

**TWO BRIDGES METROPOLITAN DISTRICT
PUBLIC NOTICE OF ANNUAL TOWNHALL MEETING OF THE
BOARD OF DIRECTORS**

PUBLIC NOTICE is hereby given that townhall meeting of the Board of Directors of the Two Bridges Metropolitan District of the County of Douglas, State of Colorado, shall be held on Wednesday February 25, 2026 at 6:00pm held at the held at Station 184 at 6120 Bridle Path Lane. At such meeting, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 20th day of February 2026.

TWO BRIDGES METROPOLITAN DISTRICT

By: /s/ Annemarie Tucker
District Manager

Two Bridges Metropolitan District Townhall Meeting Agenda

Directors	Office	Term Expiration
Karen McCracken	President	May 2029
Daniel Everhard	Vice President	May 2027
Nicole Clark	Treasurer	May 2029
Anne Marie Benish	Secretary	May 2029
Bryn Larsen	Director	May 2027

Meeting Date: Wednesday February 25, 2026

Meeting Start Time: 6:00pm

Meeting Location: Station 184 at 6120 Bridle Path Lane

- I. **Roll Call**
- II. **Call to Order/Declaration of quorum**
- III. **Present disclosures of potential conflicts of interest**
- IV. **Administrative**
 1. Detention Ponds Bid [**Exhibit 01**]
 2. Rock Veneer Update [**Exhibit 02**]
 3. Nature Workforce's Bid for April - November Maintenance [**Exhibit 03**]
 4. Storage unit
 5. Website
 6. Upcoming land leases
 7. Status of welcome letter
 8. Committees for trails & open space and front entrance landscaping
 9. Dates of Next Public Meetings: March 31, April 29, June 10, July 22, Sept 2, Oct 27
- V. **Understanding A Metro District Board and Its Responsibilities**
 1. Opening Statement
 2. Differences Between an HOA & MD
 3. Requirements of a Metro District Board
 4. Process for Changing a MD's Covenants
 5. Public Comments/Questions
- VI. **Division of Responsibilities**
 1. Division of Responsibilities across Board & 3 Committees
 2. Public Comments
 3. Next steps

Adjournment - The next special board meeting is scheduled for Wednesday April 29, 2026 at 6:00pm in person Station 184 at 6120 Bridle Path Lane with online video conference site <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373).

