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## Landscape Maintenance Instructions & Waiver

**W**e at Richter Landscape like to see the same care and knowledge used to maintain your landscape, as used during the installation process. Every tree, shrub, perennial, down to every blade of grass is a living organism, and needs to be treated and maintained like one. Typically, the first year is the most difficult with weed control, soils and other landscape issues. Wind blown and dispersed weed seeds are always a nuisance in the area. That is why we recommend a professional landscape management company, as we are a landscape construction firm only. We are always happy to address warrantee and other component issues, if they arise.

### Water Management

All recently installed trees and shrubs need to be kept moist throughout the root zone. Moisture levels should be inspected daily, especially with gorge weather that can change daily. Soil conditions, terrain, sun and wind exposure, are just a few things that can affect how much water a plant needs. Newly installed plants do not have an established root system to actively find and store water. Irrigation systems should be inspected often for coverage as there are many factors out of our control that can affect performance. These steps cannot be skipped, and should be done by someone with landscape maintenance experience, or warrantee can be void.

All lawn areas need to be watered daily. Windy conditions in the area can dry out the root zone in less than a day. Recently installed sod needs to be watered twice a day until fully rooted. Lawn established by seed will need frequent, short duration waterings to keep the seed bed moist until fully germinated. This can be several times a day and can last for several weeks.

### Tree and Shrub Management

Corrective pruning is required throughout the life of all plant materials. Allow trees and shrubs to grow to desired height or size, and maintain with integrated pruning techniques. Many trees and shrubs will also require seasonal pruning, to keep correct form and health. This can fall into one or all seasons, depending on owners desire and environmental factors. Fertilize or feed your new plants, and monitor soil Ph. Pruning and fertilizing should be done by properly trained landscape maintenance personnel.

### Lawn Management

Maintain routine mowing throughout the growing seasons. Follow the 1/3 rule, as growing rates change with the seasons. This can range from 2-3 times a week, to 2-3 times a month. Removing more than 1/3 of the total height of the lawn in one mowing can result in poor appearance, open the door for weed or pest invasion, and void warrantee. Thatch and aerate at least once a year, depending on conditions. As grass grows, it consumes the soil's nutrients. Fertilize each season, depending on fertilizer used, and your specific conditions. A fine compost topdress is a good idea each year, monitor soil Ph, and water needs as seasons change. Use a professional turf maintenance company for best results.

Client Signature

Date