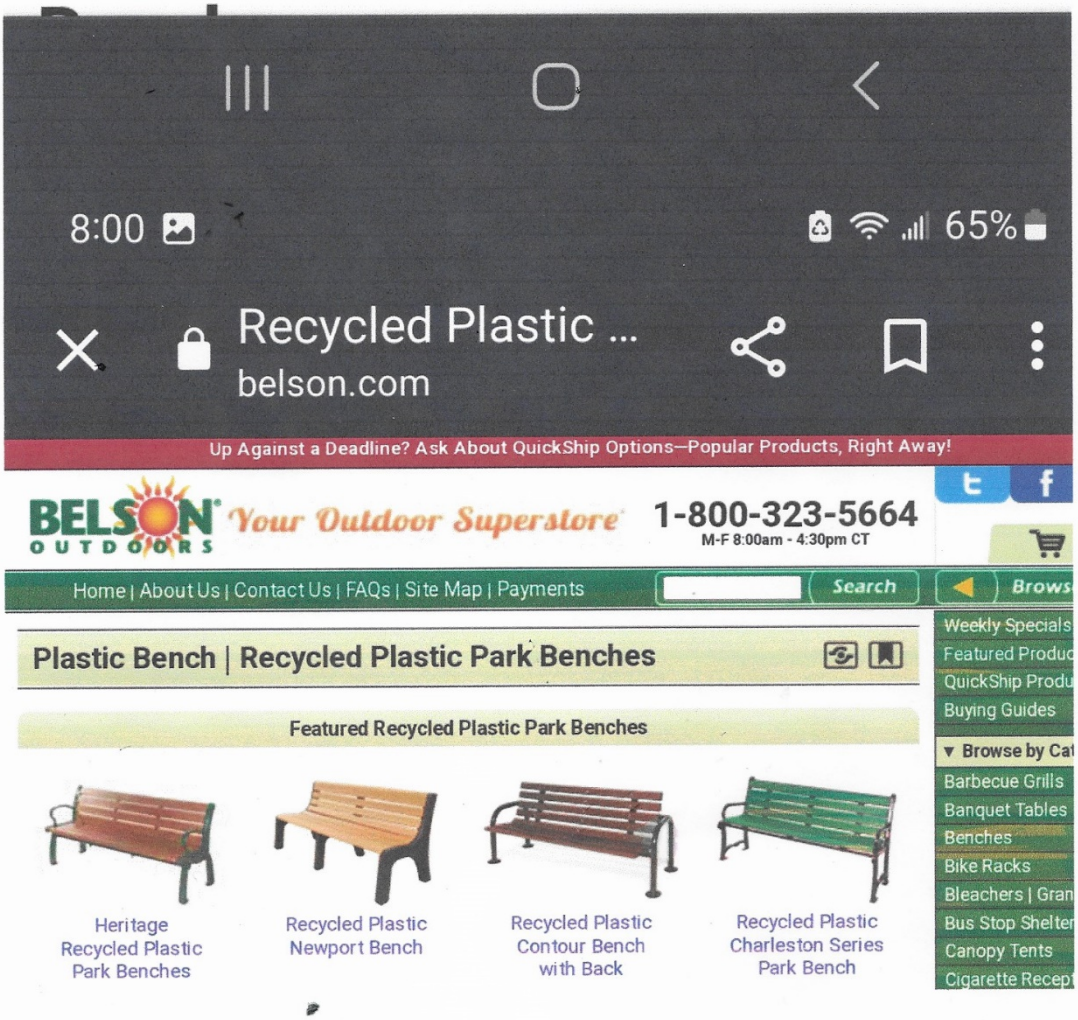
ELECTRIC METERS AND BREAKER BOXES

Location	Meter Number	Controller Number	Meter/BB Breaker	Function
Rivendell Blvd Third Brick Pier	ACD6310	XXX	EM/BB1	Lighting
Cottages Club House	ACD6631	XXX	EMBBC	Cottages Club House and Pool
Rivendell Blvd Cottages Ent	AA16312	XXX	EM/BBC1	Cottages Lighting
510 Meadow Sweet Circle	BB2316	C0/C1	EM/BBMCP	Riv Lake Pump and Fountain
				and Controller C1
Rivendell Pool and Clubhouse	KCD2759	C2	EM/BB2	Pool, Lighting and C2
Village Park	ACD2076	C3	EM/BB3	Island Lighting and Controller C3
				6 Street Lights Rainbow Pt. Way
Crescent Park	ACD7792	XXX	EM/BB3A	Park Lighting
				4 Street Lights on Mallard Marsh
Butterfly Park	ACD1982	C4	EM/BB4	Well Pump and C4
Clear Creek Park	ACD3917	C5	EM/BB5	Well Pump
Ibis Pond	ACD2290	C6	EM/BB6	Crane Pond Pump and Ibis Lighting
Placid Lake	ACD2320	C7	EM/BB7	Placid Lake Pump and Lighting
Pine Pond	ACD2210	C8	EM/BB8	Pine Pond Pump and Lighting
Golden Pond	ACD2801	C9	EM/BB9	Golden Pond Pumps and Lighting
Park Trace	ACD2924	C10	EM/BB10	Controller C10 and Lighting
Rivendell Blvd Lift Station			BB11	

