

# Outdoor Service Agreement

## Private Resident (Legacy Ridge & Pointe)

This **Lawn Maintenance, Snow Removal, and Pest Control Agreement** (“Agreement”) is made and entered into as of **[Date]**, by and between:

### Owner:

Name: **[Owner Name]**  
Address: **[Owner Address]**  
Email: **[Owner Email]**  
Phone: **[Owner Phone]**

and

### Manager:

**Cragun’s Resort on Gull Lake**  
Address: 11000 Cragun’s Drive, East Gull Lake, MN 56401  
Contact: Eric Peterson (General Manager)  
Email: [epeterson@craguns.com](mailto:epeterson@craguns.com)  
Phone: 218-825-2885 (Eric’s Office)

Together referred to as the “**Parties.**”

---

## 1. Purpose

The Owner owns a residential property located at **[Property Address]** (“Property”). The Owner desires to engage Cragun’s Resort (“Manager”) to provide lawn care, snow removal, and pest control coordination to maintain the exterior of the Property in a safe and attractive condition throughout the year.

---

## 2. Term

This Agreement shall commence on **[Start Date]** and shall continue on a **year-to-year basis**, renewing automatically unless terminated in accordance with **Section 11**.

---

## 3. Scope of Services

### A. Lawn Maintenance Services (Spring–Fall)

Cragun’s Resort shall perform the following services during the growing season (typically April through October, weather permitting):

1. **Mowing and Trimming** – Mow lawn areas and trim edges along walks, drives, and structures as needed, generally every 7 days in summer season and up to 10-14 days in the shoulder seasons depending on growth.
2. **Blowing and Cleanup** – Blow clippings and debris from sidewalks, driveways, decks, and patios after each mowing.
3. **Weed Control** – Remove or treat weeds in lawn and landscaped beds as needed.
4. **Fertilization** – Apply lawn fertilizer three times per season.
5. **Spring and Fall Cleanup** – Remove leaves and debris and prepare the yard for winter or spring growth.
6. **Irrigation System Start-Up & Winterization** – Start up in spring and winterize in fall. Perform periodic inspections, adjust systems as needed, and notify Owner of malfunctions or recommended repairs.

## **B. Snow Removal Services (Winter)**

Cragun's Resort shall provide snow removal services typically from November 1 through April 30, or as weather conditions require:

1. **Driveway and Walkway Clearing** – Remove snow and ice from driveways and sidewalks when accumulation exceeds 2 inches.
2. **Ice Management** – Apply sand or salt as needed for guest safety.
3. **Deck, Patio, and Stair Clearing (additional cost)** – Clearing back patios, decks, or back stairs can be contracted at additional expense.
4. **Storm Response** – Perform clearing within 12 hours after snowfall ends. Note that we will prioritize homeowners who are winter residents and do their homes before those who are not home during the winter season.
5. **Heavy Snow or Ice Events** – Additional charge will be added for snowfalls over 6" or when there is unusual buildup requiring additional labor or equipment.

---

## **4. Pest Control**

Cragun's Resort shall coordinate with its pest control provider to complete the following services, with charges billed to the Owner directly:

- Spring insect and spider exterior treatment
- Fall insect and spider (includes Asian Lady Beetles) exterior treatment

---

## **5. Manager Responsibilities**

### Subcontracting of Services

Cragun's Resort reserves the right, at its sole discretion, to subcontract or outsource any portion of the services described in this Agreement, including but not limited to mowing, snow removal, irrigation, landscaping, and related maintenance services, to qualified third-party contractors. Cragun's Resort shall remain responsible for coordination and oversight of such subcontracted services. Any subcontracted work shall be subject to the same general standards of care and performance outlined in this Agreement. As noted in Section 7, third-party contractor work may be subject to an administrative fee.