Exhibit 01

LOCATION #1

Sediment Goes Here

Sediment Goes Here

REMOVE ALL SEDIMENT WITHIN CONCRETE

TRIM DOWN WEEDS AND SPRAY THEM



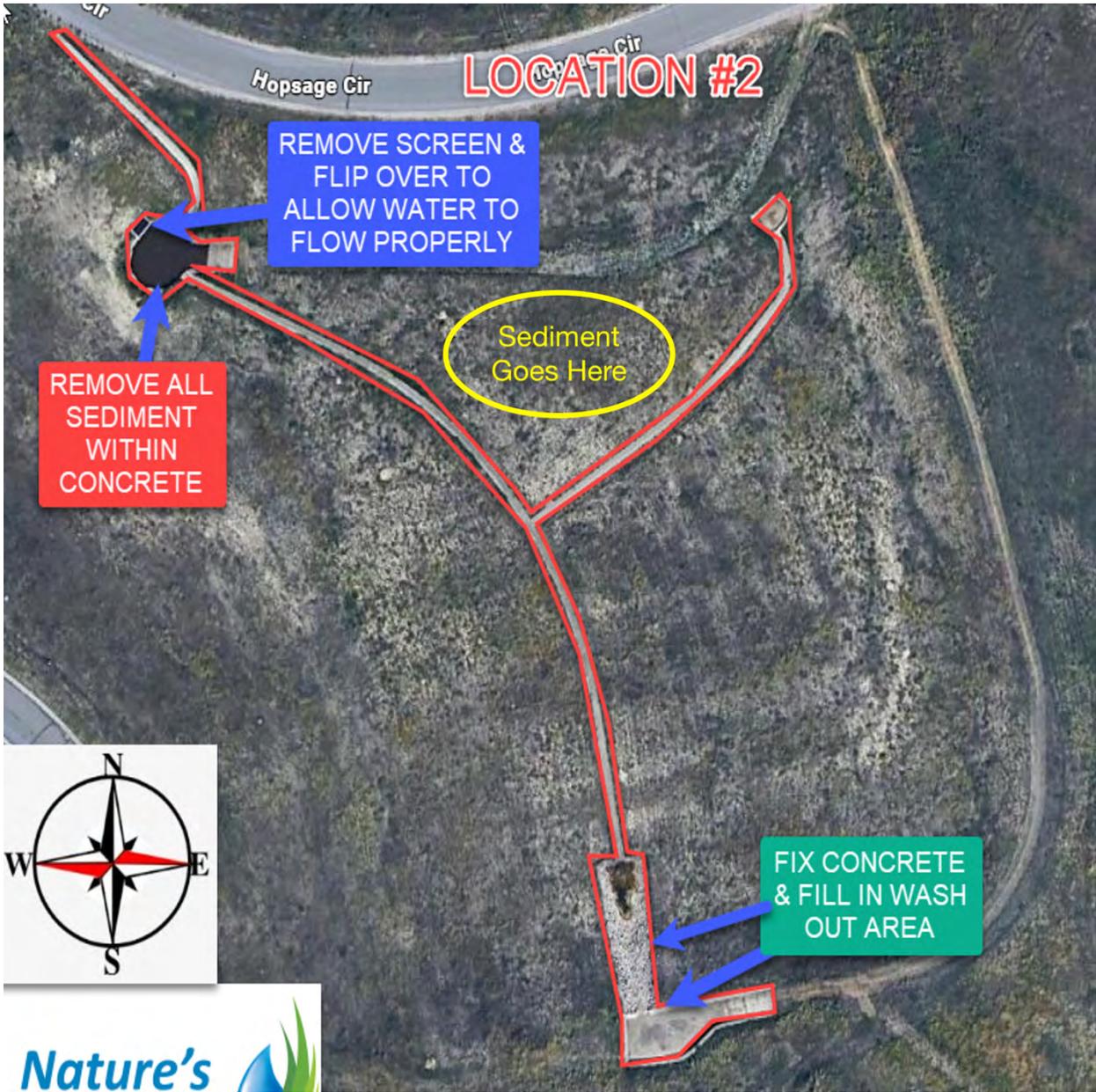
LOCATION #3



REMOVE ALL
SEDIMENT
WITHIN
CONCRETE

USE
SOIL/SEDIMENT
TO FILL IN









Proposal #1564

Date: 11/17/2025

Customer:

Annemarie Tucker
Wolfersberger LLC
12210 Brighton Road #8
Henderson , CO 80640

Property:

Two Bridges
Hopsage Cir
Franktown, CO 80116

Drainage Cleaning

This proposal is for cleaning all structures. Please see map for full details.

Default Group

Location #1

Items	Quantity	Unit	Price/Unit	Price
Drain Water & Clean All Concrete	1.00	ea	\$1,200.00	\$1,200.00
Beauty Band Mowing	1.00	ea	\$160.00	\$160.00
Location #1:				\$1,360.00

Location #2

Items	Quantity	Unit	Price/Unit	Price
Drain Water & Clean All Concrete	1.00	ea	\$2,000.00	\$2,000.00
Beauty Band Mowing	1.00	ea	\$240.00	\$240.00
Concrete - Repair Concrete & Fill In Wash Out Next To Rip Rap	1.00	ea	\$3,300.00	\$3,300.00
Remove Screen And Flip Around	1.00	ea	\$462.50	\$462.50
Location #2:				\$6,002.50

Location #3

Items	Quantity	Unit	Price/Unit	Price
Drain Water & Clean All Concrete - Use Debris To Fill In Next To Concrete Curb	1.00	ea	\$240.00	\$240.00
Beauty Band Mowing	1.00	ea	\$100.00	\$100.00
Location #3:				\$340.00

Mobilization

Items	Quantity	Unit	Price/Unit	Price
Mobilization	1.00	ea	\$720.00	\$720.00
Mobilization :				\$720.00

Subtotal	\$8,422.50
Estimated Tax	\$0.00
Total	\$8,422.50

Terms & Conditions

1. This proposal is based on losing sediment on site and not hauled away.

By _____
Cory France

Date 11/17/2025

By _____

Date _____

Two Bridges

Customer:

Annemarie Tucker
Wolfsberger LLC
12210 Brighton Road #8
Henderson , CO 80640

Property:

Two Bridges
Hopsage Cir
Franktown, CO 80116

Tree Removal

This proposal is for removing trees growing.



Default Group

Enhancements

Items	Quantity	Unit	Price/Unit	Price
Cut Down Trees & Treat Stumps	1.00	ea	\$542.50	\$542.50
Mobilization	1.00	ea	\$120.00	\$120.00