ELECTRIC METERS AND BREAKER BOXES



6 Foot EconoMizer Plastic Park



Recycled Plastic Park Benches

Recycled Plastic
4' Newport Benches

Recycled Plastic
6' Newport Benches

Malibu
Recycled Plastic
Memorial Bench

Malibu
Recycled Plastic
Park Benches

Ariel
Recycled Plastic
Slatted Bench

Recycled Plastic
Slatted Bench

Recycled Plastic
Slatted Park Benches

Rock Island
Recycled Plastic
Park Bench

Traditional
Recycled Plastic
Plank Benches

Traditional
Recycled Plastic
Personalized Benches

Landmark
Recycled Plastic
Backless Benches

Landmark
Recycled Plastic
Memorial Benches

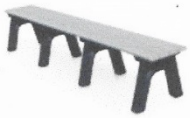
Deluxe
Recycled Plastic
Backless Benches

Deluxe
Recycled Plastic
Engraved Benches

Economy
Recycled Plastic
Backless Benches

Economy
Recycled Plastic
Message Bench

Recycled Plastic
Sport Benches



Classic
Recycled Plastic
Backless Benches

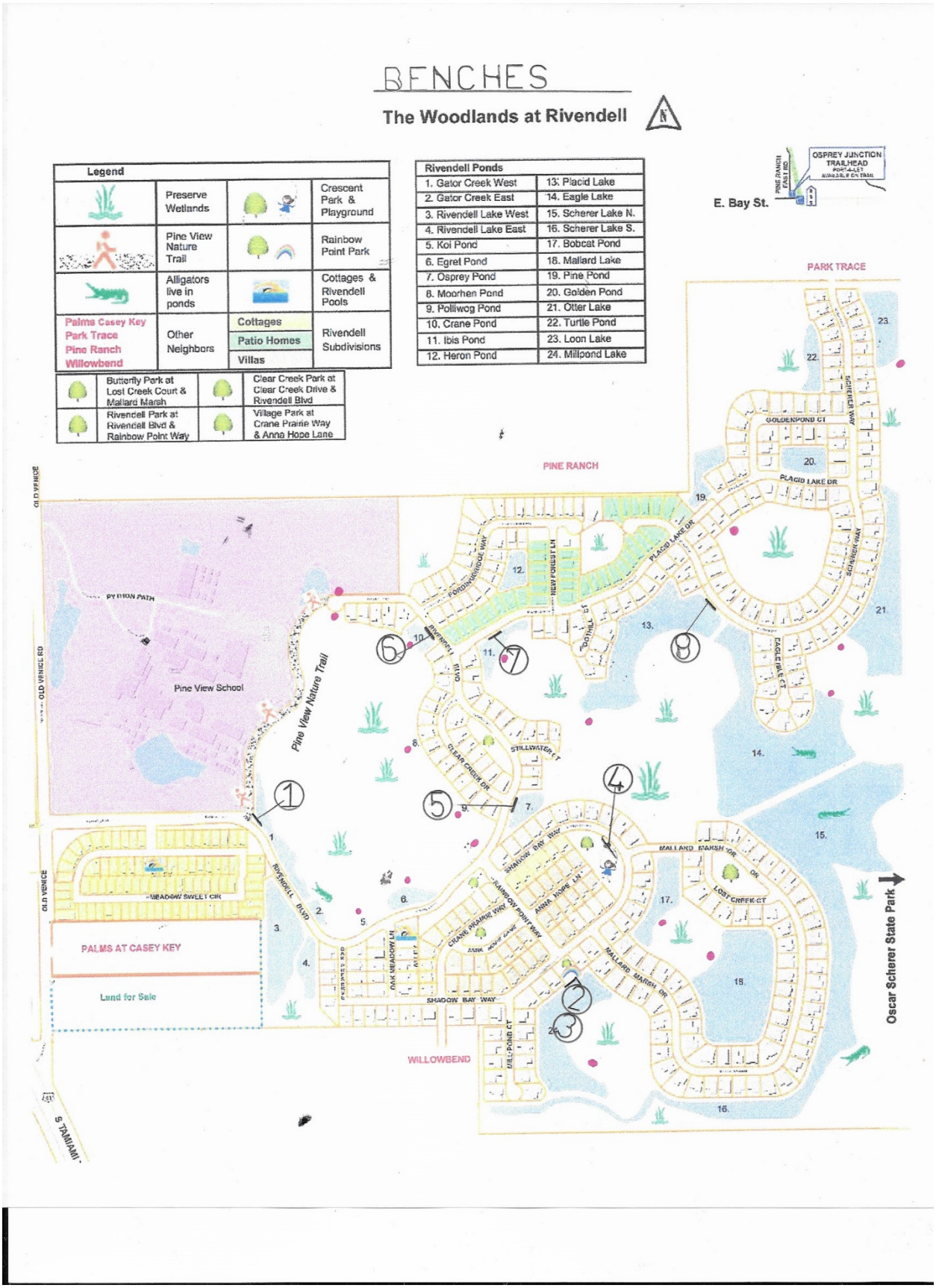
Classic
Recycled Plastic
Park Benches

- Drinking Fountai
- Exercise Equipm
- Fire Rings
- Flags
- Floor Matting
- Food Service Eq
- Message Center
- Park Benches
- Park Grills | Cam
- Parking Lot Equi
- Patio | Café Furn
- Pet Products
- Picnic Tables
- Planters
- Playground Equi
- Pool Furniture
- Sanitation Equip
- Security
- Sports Equipmer
- Tables
- Trash Receptacl
- Umbrellas
- Universal Acces

▼ Browse by Ma

- Concrete
- Fiberglass
- Thermoplastic C
- Metal | Aluminun
- Recycled Plastic
- Resin
- Wood

