

Exhibit C

LANDSCAPE & IRRIGATION WARRANTY

1. Living materials (sod, trees and shrubs) will be warranted for 90 days from date of closing home.
2. New landscaping requires extra care and maintenance by the homeowner until it is established. The warranty does not include damage or loss resulting from the lack of watering, insect and disease control, or fertilization.
3. The warranty does not cover losses caused by acts of God or other acts beyond our control such as freezing temperatures, hail storms, wind damage, etc.
4. There is expressly no warranty on pre-existing native trees and vegetation. Native trees may die for any number of reasons, included but not limited to; disease, root damage, suffocation from fill dirt, removal of surrounding tree cover, shock, change of water table due to house construction, etc.
5. Seeded lawns will not be warranted. It is important to keep newly seeded lawns wet at all times and fertilize at appropriate times to assure germination of the seed mix.
6. Automatic Irrigation Systems are warranted for 90 days. Periodic adjustment of sprinkler heads by the Homeowner may be required to achieve proper coverage. Annual winterization of sprinkler system is the responsibility of the homeowner.

Purchaser

Seller

Purchaser

Seller

Date

Date