Enhancements: \$662.50

Subtotal \$662.50

Estimated Tax \$0.00

Total **\$662.50**

Terms & Conditions

By _____

Cory France

Date 11/17/2025

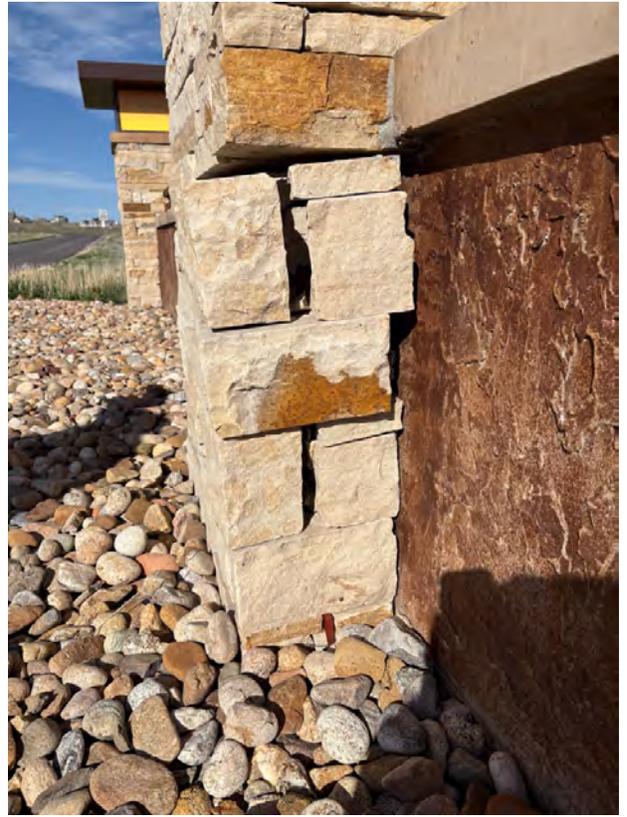
By _____

Date _____

Two Bridges

		<u>Budget</u>	<u>Actuals</u>
2024			9,260
2025		5,500	-
2026	Detention Ponds	3,000	3,000
	Landscaping Project	10,000	
	Misc Landscaping Expenses	3,000	1,000
	Capital Projects	124,000	5,085
			9,085

Exhibit 02



TOP:
EAST ENTRANCE



BOTTOM:
WEST ENTRANCE



Nature's Workforce
7121 Julian Street
Westminster, CO 80030
Ph. 303-470-3197
www.CDI-Services.com

TWO BRIDGES: STONE REPAIRS
Hopsage Cir, Franktown, CO 80116

Revisions:

Scale:

Drawn By: GB

Date: 08/08/2024

Sheet:

Of 1

Customer:

Annemarie Tucker
Wolfersberger LLC
12210 Brighton Road #8
Henderson , CO 80640

Property:

Two Bridges
Hopsage Cir
Franktown, CO 80116

Natural Stone Repairs

Natural Stone Column Repairs: Remove loose stones, clean area, and re-mortar stone back in place

East Bridge - West Columns - Facing in Towards the road:

Column

- Column #2
- Column #4
- Column #5
- Column #8

East Bridge - East Columns - Facing out away from the road:

- Column #2
- Column #3

West Entrance - East Fence Line

- Column #2
- Column #3
- Column #4
- Column #5
- Column #11
- Column #14
- Column #15

Default Group

Enhancements

Items	Quantity	Unit	Price/Unit	Price
East Bridge: Column Repairs	1.00	ea	\$3,025.00	\$3,025.00
West entrance: East Fence Line Columns	1.00	ea	\$4,770.00	\$4,770.00
Mobilization	1.00	ea	\$640.00	\$640.00
Enhancements:				\$8,435.00

Subtotal	\$8,435.00
Estimated Tax	\$0.00
Total	\$8,435.00

Terms & Conditions

- Assumes all stone on site is able to be reused
- Does not include the purchasing of new or additional stone

By _____

Griffin Bell

Date 11/17/2025

By _____

Date _____

Two Bridges



Customer:

Annemarie Tucker
 Wolfersberger LLC
 12210 Brighton Road #8
 Henderson , CO 80640

Property:

Two Bridges
 Hopsage Cir
 Franktown, CO 80116

Bridge Cap Replacement 2.0

- **Rail Caps Replacements: 48" x 15" x 4"**
- West Bridge:
 - East Face: North to South Order
 - Rail Cap #: 1, 6, 11, 16, 21, 25, 26, 31, 36, 38 = **10**
 - West Face: North to South Order
 - Rail Cap #: 13, 18, 23, 28, 33, 38 = **6**
 - West Bridge Rail Cap Total = **16**
- East Bridge:
 - East Face: North to South Order
 - Rail Cap #: 1, 6, 11, 16, 22, 27, 32 = **7**
 - West Face: North to South Order
 - Rail Cap #: N/A = 0
 - East Bridge Rail Cap Total = **7**
- **Total Rail Cap Order: (23) 48" x 15" x 4" Caps**

Note: Arc Cap Price includes cost of scaffolding

- **Arc Caps Replacements: 24" x 8" x 8"**
- West Bridge:
 - East Face: North to South Order
 - Arc Cap #: N/A = 0
 - West Face: North to South Order
 - Arc Cap #: 9, 10, 12, 13, 14, 16, 34, 35, 36, 37, 38, 39, 40, 43 = **14**
- East Bridge:
 - East Face: North to South Order
 - Arc Cap #: 11, 21, 31 = **3**
 - West Face: North to South Order
 - Arc Cap #: 34, 35, 36, 37, 39, 40, 43, 44, 45 = **9**
- **Total Rail Cap Order: (26) 24" x 8" x 8" Caps**

Default Group

Rail Cap Replacements

Items	Quantity	Unit	Price/Unit	Price
R&R of Rail Caps	23.00	ea	\$900.00	\$20,700.00
Mobilization	1.00	ea	\$1,500.00	\$1,500.00
Rail Cap Replacements :				\$22,200.00

Arc Cap Replacements

Items	Quantity	Unit	Price/Unit	Price
R&R of Arc Caps	26.00	ea	\$1,000.00	\$26,000.00
Mobilization	1.00	ea	\$2,525.00	\$2,525.00
Arc Cap Replacements :				\$28,525.00

Subtotal	\$50,725.00
Estimated Tax	\$0.00
Total	\$50,725.00

Terms & Conditions

hey

By _____
Griffin Bell
 Date 2/20/2026

By _____
 Date _____
Two Bridges

Exhibit 03

Nature's Workforce



Servicing the Front Range of Colorado Since 1994
A Subsidiary of CDI

Landscape Management Agreement

Two Bridges

Prepared by
Cory France



July 22, 2025

Dear ,

Thank you for considering our proposal for landscape maintenance services at Two Bridges. Since 1994, Nature's Workforce has proudly served Colorado as a locally owned company specializing in commercial landscape maintenance, snow removal, and construction. With strategic locations in Colorado Springs, Sedalia, and Westminster, we are well-positioned to provide prompt, reliable service to our clients.