Free Cata


BENCHES
The Woodlands at Rivendell
Legend
Preserve Wetlands
Crescent Park & Playground
Pine View Nature Trail
Rainbow Point Park
Alligators live in ponds
Cottages & Rivendell Pools
Palms Casey Key
Park Trace
Pine Ranch
Willowbend
Other Neighbors
Cottages
Patio Homes
Villas
Rivendell Subdivisions
Butterfly Park at Lost Creek Court & Mallard Marsh
Clear Creek Park at Clear Creek Drive & Rivendell Blvd
Rivendell Park at Rivendell Blvd & Rainbow Point Way
Village Park at Crane Prairie Way & Anna Hope Lane
Rivendell Ponds
1. Gator Creek West
2. Gator Creek East
3. Rivendell Lake West
4. Rivendell Lake East
5. Koi Pond
6. Egret Pond
7. Osprey Pond
8. Moorhen Pond
9. Polliwog Pond
10. Crane Pond
11. Ibis Pond
12. Heron Pond
13. Placid Lake
14. Eagle Lake
15. Scherer Lake N.
16. Scherer Lake S.
17. Bobcat Pond
18. Mallard Lake
19. Pine Pond
20. Golden Pond
21. Otter Lake
22. Turtle Pond
23. Loon Lake
24. Millpond Lake
OSPREY JUNCTION TRAILHEAD
E. Bay St.
PARK TRACE
PINE RANCH
WILLOWBEND
Pine View School
Pine View Nature Trail
PALMS AT CASEY KEY
Land for Sale
Oscar Scherer State Park
OLD VENICE RD
S TAMIAMI

P. MULCH: 7620

Playground Mulch at Crescent Park is an Engineered Wood Fiber and was replaced in April of 2022. Price includes supply, delivery, and installation by GetMulch.com. Replacement should be every 5 years and will take approximately 60 cubic yards. Invoice below.

Landscape mulch is included in the landscape contract as extra work or can be subcontracted out, depending on the wishes of the board. In the past it was mostly subcontracted out. See Subcontractor/Supplier list page 200. See Page 106 – 111 for locations and quantities.

Q. LANDSCAPING AT THE BRIDGE – Rivendell Blvd: 5150, 7650

The **landscaping** at the Rivendell Blvd Bridge is not included in the monthly Landscape Maintenance Contract, so when the board periodically decides to "change it up" the Maintenance Committee solicits bids and monitors the work. It was last completed in 2022 by MRT Lawn and Garden Center, 2775 El Jacobean Road, Port Charlotte 33953 for a cost of $ 6,700.

R. PINE VIEW PATH: Reserves 5486

The **pine view path (trail),** a walking trail that borders Pine View School property and Rivendell, is approximately ¼ mile long and between 10 and 15 feet wide and requires thinning out of overgrown vegetation periodically. Recently added to the budget in the Reserves section of the budget, it will require pavement restoration in the future.

S. FIRE HYDRANTS:

There are 29 fire hydrants in the community and are maintained by Sarasota County Water Supply. They were last painted in 2022. Locations can be found on the county website, https://sarco.maps.arcgis.com/apps/webappviewer/index.html?id=89183aabd81c4fc48149ffe51b5ce846

T. STORMWATER DRAINAGE SYSTEM :

Generally, all the excess storm water flows into the many **catch basins, swales and ditches** throughout the community and is collected in the vast piping network and that makes up the **stormwater collection system**. It eventually ends up in the **stormwater storage system's ponds and preserves,** see attached map. As the ponds fill up, water flows into various **control structures** from one pond to the next then into the wetlands(preserves) excess water flows into the wetlands through **bubblers** in 21 out of the 24 ponds. Any excess water that's remaining drains into the South Creek then into Oscar Scherer Park. It's estimated that 150 million gallons of water flows through the system prior to discharging a fraction in the bay.

Out of the 379 acres that make up the community, there are 65 acres of **open water** in 24 **ponds** and **lakes**, and 115 acres in 14 **preserves** that work together as our **storm water system.** The board has entrusted these components to the **Ponds and Preserves Committee** whose **"Operations Handbook"** can be found on the community website as part of their Management Program.

The remaining acreage consists of roadways, parks, common areas and individual residential properties that drain into the **stormwater collection system**. Sarasota County is responsible for the operation and maintenance of the drainage system, and all other utilities. The various catch basins have a frame and grate that prevent leaves and debris from entering the drainage system. More collection system details can be found on the county website below. The community is responsible for the operation and maintenance of the ponds and preserves. **Drainage As- built Drawings are in Attachments 4, 5, and 6.**

https://sarco.maps.arcgis.com/apps/webappviewer/index.html?id=89183aabd81c4fc48149ffe51b5ce846

U. COMMUNITY SIGNS:

The community has 6 entrance signs at various locations throughout the neighborhood that require routine cleaning and painting. The signs are generally painted every 5 years.

Sign Locations are: 1 at Rivendell Blvd Entrance, 2 at Rivendell Bridge, and 1 on Scherer Way at the Park trace entrance. In addition, 2 signs at the entrance to Eagle Isle Court. Last painted 2023.

