NEW LAWN MAINTENANCE ADDENDUM
(Single-Family & Zero Lot Line Townhomes)

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.**
   The Buyer is responsible for all watering, fertilization and maintenance post-installation. Builder/Seller shall not be responsible for any watering bills associated with, but not limited to, establishing and maintaining lawn post-closing. All plantings (if applicable) are 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.**
   • **A new seeded lawn can take up to two years to fully establish.** 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.
   • New landscaping requires a specific watering and fertilization routine.
   • 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.

4. **LAWN EXPECTATIONS.**
   • A newly seeded lawn is covered with straw matting/netting to control erosion. This material will decompose on its own between 45-60 days and will no longer be visible once the lawn fills in. **Do not remove the netting.** You can mow it and it will add to the organic fertilizer (straw). Premature removal of the netting can result in the erosion of ungerminated seed and can damage the fragile root system of the grass.
   • 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 – start mowing your new lawn when it grows to 3 inches. To prevent seeding damage, mow with a sharp blade, removing no more than 1/3 of the grass blade.
   • If the color of the grass is a light green or yellow, fertilizer is needed. Fertilizer can be purchased from Pro Green Plus, Reinders Landscape Supply, or any feed mill. This will help the grass to grow thick and reduce the weed population.
   • Apply starter fertilizer/lawn food (10-10-10 composition) according to the label with a broadcast spreader every 2-3 weeks after the installation.
   • **Do NOT apply weed and feed until the lawn has been mowed at least seven times. Weed and feed can damage the new seedlings if applied too early.** After the seventh mowing you can apply a weed control. Then follow a seasonal program of fertilizer application.
   • 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. During the hot and humid months of summer, crab and quack grass seeds germinate. This is an annual grass seed that is dormant in all soils and cannot be eradicated with herbicide. It will die out after the first hard frost.

5. **TREE | SHRUB | PLANT EXPECTATIONS (If Applicable).**
   • Plantings should be watered around the foliage of the plant to help soften the existing soil and for the roots to achieve moisture. Water as needed, depending on temperatures. Plants usually fail within the first three weeks and it is typically due to incorrect watering. If there is too much water the leaves will turn brown and be soft. If there is not enough water the leaves will turn brown and be crispy.

• 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, especially with tree growth.
• 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.

6. **WATERING GUIDELINES.**
• Failure to adequately water the lawn and plantings may result in landscaping repairs and/or replacement at Buyer's expense. Lack of proper watering is the number one reason why new lawns fail to establish.
• Water approximately 2-3 times daily, depending on rainfall and sun exposure, until the seed has fully germinated (approximately 4-5 weeks). Establish moisture between 1-2" deep to keep the root zone moist during this time period. Water regularly until the fifth moving. Then water as needed, depending on weather.
• Deep watering techniques will allow you to water less often. It is better to water thoroughly less often than a little bit frequently. Root systems need water, but do not thrive when over-saturated.
• If the plant begins to yellow, cut back on the watering. If the plant begins to droop or brown out, increase the watering.
• When watering shrubs and trees, let the hose run on a slow trickle around the base of each plant for several minutes.
• Remember that trees planted with newly installed lawns are also likely getting watered with the lawn so monitor soil moisture around the tree closely.

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