Our comprehensive service offerings include:

- Landscape Maintenance & Enhancements
- Irrigation Management
- Arboriculture & Plant Health Care
- Snow & Ice Removal
- Commercial Landscape Development
- Erosion Control, Land Reclamation & Retaining Wall Construction

By combining skilled teams, cutting-edge tools, and advanced technology, we consistently deliver high-quality results while upholding industry best practices and promoting sustainable solutions through ongoing professional development.

What sets us apart is our local leadership and commitment to personalized service. Unlike private equity-owned competitors, we offer adaptability in decision-making and a deep understanding of regional challenges. Our strong relationships with local suppliers allow us to respond quickly to emergencies and special requests.

Communication is at the heart of our service model. We utilize photo documentation, job mapping, GPS tracking, and consistent social media updates to keep our clients informed and engaged.

We welcome the opportunity to partner with you and are happy to answer any questions you may have. We look forward to building a long-term relationship based on trust, transparency, and exceptional service.

Sincerely,

Cory France
Business Developer
Nature's Workforce
(303) 471 1522

Landscape Maintenance 2026

Date 7/22/2025

Customer

Property Two Bridges | Hopsage Cir | Franktown, CO 80116

Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
Base Maintenance			
Summer Weekly Services	26	\$366.25	\$9,522.50
Pruning- Trees and Shrubs	1	\$647.99	\$647.99
Spring Clean up	1	\$3,455.97	\$3,455.97
Fall Clean up	1	\$1,475.81	\$1,475.81
Turf Fertilization- Season long	1	\$438.99	\$438.99
Turf Broadleaf Herbicide- Spring	1	\$143.98	\$143.98
Turf Broadleaf Herbicide - Summer	1	\$147.09	\$147.09
Turf Broadleaf Herbicide - Fall	1	\$164.24	\$164.24
Turf Aeration	1	\$332.64	\$332.64
Pre-Emergent Landscape Beds	1	\$299.52	\$299.52
Irrigation System Inspections	24	\$108.00	\$2,592.00
Irrigation System Start up	1	\$804.24	\$804.24
Irrigation System Winterization	1	\$724.99	\$724.99
Native Field Mowing - At Entrance	13	\$353.69	\$4,597.97
Tree & Shrub Fertilization	2	\$921.75	\$1,843.50

Annual Maintenance Price \$27,191.43

Services Billed Upon Completion

Description	Frequency	Cost per Occ.	Annual Cost
Base Maintenance			
Irrigation Repairs	1	\$88.00	\$88.00
Maintenance T&M	1	\$110.00	\$110.00

Total Price \$198.00

Optional Services		
Initial next to the Optional Services you would like to accept.		
<input type="checkbox"/> Beauty Band Mowing	1 EA	\$474.66
<input type="checkbox"/> Native Grass Herbicide Application - Entrance Areas	1 EA	\$234.38
<input type="checkbox"/> Revive Application - For Turf Areas	1 EA	\$694.69

Payment Schedule

Schedule	Price	Total Price
April	\$3,398.93	\$3,398.93
May	\$3,398.93	\$3,398.93
June	\$3,398.93	\$3,398.93
July	\$3,398.93	\$3,398.93
August	\$3,398.93	\$3,398.93
September	\$3,398.93	\$3,398.93
October	\$3,398.92	\$3,398.92
November	\$3,398.93	\$3,398.93
	<hr/>	
	\$27,191.43	\$27,191.43

**AGREEMENT TERMS:
PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT:****1. General Standards:**

1. The Contractor shall deliver comprehensive horticultural services, encompassing supervision, labor, materials, equipment, and transportation required to maintain the landscape throughout the contract duration, as specified herein. The scope of work and service frequencies under this contract are fully detailed in the Scope of Services chart. Furthermore, any services not explicitly outlined in the Scope of Services chart are excluded from this base contract.