V. FACILITIES MAINTENANCE SCHEDULE: Attachment 7

W. SUBCONTRACTOR/SUPPLIER LIST: Attachment 8

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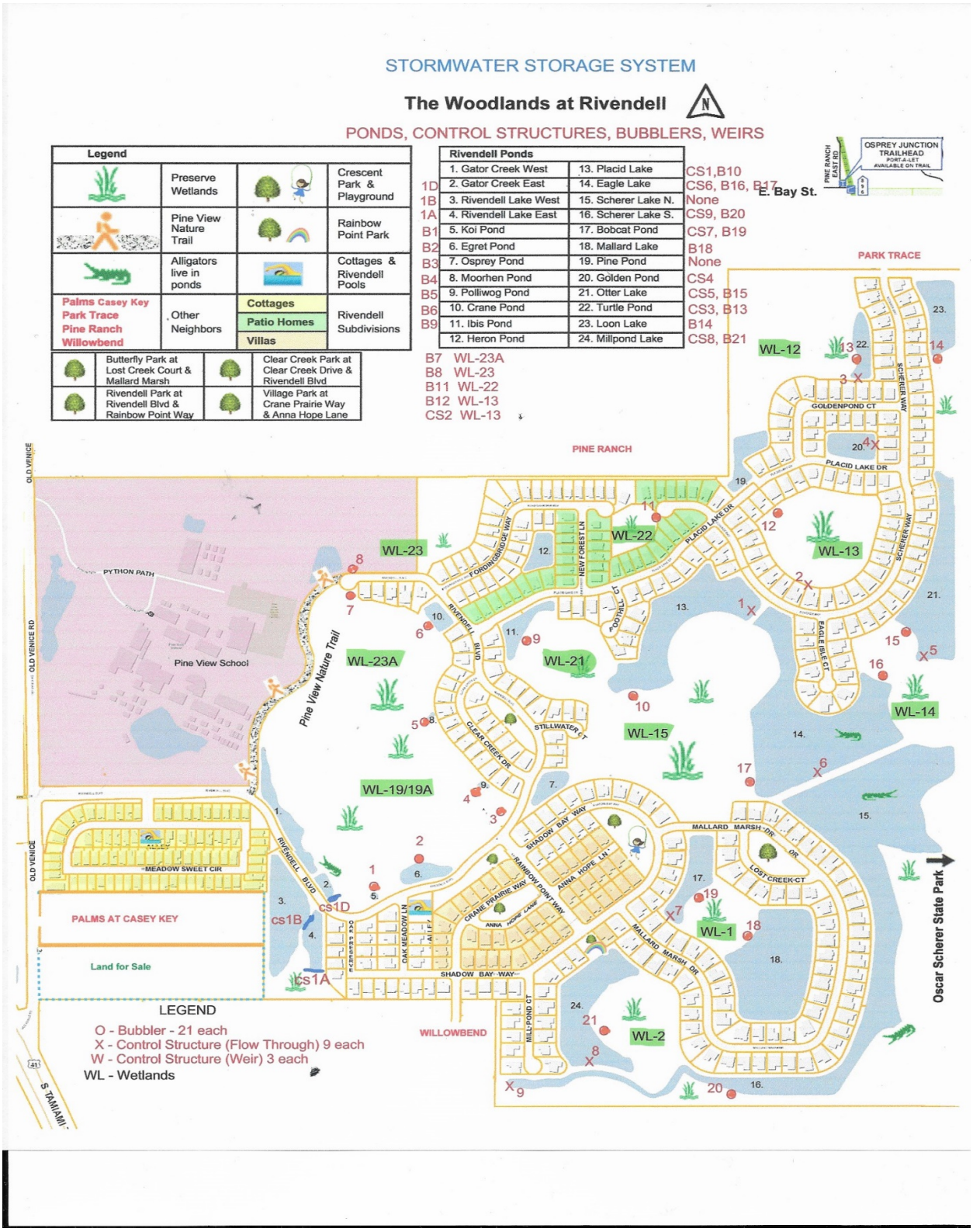
STORMWATER STORAGE SYSTEM
The Woodlands at Rivendell
PONDS, CONTROL STRUCTURES, BUBBLERS, WEIRS
Legend
Preserve Wetlands
Crescent Park & Playground
Pine View Nature Trail
Rainbow Point Park
Alligators live in ponds
Cottages & Rivendell Pools
Palms Casey Key
Park Trace
Pine Ranch
Willowbend
Other Neighbors
Cottages
Patio Homes
Villas
Rivendell Subdivisions
Butterfly Park at Lost Creek Court & Mallard Marsh
Clear Creek Park at Clear Creek Drive & Rivendell Blvd
Rivendell Park at Rivendell Blvd & Rainbow Point Way
Village Park at Crane Prairie Way & Anna Hope Lane
Rivendell Ponds
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2. Gator Creek East
3. Rivendell Lake West
4. Rivendell Lake East
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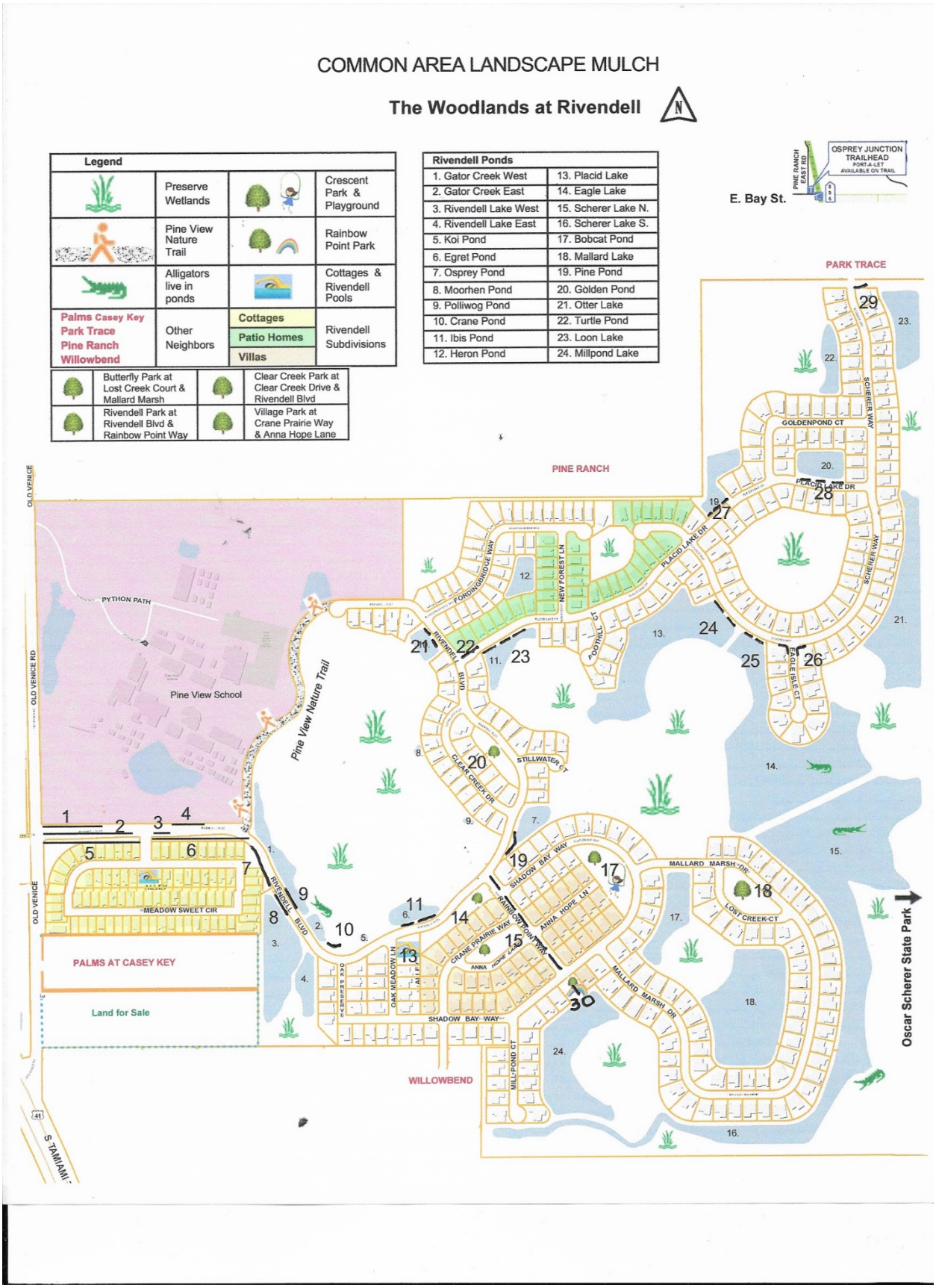
6. Egret Pond
7. Osprey Pond
8. Moorhen Pond
9. Polliwog Pond
10. Crane Pond
11. Ibis Pond
12. Heron Pond
