NEW LAWN MAINTENANCE ADDENDUM (The Reserve at Vista Run)

This addendum ("Addendum") is made part of the Harbor Homes, Inc. Home Construction Agreement OR Residential Offer to Purchase between Harbor Homes, Inc., a Wisconsin corporation (collectively "Builder" or "Seller") and _____ (collectively "Buyer") dated _____, 20___ (the "Construction Agreement" or the "Offer") for the property known as _____ (the "Property"). If any term or provision of this Addendum conflicts or is inconsistent with any term or provision of the Construction Agreement or Residential Offer to Purchase, this Addendum shall control.

1. **RESPONSIBILITIES.**
   Your new home in The Reserve at Vista Run has a fully landscaped yard included. The lawn and landscaping are considered common elements and/or limited common elements by the community's condominium declarations and are owned by the Condo Association and are provided for your use and enjoyment. The Builder/Seller shall be responsible for installing a permanent irrigation system. If installing landscaping happens post-closing, Buyer shall agree to give Builder/Seller access to property and Buyer water supply to install irrigation system and landscaping at Builder/Seller discretion. Once yard is established, Builder/Seller shall turn lawn maintenance over to Condo Association. Builder/Seller shall not be responsible for any watering bills associated with, but not limited to, establishing and maintaining lawn post-closing. All plantings warrantied for one (1) year from the date of installation. Warranty void if plantings are not maintained by the Buyer. Builder/Seller is not responsible for damage from weather such as, but not limited to wind, rain, fire, flood, freeze, hail and drought.

2. **INSTALLATION.**
   • Landscaping is typically installed in groups of several homes at one time. This is done to achieve scheduling efficiency and minimize disruption to others in the community.
   • Landscape installation is extremely weather–dependent. Builder/Seller will make every effort to avoid delays, but it is not always possible, especially during long stretches of challenging weather.
   • Homes that reach completion and close outside of planting season will have landscaping installed the following year.

3. **ESTABLISHMENT.**
   • Establishing new landscaping takes time. Be patient as it begins to grow. New lawns may appear thin or spotty, but appearance will improve with time and care.
   • Builder/Seller manages the landscape installation and maintenance prior to the first lawn mowing. After the first mowing, responsibility for the landscaping is with the Condo Association.
   • New landscaping requires a specific watering and fertilization routine. The permanent irrigation system installed is set to water at the ideal intervals to support proper growing conditions.
   • Do not adjust watering settings on the irrigation system. Unapproved adjustments may result in landscaping repairs or replacement at Buyer's expense.
   • The landscaping contractor will apply the required starter fertilizer. Follow-up fertilizer applications will be handled by the lawn maintenance crews as part of the ongoing maintenance routine.

4. **LAWN EXPECTATIONS.**
   Seeded Lawn:
   • A newly seeded lawn is covered with straw matting/netting to control erosion. This material will decompose on its own and will no longer be visible once the lawn fills in. **Do not remove the netting.**
   • Our seed mix is a Premium Wisconsin Blend which typically contains a mix of annual, fescue and Kentucky Bluegrass. The annual and fescue grasses are the first to germinate. The Kentucky Bluegrass begins to germinate 2-3 weeks after the annual. Builder may substitute seed mix at their sole discretion based on availability, site conditions, contractor or the season of installation.
   • Once planted, it takes a few weeks for grass seed to germinate and start sprouting consistently.
   • It will be several more weeks before your lawn is ready to be mowed.
   • A new seeded lawn can take up to two years to fully establish.
   • It is not uncommon to have weeds pop up in newly seeded areas. Although it can be frustrating, there is little that can be done about the weeds initially without damaging the grass.
   • Once the lawn is considered established, a weed treatment can be applied (usually after a few months) by the lawn maintenance company.

Sodded Lawn:

• Sodded areas of the lawn will take a couple of months to fully establish.

• Sod can go through a period of shock when first installed. Some areas may shrivel slightly, appear bumpy or have minor browning. This will correct itself as the sod is watered and established.

• There may be some weed growth initially. It will diminish over time as the sod takes root.

5. TREE | SHRUB | PLANT EXPECTATIONS.

• During the first growing season, it may appear that not much is happening with new plantings, but the root system is developing below so the plants will be strong and healthy from the ground up.

• Anticipated plant growth will likely be minimal during year one, moderate during year two and eventually more substantial in year three.

• New plantings may experience a period of transplant shock. Plantings may wilt, yellow/brown or have leaves that are curling. While it may appear that the plant is sick or dying, with proper care and time to acclimate, the plant may overcome the shock and later thrive.

• Concerns about sick or dying plants should be evaluated and addressed by the professional landscaping crew.

• Do not remove plantings without prior approval. Unapproved removal of plantings may result in replacement at Buyer's expense.

• The landscaping maintenance crews will conduct evaluations on lawns and landscaping two times a year (late spring and early fall). Sick or dead plantings will be addressed or replaced at that time.

• Maintenance and replacement times are coordinated specifically to allow the plants ample time to acclimate and to provide ideal transplanting conditions for any needed replacements.

6. IRRIGATION SYSTEM.

• The irrigation system is a permanent system with the controls installed at your home and the water usage being billed directly to you.

• Once your lawn has been accepted by the Condo Association, the irrigation company will contact you to arrange for Wi-Fi connection of the wirelessly controlled system.

• The irrigation controls are preset to ideal intervals and controlled wirelessly.

• Do not adjust the irrigation system without approval. Damage to lawns and landscaping resulting from unauthorized adjustments will be repaired and/or replaced at Buyer's expense.

• Annual maintenance of the irrigation system will be coordinated by the management company hired by the Condo Association.

WE, THE BUYERS, HAVE READ THIS ADDENDUM CAREFULLY BEFORE SIGNING AND AGREE TO THE TERMS OF THIS ADDENDUM AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS ADDENDUM.

Dated the Date first above written.

BUYER:	**SELLER:**
_____	_____
Signature	Signature
_____	_____
Signature	Title