2. Lawn Care:

1. Mowing: Mowing will be performed twice annually in April and October, and on a weekly basis from May through September, weather permitting. During periods of extended rainfall or drought, mowing frequency will be adjusted according to conditions. The mowing height will be determined based on horticultural requirements for each turf variety and seasonal considerations. Standard mowing height ranges between 3-4 inches. Grass clippings will remain on the lawn unless they form concentrated swaths that could potentially damage the turf.
2. String Trimming: Vertical obstacles shall be trimmed neatly and uniformly during each mowing operation to maintain an attractive appearance.
3. Edging: All turf areas bordering sidewalks will be edged. To balance the workload, edging may be performed by completing half of the property in one week and the remaining half in the following week.
4. Blowing: Sidewalk and curb areas adjacent to landscape areas shall be cleaned of grass clippings using power-operated blowers after each mowing operation. This service specifically includes the blowing of grass clippings and debris resulting from mowing operations, only.
5. Aeration: Core aeration shall be performed using walk-behind, tow-behind, or stand-on aerators, and the resulting aeration plugs shall remain on the turf areas without being collected or removed.
6. Turf Fertilization: Lawns shall be fertilized as needed with commercial fertilizer chosen by the contractor. The frequency of applications, will depend on both the fertilizer type and turf variety. The contractor will determine the optimal application method, quantity, and timing suitable for the property.
7. Turf Broadleaf Weed control: Turf maintenance shall include the application of both pre-emergent and post-emergent chemical herbicides to maintain a reasonably weed-free and healthy appearance. Although most weeds can be effectively controlled, certain persistent varieties may require additional treatments at extra cost. The application of pre-emergent herbicides must occur before seed germination to ensure optimal effectiveness, typically during March or early April. Any delays due to weather conditions or owner-related factors are not the contractor's responsibility and may necessitate additional control measures, which is outside the scope of this agreement.
8. Organic fertilizers and weed control are not included in our standard maintenance services; however, if you would like alternative fertilizer and weed control options, our contractor's representative can provide you with updated pricing.

3. Plant Care:

1. Pruning: Shrubs shall be pruned, per contracted occurrences, to preserve their natural or aesthetic form. Pruning shall be conducted to promote and maintain healthy plant growth and development. The scheduling of pruning activities will be determined based on optimal horticultural practices, weather conditions, and available workforce. Pruning services described herein exclude hand pruning, rejuvenation pruning, dead wooding, or ornamental shaping of plants into geometric forms such as boxes, squares, and balls, unless specifically indicated otherwise.
 2. Ornamental grasses: shall be cut one time per year, typically in late winter or spring, to approximately $\frac{1}{4}$ of the existing height.
 3. Perennials: Shall be cut back 1 time annually, typically during fall season. Perennial dead heading is not included in this contract unless specified otherwise.
 4. Fertilization: When fertilization of landscape beds is included in the scope of services, the Contractor will apply a slow-release fertilizer of their selection. Standard pricing does NOT include organic fertilizers.
 5. Insect and Disease Control: Is not included in the base contract but can be provided on an as needed basis.
4. **Landscape Beds Weed Control**:
1. Beds shall be maintained reasonably free of broadleaf and grassy weeds through either the application of pre-emergent and post-emergent herbicides or manual and mechanical removal. The Contractor shall determine the most appropriate method of weed control. Weeds measuring up to 2" in height or width will be chemically treated and left to die naturally, while larger weeds shall be manually removed as necessary.
 2. Pre-emergent Herbicides: Pre-emergent herbicides should be applied according to manufacturer recommendations based on targeted weeds to ensure effectiveness. The timing of application is crucial for optimal results, typically occurring in late winter/early spring or in fall. For the treatment to be effective, it must receive $\frac{1}{2}$ " of moisture within a few weeks of application. If applied too late in the season or when there is insufficient moisture, the product may be ineffective.
 3. Post-emergent herbicides will be applied weekly during mowing services as needed to control both broadleaf weeds and grasses.
 4. Contractor will select an approved herbicide appropriate for the specific weed problem.
 5. Should client request no chemical herbicides be used, manual weed removal by hand or equipment will incur additional costs beyond the quoted amount.
5. **Tree Care**:
1. Limbing and Pruning: This policy applies to previously maintained trees with low limbs that are within 10 feet of the ground, and accessible from ground level. Tree branches that obstruct sidewalks, fire hydrants, or street signs or low-hanging branches over walkways and drive lanes that pose hazards to pedestrian or vehicular traffic will be pruned to maintain safe clearance heights. This policy does not cover pruning necessitated by storm damage, disease, dead wooding, neglect, overgrowth, or winterkill, nor does it include the raising up or "skirting" of evergreen trees.
 2. Sucker Removal: Volunteer suckers and shooters on trees shall be removed to maintain a clean appearance. Suckers that appear in landscape beds or turf areas, that are from plants in the Cottonwood family, or plants that are dead, or previously cut down are not included in this scope.
 3. Tree Rings: Tree Rings shall undergo chemical treatment to control weeds and grass near tree trunks, establishing a protective buffer zone for the trees. While installation of clean,