13. Placid Lake
14. Eagle Lake
15. Scherer Lake N.
16. Scherer Lake S.
17. Bobcat Pond
18. Mallard Lake
19. Pine Pond
20. Golden Pond
21. Otter Lake
22. Turtle Pond
23. Loon Lake
24. Millpond Lake
1D CS1,B10
2 CS6, B16, B17
1B None
1A CS9, B20
B1 CS7, B19
B2 B18
B3 None
B4 CS4
B5 CS5, B15
B6 CS3, B13
B9 B14
CS8, B21
B7 WL-23A
B8 WL-23
B11 WL-22
B12 WL-13
CS2 WL-13
E. Bay St.
OSPREY JUNCTION TRAILHEAD
PORT-A-LET AVAILABLE ON TRAIL
PARK TRACE
PINE RANCH
WILLOWBEND
OLD VENICE
OLD VENICE RD
PYTHON PATH
Pine View School
Pine View Nature Trail
WL-23
WL-23A
WL-19/19A
WL-22
WL-21
WL-15
WL-12
WL-13
WL-14
WL-1
WL-2
RIVENDELL BLVD
FORDINGBRIDGE WAY
NEW FOREST LN
DOTHILL CT
PLACID LAKE DR
GOLDENPOND CT
SCHERER WAY
EAGLE ISLE CT
CLEAR CREEK DR
STILLWATER CT
SHADOW BAY WAY
RAINBOW POINT WAY
CRANE PRAIRIE WAY
ANNA HOPE LN
OAK MEADOW LN
MEADOW SWEET CIR
MALLARD MARSH DR
LOST CREEK CT
MILL POND CT
PALMS AT CASEY KEY
Land for Sale
cs1A
cs1B
cs1D
Oscar Scherer State Park
S TAMIAMI
LEGEND
O - Bubbler - 21 each
X - Control Structure (Flow Through) 9 each
W - Control Structure (Weir) 3 each
WL - Wetlands

