

Broadmoor Bluffs Realty

6510-A South Academy Blvd, Ste 286 • Colorado Springs, CO 80906
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1. Broadmoor Bluffs Realty Landscaping Addendum

1.1 AGREEMENT

Property address:

<<Property Address>>

Tenants:

<<Tenants (Financially Responsible)>>

Landlord:

<<Owner Name(s)>>

This lease addendum is incorporated into and made part of the rental contract dated <<Lease Creation Date>>, executed by the Landlord and the Tenant.

1. Tenant will maintain the lawn, mow it regularly, fertilize it quarterly, and dispose of all organic debris, such as fallen leaves, pine needles, sticks, pine cones, and fruit from the yard trees. Tenant will also trim all shrubs and bushes less than 6 ft tall. Tenant is responsible for watering all trees and shrubs, including hand watering during the winter season and anytime the sprinkler system is off (make sure to disconnect hose after winter watering). Tenant is responsible for winterizing (use of a landscaping company to winterize is required) the sprinkler system prior to the first freeze, and dewatering it after the last freeze (use of a landscaping company to dewater is highly recommended). The yard, rocks, cracks in sidewalks and driveway shall remain weed free. Dead weeds should be removed from the property.

2. Landlord will maintain the ground cover (mulch).

3. The Tenant may plant vegetables, flowers, and other plants — except for trees, bushes, and shrubs — in the bare parts of the backyard.

4. Should Tenant cause the garden or yard to deteriorate, overgrow, or otherwise fall out of well-managed condition, Tenant shall be responsible for any costs to return garden or yard to well-managed condition.

5. Tenant shall not disable or alter the watering system to the detriment of the yard or garden areas. Tenant is responsible for costs of repair or replacement caused by such alteration of the watering system.

6. A broken sprinkler system is not an excuse for not watering. Notify the property manager immediately, then water by hose or sprinkler until it is fixed. If tenant breaks a sprinkler head, tenant is responsible for repair/replacement costs.

7. Sod replacement will be billed to the TENANT at a minimum cost of \$6 per square foot for top soil, rototilling, sod, labor, permit, and additional watering costs.

8. Always detach hoses during freezing temperatures.

9. TENANT shall not drive or park any vehicles on the grass.

10. TENANT shall not xeriscape without written permission from the Property Manager/Landlord.

Failure of the TENANT to comply with this landscaping agreement will place Tenant in default of the rental contract and can result in eviction for breach of contract.

This is a legal instrument. If not understood, legal, tax, or other counsel should be consulted.

X

Date Signed