- defined mulch rings is recommended, this service is not included in the contracted price.
4. Other Services: Contractor has a full Arboriculture team including certified arborists that can assist with any type of tree care issues, please contact your sales representative for more information about comprehensive tree care programs that are outside the scope of this agreement.
6. **Native Grass Areas**:
1. Native grassland areas: If included in the scope of services, shall be mowed in its entirety. However, contractor shall not mow or disturb any protected wetland plants. The mowing frequency will be determined by growing conditions, municipal codes, or client expectations as defined in Scope of Services.
 2. Broadleaf Weed Control in Native grasslands Areas: If included in the scope of services, Contractor will select appropriate chemical treatment according to site specific information and contracted frequencies. Chemical control of broadleaf weeds in native grass fields specifically pertains to chemical applications, excluding both manual removal and control of grassy weeds.
 3. Beauty Band Mowing: Native areas adjacent to turf areas, sidewalks, or walking paths, as specified in the property map and Scope of Services, shall be mowed to create a buffer of 3 to 6 feet from the edge of hard surfaces, maintaining separation between turf, sidewalks, walking paths, and the native grasslands areas.
7. **Irrigation System**:
1. Activation: Seasonal activation of the irrigation system shall be performed as part of the base contract, with the Contractor being responsible for determining the appropriate timing of system activation. The activation process encompasses turning on the water supply, charging the mainlines, and performing initial controller programming when necessary. During activation, a comprehensive system inspection may be conducted, whereby all required repairs shall be performed to ensure proper operating condition. Such repairs shall be executed on either a time and materials basis or according to a bid price.
 2. Monitoring: System monitoring shall be conducted throughout the growing season, while programming shall be adjusted periodically based on natural conditions, seasonal variations, and landscape requirements. When malfunctions are detected, repairs will be performed on a time and materials basis. Any damages caused by Contractor during routine operations shall be promptly repaired by Contractor at no cost to Owner. System monitoring includes inspecting the property for wet or dry areas, identifying any running water, and operating zones as necessary to determine repair needs. This monitoring process does not require every zone to be operated and observed during each inspection.
 3. Water Conservation: While acknowledging the importance of water conservation, Contractor recognizes that during prolonged cold or rainy periods, clients are responsible for ensuring rain/freeze sensors are properly installed and operational. Since occasional rainstorms or cold weather may not warrant complete system shutdown or protection, Contractor cannot be held responsible for system deactivation during every rain or cold weather occurrence. Such services can be provided according to our Time and Material rates.
 4. Deactivation / Winterization: Seasonal deactivation and winterization of the irrigation system will be conducted during Fall each year, typically in October and November, subject to weather conditions. The irrigation system will undergo a complete water drainage process, followed by forced air injection into the lateral and pressure lines to

remove any remaining water. Exterior backflow prevention devices may be wrapped with insulating material to extend the watering season, which incurs an additional cost to the client. During winterization, backflows currently mounted on unions will be removed and stored for an additional fee.

5. Emergency Service Calls Emergency service calls will be made at the Owner's request. While emergencies are uncommon and typically involve main line breaks or faulty valves that may result in flooding, they require immediate attention. Emergency service hours are defined as calls received between 5:00 PM and 8:00 AM Monday through Friday, throughout Saturday and Sunday, and during recognized holidays. Such services will be charged at the applicable emergency and/or holiday rate.
 6. **After Hours Emergency Contact:** 303-358-0498 (April-October), During fall and winter contact your Account Manager directly.
 7. Time and Material Repairs- Not to Exceed: During routine inspections, irrigation technicians will perform necessary repairs on deficient irrigation components to ensure proper system operation and minimize water waste. These repair services will be charged according to our Time and Material rates. No single repair will exceed \$1,000.00 without prior approval, unless a Not to Exceed rate is
 8. Should the client request proposals for work to be performed, it is understood that repairs will NOT be conducted during the inspection. The technician will prepare and submit a proposal for the required work, pending approval. The client acknowledges that this process will delay repairs and may result in significant landscape damage, water loss, and potential additional expenses.
8. **Trash Cleanup:**
1. Growing Season: (Mid-April through Mid-October)
 2. All landscape areas shall be inspected during service days, or as outlined in the scope of services. Prior to mowing services, small trash items shall be removed from the landscape areas. This excludes large trash items such as construction debris and furniture, which will be done on a Time and Material basis as needed. Additionally, this excludes the removal of leaves, pine cones, and other natural debris that are included in spring and fall clean up. Unless otherwise noted in Scope of Work, dumpster areas are not included
 3. Dog Stations: If specified in the scope of work, Contractor shall remove trash bags from dog stations, replace them with new trash bags, and replenish dog waste collection bags during service. Client will provide necessary keys and access.
 4. Trash Cans
 5. If included in the scope of work, Contractor shall remove trash bags from trash cans and replace them with new trash bags, as well as replenish dog waste collection bags at the time of service.
 6. Hazardous Materials: The Contractor reserves the right to decline the removal of hazardous materials, including but not limited to dead animals, sharps, and certain chemicals.
 7. Dormant Season: (Mid-October through Mid-April)
 8. Landscape areas: shall be inspected per the Scope of Work. Small trash items shall be removed from the landscape areas as part of this agreement. This excludes large trash items such as construction debris and furniture which will be done on a Time and Material Basis. Additionally, this excludes the removal of leaves, pine cones, and other