COMMON AREA LANDSCAPE MULCH

The Woodlands at Rivendell

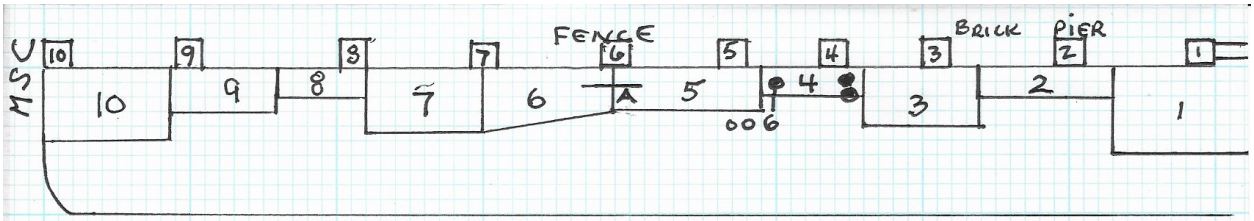


P. **COMMON AREA LANDSCAPE MULCH**

Map Number	Location	L	W	Sq Feet	Remarks
	RIVENDELL BLVD				
1	North Side Entrance	90	7	630	
2	Large Island			1450	See Detail 1
3	Small Island	100	2	200	
4	North Side Brick Column	42	4	520	
5	South Side Entrance to MSC			4820	See Detail 2
6	South Side MSC to Walkway			5752	See Detail 3
7	West Side Walkway to Bridge			3791	See Detail 4
8	West Side Bridge	130	4	520	
9	East Side Bridge	130	6	780	
10	East Side Gator Lake Spillway	42	20	840	
11	Egret Pond Sign	24	8	192	
11	Egret Pond Rock	42	3	126	
12	Rivendell Blvd Trees Ent to RPW			804	67 @ 24sf each
13	**Pool**			4597	See Detail 5
14	**Rivendell Park**			9100	See Detail 6
15	**Rainbow Point Islands**	78	12	4680	5 Islands at 986sf Each
16	**Rainbow Point Way Trees**			408	17 Trees x 124sf each
17	**Crescent Park**			562	Includes 9 trees, see Detail 7
18	**Butterfly Park**			4303	Includes 27 trees, See Detail 8
19	**Rivendell Blvd North of RPW**			2040	Hedge Rows. 100x8 & 124x10
20	**Clear Creek Park**			2236	See Detail 9
21	**Crane Pond South**	30	10	300	
21	**Crane Pond North**	40	8	420	
22	**Placid Lake Drive Island**	50	10	500	
23	**Ibis Pond First Tree Cluster**	16	14	224	
	Ibis Pond Middle Tree Cluster	22	14	308	
	Ibis Pond Third Tree Cluster	20	12	240	
24	**Placid Lake First Tree Cluster**	22	14	308	
	Placid Lake Second Tree Cluster	22	13	416	
25	**Eagle Lake First Tree Cluster**	30	14	420	
	Eagle Lake Second Tree Cluster	24	14	336	
26	**Scherer Way At Eagle Isle West Side**	34	14	476	
	Scherer Way At Eagle Isle East Side	34	16	544	
27	**Pine Pond First Tree Cluster**	20	12	240	
	Pine Pond Middle Tree Cluster	24	12	288	
	Pine Pond Third Tree Cluster	20	16	320	
28	**Golden Pond First Tree Cluster**	20	12	240	
	Golden Pond Middle Tree Cluster	22	16	352	
	Golden Pond Second Tree Cluster	20	16	320	
29	**Park Trace Entrance Sign**	36	10	360	
	Park Trace Controller 9			144	Controller 14x6, Back 30x2
	Park Trace Fence	38	5	190	
				55297	**Total Square Feet**

P. COMMON AREA LANDSCAPE MULCH

Map Number	Location	L	W	Sq Feet	Remarks
30	Rainbow Point Park			2844	See Detail 10
	Page 1			**55297**	
	Notes:			**58141**	Total Square Feet
	12sf/bag at 2" thick loose				
2023	$3.58 per bag TruScapes Extra Work				
	12sf per bag of Mulch				Total Square Feet



RIVENDELL BLVD

1. 76 x 12 = 912
2. 50 x 4 = 200
3. 78 x 9 AVE = 702
4. 32 x 7 AVE = 224
5. 80 x 8 AVE = 640

5A. 12 x 4 = 48

6. 44 x 9.5 = 418
7. 42 x 12 = 504
8. 70 x 2 x 2 EACH =
9. 24 x 6 = 280
10. 68 x 11 = 740

DETAIL 2 SOUTH ENTRANCE TO MSC

11A 5 x 12 = 60
11B 21 x 5 = 105
12A 12 x 10 = 120
B1 12 x 2.5 = 30
B2 12 x 4 = 48
C 10 x 8 = 80

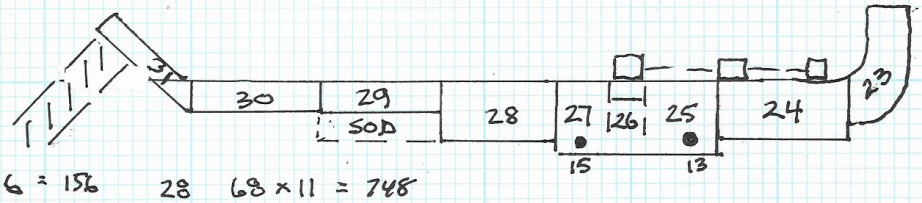
13. 56 x 1 = 56

14. 36 x 2' x 2 = 144
15. 26 x 1' x 2 = 52
16. 42 x 1' = 42
42 x 3' = 126
17 44 x 2' x 2 = 176