Cragun's Resort shall:

- Maintain adequate equipment and staffing to perform services promptly
  - Monitor weather and property conditions to ensure timely response
  - Inspect the property periodically and report any damage resulting from maintenance equipment
  - Maintain general liability insurance for its operations
- 

## 6. Owner Responsibilities

The Owner shall:

- Provide access to the property for all maintenance activities
  - Notify Manager of any obstacles or special conditions (e.g., irrigation heads, underground utilities, vehicles blocking access)
  - Maintain property insurance covering structures and grounds
  - Approve additional services or repairs outside standard scope
- 

## 7. Compensation

The Owner agrees to compensate Cragun's Resort for all services performed **in accordance with the pricing outlined in Exhibit A: Fee Schedule**, which is incorporated by reference and updated annually.

Additional terms:

- Fees will be billed monthly through Resort Club Member Account and collected at the same time as Resort Club Member Charges are settled.
  - One-time or additional services will be itemized separately and communicated prior to billing.
  - Any 3<sup>rd</sup> party contractor work outside the standard services defined in this agreement, will have a 5% administration fee added to the invoice total.
  - Late payments beyond 15 days of invoice may incur a late fee
- 

## 8. Performance Standards

Cragun's Resort will ensure all services are completed:

- In a timely and professional manner consistent with local industry standards
  - Using appropriate safety practices and equipment
  - With attention to ensuring safety and maintaining a clean appearance
- 

## 9. Liability and Indemnification

Cragun's Resort shall not be liable for:

- Damage due to pre-existing conditions, hidden obstacles, or guest vehicles blocking access
- Injuries to guests or third parties caused by conditions beyond Manager's control (e.g., black ice forming after service)

The Owner shall indemnify and hold Cragun's Resort harmless from claims arising from the Property, except in cases of gross negligence or willful misconduct by Cragun's Resort.

---

## 10. Insurance

Owner shall maintain property insurance for buildings, driveways, and all exterior fixtures and liability insurance on their home.

---

## 11. Termination

This Agreement remains in effect as long unless Cragun's is provided written notice of cancellation of contract. Or Cragun's provides owner written notice terminating the relationship. Note: email does count as written communication as long as it is received.

---

## 12. Entire Agreement

This Agreement constitutes the full understanding between the Parties and supersedes all prior discussions or agreements regarding the services described.

---

## 13. Governing Law

This Agreement shall be governed by the laws of the **State of Minnesota**.

---

## 14. Other Notes

Owner remains responsible for:

- **Legacy Ridge Association Fees** (billed directly by the HOA)
- 

## 15. Signatures

**Owner(s):**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Manager:**

Signature: \_\_\_\_\_

Name: Eric Peterson

Title: General Manager - Cragun's Resort on Gull Lake

Date: \_\_\_\_\_

DRAFT

# Exhibit A: 2026 Fee Schedule

*(Attached to and incorporated in the Outdoor Service Agreement)*

## A. Lawn Maintenance & Snow Removal

- **Flat Monthly Rate: \$250/month**
  - Includes mowing, trimming, blowing, fertilizing, spring cleanup, fall cleanup, and routine lawn care.
  - Includes snow removal on driveway, walkways, & patios along with standard ice

## B. Extra Services (As Needed)

- Heavy equipment usage (snow hauling, roof raking, skid-steer work): **TBD based on equipment needed – resort staff labor at \$55/hour**
- Landscape enhancements or tree/brush removal: **Quoted per project**
- Irrigation repairs: **Parts + labor at \$55/hour**

## C. Pest Control

- Spring insect/spider exterior spray: **Vendor cost + 5% admin fee**
- Fall insect and spider exterior spray: **Vendor cost+ 5% admin fee**

## D. Annual Pricing Adjustments

- Rates may be adjusted for the upcoming year.
- Any changes will be communicated to the Owner by December, and similarly each year thereafter.

## Note that rate is based on the following

- standard sized driveway up to 5,000 sq ft of surface area.
- Lawn ½ acre or less (22,000 sq ft).

Larger driveways or lawns will have additional cost. Cragun's to provide quote prior to contract being signed.