- natural debris that are included in spring and fall clean up. Unless otherwise noted in Scope of Work, dumpster areas are not included.
9. **Dog Stations:** If specified in the scope of work, Contractor shall remove trash bags from dog stations, replace them with new ones, and replenish dog waste collection bags during service time.
 10. **Trash Cans:** If included in the scope of work, Contractor shall remove trash bags from trash cans and replace them with new trash bags, as well as replenish dog waste collection bags at the time of service.
 9. **Bio-Hazards:** Contractor shall not assume responsibility for monitoring, collecting, removing, or disposing of potential bio-hazardous materials present on the Owner's property. Such materials include, but are not limited to, hypodermic needles (sharps/needles will <u>not</u> be handled by Contractor's employees under any circumstances), condoms, feminine hygiene products, deceased animals, clothing or materials contaminated with bodily fluids, and homeless encampments. Contractor's sole obligation shall be to report and communicate any observations of potential bio-hazards to the Owner for appropriate removal by others, unless alternative arrangements have been previously agreed upon between Owner and Contractor.
 10. **Spring Cleanup:**
 1. Landscape debris, including leaves, pine needles, and pine cones, shall be blown and removed from landscape beds and turf areas. Various methods such as blowing, raking, vacuuming, and mowing/mulching shall be employed to effectively manage landscape debris and maintain a neat appearance. The duration of this process may vary based on weather conditions. Leaves that remain attached to trees or shrubs throughout the contract term are not within the scope of work, unless otherwise specified. Upon request, a price quote will be provided for such service. The landscape debris cleanup service does not include pet waste, pet waste stations, trash cans, parking lots, parking structures, or debris resulting from vandalism, dumping, improperly contained dumpsters, or acts of God, unless otherwise indicated.
 11. **Fall Leaf Cleanup:**
 1. During November and December, fallen leaves will be blown from landscape beds and other landscaped areas onto the turf areas for mulching. This mulching process is essential for maintaining soil organic matter and promoting nutrient cycling. Leaves will be removed only when their quantity is excessive and cannot be mulched without potentially damaging the turf areas. All available methods, including blowing, raking, vacuuming, and mowing/mulching, will be employed to manage debris and maintain a neat appearance.
 2. The duration of leaf removal operations will vary based on weather conditions. Although comprehensive removal of all leaves is not within our scope, mulched leaves will remain in turf areas to decompose naturally and provide soil enrichment. As outlined in Exhibit A "Scope of Services," leaves still attached to trees or shrubs during the contract period are not included in the contract scope. Upon request, we will provide a price quote for this additional service.
 3. Debris clean-up services exclude the removal of pet waste, pet waste station maintenance, changing trash can liners, parking lot cleaning, dead animal removal, sharps disposal, and parking structure cleaning. Additionally, the service does not cover debris resulting from vandalism, illegal dumping, unsecured dumpsters, or natural disasters, unless specifically stated otherwise.

12. Annual Color Program:

1. **Spring/ Summer Annual install:** When annual flowers are included in the scope of work, they will be installed in all existing flower beds upon client approval. Installation will occur after May 20th to avoid freeze damages. If requested to be installed prior to May 20th client assumes all risk associated with freeze/cold damage. The soil will be amended by incorporating 3 yards of class 1 compost per 1,000 sf and thoroughly tilled. During installation, slow-release fertilizer will be applied. Any necessary irrigation repairs and modifications will be performed at the time & material rate specified in this contract. The full contracted amount will be billed upon completion of flower installation.
2. **Spring/Summer Annual Flower Maintenance:** Throughout the growing season from June to September, flowers will receive weekly maintenance, which includes deadheading, weeding, and fertilizing when necessary. While pest control is not covered in this price, it can be performed at an additional cost if needed. At the end of the season, flowers will be removed and flower beds will be turned. The annual flower maintenance is included in the billing of this agreement.
3. **Fall Annual Install:** When annual flowers are included in the scope of work, they will be installed in all existing flower beds upon client approval. The soil will be amended by incorporating 3 yards of class 1 compost per 1,000 sf and thoroughly tilled. During installation, slow-release fertilizer will be applied. Any necessary irrigation repairs and modifications will be performed at the time & material rate specified in this contract. The full contracted amount will be billed upon completion of flower installation.
4. **Fall Annual Flower Maintenance:** Does not include maintenance services such as hand watering, weeding, deadheading, or fertilizing after mid-October. These maintenance services are available at an additional cost to the main contract.

ADDITIONAL SERVICES AVAILABLE:

In addition to the services included in the base contract, Contractor provides various supplementary landscape management services designed to enhance, safeguard, and maintain the appearance and safety of your landscape. These additional services are available at extra cost and include:

1. **Comprehensive Arbor programs encompassing pruning, pest management, soil management, and inventory mapping.**
2. **Pest and Disease Management for Turf, Shrubs, and Trees**
3. **Plant Health Care, including winter watering, fertilization and nutrient injections.**
4. **Winter Tree Wrap to prevent sun scald and freeze cracking**
5. **Landscape and Holiday lighting, including holiday decor, installation and maintenance**
6. **Landscape enhancement and beautification services, including design and construction, turf renovation, plant replacement, patios, pavers, concrete, outdoor living, and irrigation repair and upgrade/installation**
7. **Winter services, including snow removal, Trash services, Porter services, and other services as requested**
8. **Detention Pond cleaning and maintenance.**
9. **And much more...**