18. 40 x 2 = 80
40 x 1 = 40

19. 42 x 2 = 84
42 x 1 = 42
20. 42 x 2' x 2 = 168

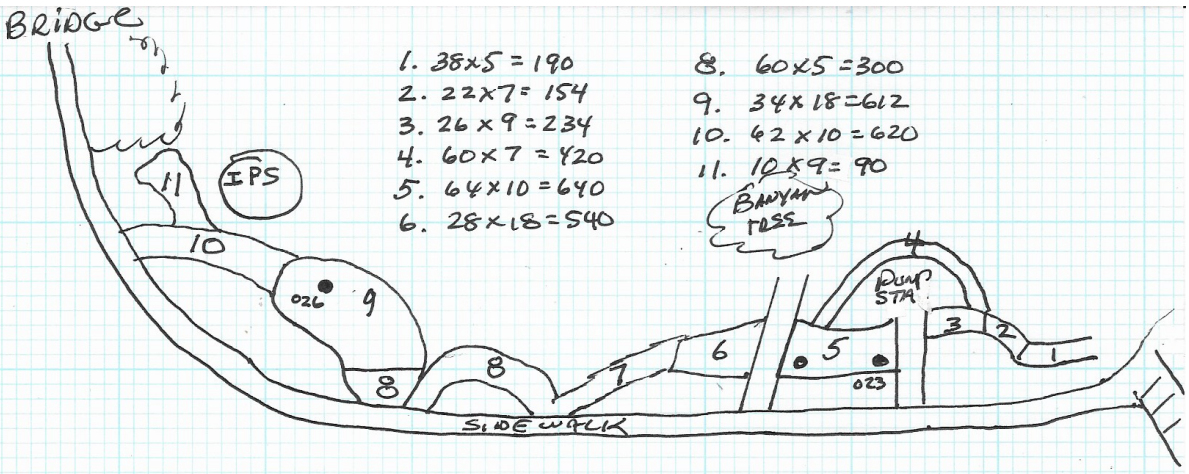
DETAIL 1 LARGE ISLAND



23. 26 x 6 = 156
24. 68 x 9 = 612
25. 36 x 12 = 432
26. 14 x 4 = 56
27. 36 x 12 = 432

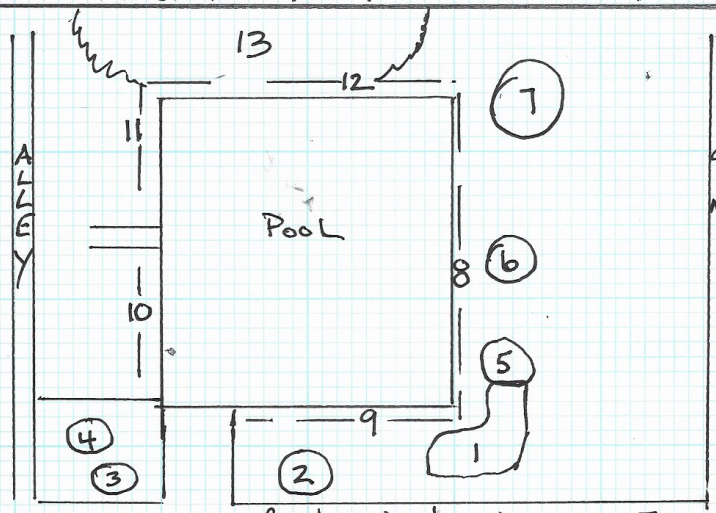
28 68 x 11 = 748
29 112 x 4 = 448
SOD 112 x 8 = 896
30. 128 x 15 = 1920
31. 104 x 13 = 1352

RIVENDELL BLVD DETAIL 3 South Side MSC to WALKWAY



1. 38×5 = 190
2. 22×7 = 154
3. 26×9 = 234
4. 60×7 = 420
5. 64×10 = 640
6. 28×18 = 540
8. 60×5 = 300
9. 34×18 = 612
10. 62×10 = 620
11. 10×9 = 90

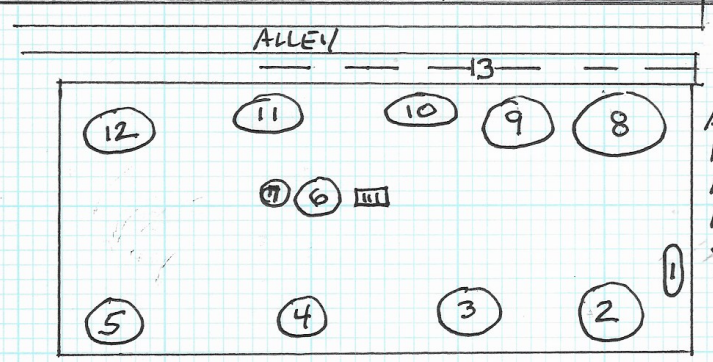
RIVENDELL BLVD DETAIL 4 WEST SIDE WALKWAY TO BRIDGE



OAK Meadow

1. 32×14 = 448
2. 62×3 = 186
3. 68×2 = 136
4. 48×3 = 144
5. 42×2.5 = 130
6. 30×16 = 608
7. 32×22 = 704
8. 108×8 = 864
9. 53×7 = 371
10. 46×9 = 414
11. 48×7 = 336
12. 64×4 = 256
13.

