



CITY of POOLER
— GEORGIA —

LANDSCAPE MAINTENANCE BOND

Bond Number: _____ Principal Amount: _____

Project: _____

Location: _____ City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That _____, registered business address of _____; as Principal, hereinafter called "PROPERTY OWNER(S)," and _____, as Surety, hereinafter called the "SURETY," registered business address of _____, a Surety insurer, chartered and existing under the laws of the State of _____, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of _____ US Dollars (\$ _____) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Property Owner(s), and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Property Owner(s) has constructed various public improvements, detailed as:

_____ in accordance with the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined above and herein. Property Owner(s) constructed the improvements in accordance with all applicable Ordinances of the City of Pooler, in addition to any other applicable local, state, or federal code, regulation, guideline, conditions, etc.

NOW THEREFORE for a period of _____ months, commencing on the date

of acceptance of this Bond by Obligee:

- 1) The Property Owner(s) shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);
- 2) In the event defects are found and identified, Obligee shall promptly notify Property Owner(s) in writing, stating the defect or defects to be remedied;
- 3) The Property Owner(s) shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;
- 4) Upon completion of repairing the defect(s), Property Owner(s) shall submit a written request for a final inspection of the repairs to Obligee;
- 5) Property Owner(s) shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;
- 6) Should Property Owner(s) fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee
 - a. elect to take action as it deems necessary to insure performance of the Property Owner(s)'s obligations herein, or
 - b. submit a written request to Obligee seeking to repair the defect(s) as if it were Property Owner(s) in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;
- 7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Property Owner(s) and Surety, jointly and severally, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and
- 8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Property Owner(s) and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

This Bond shall automatically renew unless released by Obligee in accordance with the Code of Ordinances for the City of Pooler, at which time the rights and obligations created herein shall be void. Otherwise, it remains in full force and effect.

The principal amount of this Bond may be reduced in accordance with the Code of Ordinances for the City of Pooler, upon express written approval by the Obligee.

Subject to any right or reservation set forth herein, Surety shall assume and perform any and all obligations of the Property Owner(s) upon the Property Owner(s)'s failure or refusal to fulfill its obligations under this Bond.

IT IS FURTHER understood that should Obligee be required to institute legal proceedings in order to collect any funds under this Bond, venue shall be exclusively in the Superior Court of Chatham County, Georgia, and Property Owner(s) shall be responsible for any and all attorney's fees and court costs incurred by Obligee, together with interest from the date of default, at the rate permitted by The Official Code of Georgia, Title 7, Chapter 12, Article 1, Section 12 (O.C.G.A. § 7-4-12) or any amendments thereto.

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[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Property Owner(s) and Surety do hereunto execute this Bond

number _____ this _____ day of _____, _____.

Attest

Witness as to Property Owner(s) (1)

Witness as to Property Owner(s) (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Property Owner(s)

Property Owner(s) Signature(s)

Property Owner(s) Print

Property Owner(s) Title(s)

Company Name

Surety

Surety Authorized Signature

Surety Authorized Print

Surety Company Name

Surety Business Address

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name

CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

Sec. 42-204.1. Requirements for certificate of occupancy, maintenance and perpetual compliance.

- (a) *Final inspection.* The arborist shall make a final inspection of trees and landscaping for completeness prior to issuance of the certificate of occupancy.
- (b) *Two-year tree and landscape establishment bond.*
 - (1) A two-year tree and landscape establishment bond on a form approved by the city, or escrow account shall be provided to the zoning administrator after the public works department approves the trees and landscaping at the final inspection and prior to issuance of the certificate of occupancy. The bond or escrow amount shall be 100 percent of the total landscaping costs (with 20 percent reduction as provided in section 42-204 of this article.) If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. At the end of 12 months, an inspection will be scheduled for continued compliance.
 - (2) Two years after the date of the bond, the arborist will inspect the site and make a determination of whether the required trees and landscaping are viable, and if so, the zoning administrator may release the bond or escrow account.
 - (3) The bond or escrow shall remain in force until released by the zoning administrator and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the zoning administrator.
- (c) *Perpetual compliance.* After release of the required landscape establishment bond, all sites are required to remain in perpetual compliance with the approved landscape plan and are subject to inspection by the city for this purpose. If deficiencies are found, the owner of the property shall be notified to correct the deficiencies within 90 days. If the deficiencies are not corrected in 90 days, the city will seek administrative or judicial relief, as appropriate.
 - (1) After the release of the landscape establishment bond removal of any tree on private property in multi-family, commercial, and/or industrial zone shall first require a permit from the City of Pooler. Such permit applications shall include a replanting plan and may be approved by the city arborist. Where large scale removal of trees is planned, the city may require submittal and approval by mayor and council of a new landscape plan.

(Ord. of 12-17-2012, § III; Ord. of 6-5-2017(1), § I ; Ord. of 3-5-2019(1), § I ; Ord. No. 2020-10.E , § I, 10-5-2020; Ord. No. O2021-09.H , § I, 9-20-2021)

Sec. 42-204. Landscape plan.

The landscape plan shall be submitted with the site plan to the city arborist to review for compliance with Chapter 42 - Environment, Article VI - Tree Protection. The city's planning and zoning commission shall make a recommendation to city council. No land disturbing shall take place before city council approves the site plan and landscape plan. Each phase of the development must include this landscape plan, which, at a minimum, shall include:

- (1) A tree survey showing the minimum tree coverage as set forth in this article, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion;

- (2) A clearing plan completed by a professional to include civil engineers, land surveyors, architects, or landscape architect, showing the location of significant trees to be removed;
- (3) A tree replacement plan and the method of tree protection to be used;
- (4) Areas of the site to be covered with asphalt or concrete;
- (5) If a residential subdivision, a typical lot layout is required showing the minimum tree requirement of three trees per lot;
- (6) Location, size and types of trees, shrubs and groundcover to be planted on the site. Developers are encouraged to incorporate: natural earth forms, native vegetation, dumpster and parking area screening and hidden light sources;
- (7) All trees and landscaped areas shall be provided with a means for delivery of water in a quantity that is sufficient to establish and maintain the viability of the plants;
- (8) In-ground irrigation systems installed which supply water to all newly planted trees and plant material shall result in a 20 percent reduction of the landscape establishment bond;
- (9) A water supply is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas.

(Ord. of 12-20-2004, § 2; Ord. of 12-17-2012 , §§ I, II; Ord. No. 2020-10.D , § I, 10-5-2020)