

**Pelican Strand Association, Inc.  
Landscaping Responsibilities**

Below are the responsibilities of BrightView and the responsibilities of each homeowner, based on the contract between Pelican Strand and BrightView.

As a homeowner you receive the following service from BrightView, as per the current contract.

**Lawn:**

- 1) Mowing, trimming and edging of lawn
- 2) Fertilization
- 3) Pre-emergent Weed Control
- 4) Post-emergent Weed Control
- 5) Insect Control
- 6) Disease Control

**Shrubs and Bed Maintenance:**

- 1) Trim
- 2) Weed
- 3) Fertilization
- 4) Post-emergent Weed Control
- 5) Disease Control
- 6) Insect Control
- 7) Mulch (bi-annually, when you sign up)  
(the current contract includes mulch in years 2023 & 2025)

**Tree Maintenance:**

- 1) Trimming up to 12 ft (during general maintenance)
- 2) Palm pruning (tall palms over 12 ft require a cherry picker and are done one time per year).
- 3) Hardwood Trees (oaks, maples & crape myrtles) will be structure pruned, as needed, bi-annually. This includes hardwoods over 12 ft.  
(the current contract includes hardwood pruning in 2024)

Trees over 12 ft in height, only low hanging branches that present a hazard to pedestrian or vehicle traffic will be trimmed during normal maintenance.

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### **Irrigation Service:**

Irrigation systems are inspected monthly and required repairs are made at that time.

The Association is responsible for replacing broken sprinkler heads on the irrigation system.

The homeowner is responsible for any other repairs to the irrigation system.

The homeowner is responsible for having power to the irrigation control box and leaving the irrigation system on the scheduled watering date and time.

Proper watering is essential in FL and therefore it is advised to keep the irrigation system on the proper schedule.

### **Important Facts:**

Pelican Strand has a **maintenance contract, not a preventative maintenance contract** with BrightView. This means it is the homeowners responsibility to report any issues with your lawn, shrubs, plants, trees, etc and also issues with your irrigation system. BrightView **does not** monitor your lawn, shrubs, plants or trees.

To report an issue you will need to complete a Landscape Request Form, available on the [pelican-strand.org](http://pelican-strand.org) website, under the Landscape Committee. The form may be filled out online, downloaded and emailed to the Landscape Committee, as indicated on the form. If you cannot complete online, print the form and hand carry the completed form to the Landscape Committee, as shown on the form.

The Landscape Committee will complete a work request with BrightView and they will schedule someone to visit your home to evaluate the issue and correct or advise the homeowner of a plan to correct.

Based on Pelican Strand's Covenants and Restrictions (C&R's) Section 6.17 and the First Amendment, Section 3.13 (which were established by the Developer) the Association is **not** responsible for replacing any lawns, shrubs, plants or trees. BrightView is **not** responsible to replace any lawns, shrubs, plants, trees based on the contract with Pelican Strand.

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