RIVENDELL BLVD DETAIL 5 POOL

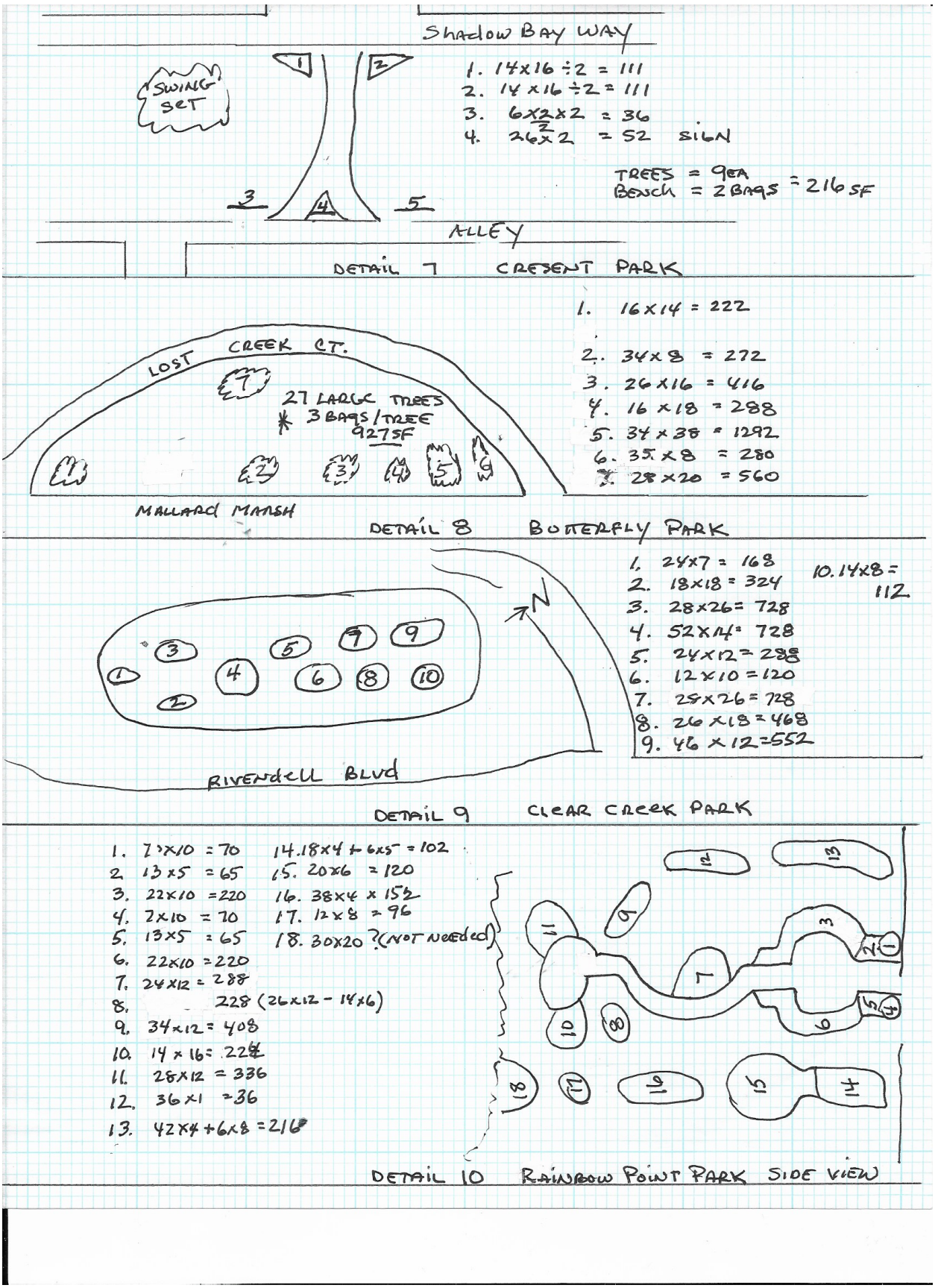


ALLEY

1. 20×6 = 120
2. 34×24 = 816
3. 50×20 = 1000
4. 42×26 = 1092
5. 34×28 = 952
6. 18×14 = 252
7. 16×8 = 128
8. 30×26 = 780
9. 62×36 = 2232
10. 30×16 = 480 PINE NEEDLES COVER NOW
11. 64×24 = 1536
12. 28×18 = 504
13. 400×10 = 4,000 width is OPTIONAL

RIVENDELL BLVD

DETAIL 6 RIVENDELL PARK


SHADOW BAY WAY
SWING SET
1
2
3
4
5
ALLEY
1. 14x16 ÷ 2 = 111
2. 14 x 16 ÷ 2 = 111
3. 6x2x2 = 36
4. 26x2 = 52 SIGN
TREES = 9EA
BENCH = 2 BAGS = 216 SF
DETAIL 7 CRESENT PARK
LOST CREEK CT.
7
27 LARGE TREES
* 3 BAGS/TREE
927SF
1
2
3
4
5
6
MALLARD MARSH
1. 16x14 = 222
2. 34x8 = 272
3. 26x16 = 416
4. 16 x 18 = 288
5. 34 x 38 = 1292
6. 35 x 8 = 280
7. 28 x 20 = 560
DETAIL 8 BOTTERFLY PARK
1
2
3
4
5
6
7
8
9
10
RIVENDELL BLVD
1. 24x7 = 168
2. 18x18 = 324
3. 28x26 = 728
4. 52x14 = 728
5. 24x12 = 288
6. 12x10 = 120
7. 25x26 = 728
8. 26x18 = 468
9. 46 x 12 = 552
10. 14x8 = 112
DETAIL 9 CLEAR CREEK PARK
1. 7x10 = 70
2. 13x5 = 65
3. 22x10 = 220
4. 2x10 = 70
5. 13x5 = 65
6. 22x10 = 220
7. 24x12 = 288
8. 228 (26x12 - 14x6)
9. 34x12 = 408
10. 14 x 16 = 224
11. 28x12 = 336
12. 36x1 = 36
13. 42x4 + 6x8 = 216
14. 18x4 + 6x5 = 102
15. 20x6 = 120
16. 38x4 x 15
17. 12x8 = 96
18. 30x20 ? (NOT NEEDED)
DETAIL 10 RAINBOW POINT PARK SIDE VIEW