Terms & Conditions

TERMS AND CONDITIONS

1. This Agreement may be terminated by either the CONTRACTOR or the OWNER with a 30-day written notice. Such notice shall specify both the date of issuance and the intended termination date. Upon receiving the termination notice, CONTRACTOR shall provide a final billing statement detailing all unpaid balances based on actual work performed.
2. The monthly payment schedule is established solely for billing convenience and does not reflect the actual work performed. Upon termination, all services will be calculated based on actual work completed and billed accordingly. Payment is due upon receipt of invoice.
3. This Agreement constitutes a lump sum contract divided into equal monthly installments throughout the contract term. Given that the majority of work is typically performed during the initial period, the monthly payment rate does not correlate with the final billing amount. Following receipt of termination notice, CONTRACTOR shall issue a final invoice detailing the unpaid balance for all work performed, and payment for services rendered through the 30-day notice period shall be due upon receipt.
4. All work shall be performed by trained and properly supervised personnel. Adequate equipment and personnel shall be provided to timely complete above stated services ("LANDSCAPE MAINTENANCE CONTRACT") with rates set forth in this agreement. Services will be provided for length of time specified in "AGREEMENT TERM". Contractor will provide only the services outlined and only at the location(s) set forth on "LANDSCAPE MAINTENANCE CONTRACT".
5. All services will be performed as outlined in the "PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT". Contractor will not be responsible for anything items that are not included in the "SCOPE OF SERVICES" chart.
6. Contractor is a fully insured and licensed company. Contractor will provide certificates of insurance upon request, and carry liability and worker's compensation insurance.
7. The Contractor shall be responsible for contacting local utility companies regarding underground line locations when necessary. The Contractor shall not be held liable for any sub-surface lines or private utilities that are either unmarked by utility location services or obscured from view by plants, fences, or other obstacles. This includes, but is not limited to, cable television, security lines, invisible dog fences, gas barbecue lines, pool equipment lines, lighting, and irrigation/lighting systems.
8. Owner shall pay Contractor for services according to the "Billing Schedule" section(s). Owner shall make payment immediately upon receipt of an invoice, or in accordance with previously agreed-upon payment terms. In the event that payment is not made within 30 days of the invoice date, Contractor reserves the right to terminate this Agreement by providing written notice to the Owner.
9. Owner further agrees to pay Contractor a finance charge of 1.75% per month (21% per annum) if any amount remains unpaid within 30 days of the invoice date. Additionally, Owner shall be responsible for all fees incurred by Contractor during collection efforts, including, but not limited to, attorneys' fees, collection agency fees, and court costs.
10. This Contract shall be governed, construed and enforced in accordance with the laws of the State of Colorado. Furthermore, any controversy or claim arising out of or relating to this Contract shall be settled through arbitration in accordance with the Rules of the American Arbitration Association. The arbitration award shall include reasonable attorney fees and costs incurred by the prevailing party, along with interest at the legal rate. Subsequently, judgment may be entered upon any such award in any Colorado Court of competent jurisdiction, and such judgment shall be final and binding upon all parties.
11. Due to the inherent limitations in weather forecasting at the time of contract, certain acts of nature may necessitate additional services or modifications to existing services. The Owner bears the responsibility to provide timely notification of such unexpected service requirements. Upon receiving written authorization, Contractor will proceed with the work and bill for time and materials.
12. The Contractor shall not be liable for any damage to existing walks, curbs, driveways, cesspools, septic tanks, utility lines, sprinkler systems, arches, shrubs, lawn, trees, or other personal property or improvements that may occur during the ordinary and customary performance of work by the Contractor, its subcontractors, laborers, or suppliers, unless such damage results from gross negligence causing substantial and unjustifiable harm. Furthermore, the Owner must notify the Contractor in writing within 48 hours of discovering any such damage.
13. Contractor shall be entitled to receive prompt and full payment upon completion of the work. Contractor's obligations are limited to performing work and services explicitly specified in this Contract or any authorized change order. In the event Owner claims outstanding work after Contractor has declared completion, Owner must provide Contractor with reasonable notice and opportunity to complete such work before engaging others for completion. Following Contractor's completion of any corrective work identified by Owner, Contractor shall be entitled to receive the remaining balance of the Contract Price in full.
14. This Contract represents the complete and exclusive agreement between the parties, and neither party shall be bound by any oral statements or representations made by any party or their agents.
15. Neither party shall commence any action arising from or relating to this LANDSCAPE MAINTENANCE CONTRACT, or its performance thereof, against the other party after one year following the completion or cessation of work. This limitation encompasses all actions of any nature, whether at law or in equity, and whether based on contract, tort, or any other grounds.
16. Contractor shall perform and complete all work in a good and workmanlike manner; however, Contractor shall not be liable for any failures or defects arising from work performed by other parties
17. "Owner" as used in this Contract shall apply to and include all persons who possess an ownership interest in the job site property, along with their agents, tenants, employees, or those claiming rights under agreement with or grant from them. The person executing this Contract as or on behalf of the Owner represents to the Contractor, with the understanding that such representation will be relied upon, that they are fully empowered and authorized to execute this Contract as or on behalf of all owners of the job site.
18. Owner, and any agents acting on Owner's behalf, shall indemnify and hold Contractor harmless from all liabilities, claims, losses, expenses, damages, or causes of action, including but not limited to court costs and attorney's fees, arising directly or indirectly from weather conditions or third-party actions.

By _____

Cory France

Date _____

7/22/2025

Natures Workforce

By _____

Date _____

Two Bridges