



**Landscape Maintenance Orientation**

As part of my home inspection walk, I have reviewed my landscaping and understand the following:

- *Natural Concepts Landscape Co., Inc.* (“Landscape Contractor”) installed the landscaping to your unit. A warranty for your landscaping will be provided by the Landscape Contractor for a period of (30) days from occupancy/closing date. You will be responsible for maintenance of the landscaping to your unit in accordance with the “*Landscape Rules*” adopted by the Homeowners Association upon closing (See Section 4, 7 and 8).
- The Buyer accepts the landscaping at the time of the “*Homeowners Orientation Inspection*”. Any dead or sickly plants must be noted in writing, at this time.
- The subdivision approval designated significant trees on the property or on individual lots as indicated on the approved Landscape Plan. These shall not be removed except when determined in writing by a certified arborist to constitute a hazard. Any replacement or significant trees removed without proper documentation from a certified arborist shall be subject to a fine under the City Code. Significant Trees on the individual lots will be tagged with a numbered aluminum tag attached to the base of the trees.
- The Buyer must provide the Landscape Contractor with a list, *in writing*, of any other dead or sickly plants at the end of the (30) day warranty period. The Landscape Contractor does not warranty the landscaping after the warranty period, nor does he warranty any unforeseen natural earth conditions, i.e., abnormal soils conditions, land erosion, native trees, etc.

*Natural Concepts Landscape Company, Inc.*  
 5019 156<sup>th</sup> St. SE  
 Bothell, WA 98012  
 Attn: \_\_\_\_\_  
 (360) 668-8530

- Irrigation is not provided to the individual units of Phillips Ridge. You are responsible for watering all plants, lawns, and hydro-seeded areas upon closing.

_____	_____	Distribution:
Homeowner Signature	Date	Homeowner
_____	_____	Natural Concepts
Phillips Ridge Partners LLC	Date	Builder Lot File
Representative		