

## EXHIBIT "F"

### GOLF COURSE MAINTENANCE

#### Golf Course Maintenance Requirements

Listed below are the standard maintenance guidelines and requirements to be performed.

##### A. Definitions

1. Best Management Practices (BMPs) — Methods or techniques found to be the most effective and practical means in achieving an objective while making the optimum use of facility resources and avoiding adverse effects on people and the environment. BMPs are not static and may change over time with improvements in technology and processes.
2. Cultural Practices – Physical modifications of the turfgrass environment used to promote plant health by improving growing conditions. These practices include soil modification, irrigation, fertilizing, rolling, mowing, verticutting, spiking, dethatching, topdressing, aeration tree removal or pruning, and drainage.
3. Grow-in – An intense management period for newly established sod and seedlings which requires the Superintendent to employ specialized fertilizer, water, and cultural maintenance practices.

##### B. Greens and Practice Putting Greens

1. Consistency:
  - i. Green speed shall be maintained in proportion to the architecture of the green, skill of golfers, and turf health.
  - ii. The putting surface shall be maintained to provide a smooth ball roll.
  - iii. Quality of cut and other cultural practices such as topdressing, verticutting, and rolling are critical to achieve a smooth putting surface. Leaves, ball marks, worm castings, animal waste, and debris are removed as needed to maintain a smooth putting surface.
  - iv. Greens must be maintained to achieve a firm surface which rewards a good shot. The green should be firm enough so it does not “plug” a good shot. However, the green should not be so firm that it repels a good shot.
  - v. Repair all ball marks, divots and other damaged turn on greens including chipping area and practice greens as needed on a daily basis.
2. Mowing
  - i. Greens and practice putting greens shall be mowed with frequency according to weather.
  - ii. Grass catchers are to be used while mowing the greens. Catchers are emptied before the grass begins to fall back into the cutting unit. Superintendent may remove catchers under special circumstances to avoid fertilizer, topdressing, or chemical pick-up.
  - iii. Striping – Superintendent shall incorporate a mowing directional plan to achieve aesthetic striping and quality of cut.
  - iv. Quality of Cut – Mowers are adjusted as needed to insure the highest quality of cut and uniformity.
3. Cultural Practices
  - i. Shall be performed and timed to minimize disruption to play and putting surfaces while maximizing turf health.
  - ii. Topdressing – A variety of topdressing practices are used throughout the Golf Center. The Operator is required to develop a consistent topdressing program and noted in their written maintenance program. Ideally, the Operator will apply a light topdressing every two

weeks during the heavy irrigation season (June-August). The topdressing program must be sufficient in quantity and frequency to achieve the following objectives:

1. Thatch control – topdressing reduces thatch accumulation by incorporating sand into the thatch layer.
  2. Amending the root zone – after aerification, the holes are filled with sand.
  3. Improve green speed – topdressing increases green speed by providing a true and even putting surface.
  4. Ball mark / wear – consistent topdressing helps turf withstand wear, improve firmness, and recover from ball marks.
  - iii. Off-season Topdressing – After the snow mold application, greens should be topdressed. Moderate topdressing can be applied as often as necessary in the off-season to sufficiently cover the turf to prevent crown desiccation; encourage seedling establishment; and provide protection from winter play.
4. Fertilization: All greens and practice putting greens shall be fertilized in order to maintain color and growth.
  5. Weed and Pest Control:
    - i. All greens and practice greens shall be maintained to minimize foreign grasses and weeds and pests.
    - ii. Broadleaf weeds, moss, or algae are not acceptable on greens.
    - iii. Fungi can cause problems on greens and should be monitored closely.
  6. Aerification: All greens and practice greens shall be aerified as required by wear factors and/or weather.
  7. Surrounds
    - i. Grass areas between greens and bunkers and within 15 feet of the putting surface must be 100% turf cover. Maintenance practices should be intensified in these areas with spot fertility, hand watering, aerification, traffic control, and other cultural practices to insure consistent chipping conditions throughout the golf course facility.
    - ii. Surrounds should be maintained so that golf balls are clearly visible and set up in these areas. Superintendents should keep these areas well-kept over holidays and weekends to provide a fair chipping area around greens and bunkers during our premium rounds.

### **C. Tees, Fairways, Collars and Approaches**

1. Mowing: The area shall be mowed as determined by growth and/or weather.
2. Top-dress: All areas shall be top-dressed as necessary to fill divots and level tee surfaces. Divots shall be filled no less than once a week.
3. Overseeding - Thin areas are over-seeded each fall and in-season as needed. There must be 97% live turf cover on tees, fairways, collars, and approaches.
4. Weed and Pest Control: All areas shall be maintained to minimize foreign grasses, weeds and insects.
5. Fertilization: All areas shall be fertilized in order to maintain plant health, playability, recovery, growth and color.
6. Aerification: All areas shall be aerified as required by wear factors and/or weather.

### **D. Irrigation (all equipment required to irrigate greens, tees and fairways):**

1. It will be the responsibility of the Operator to ensure that all of the equipment required to irrigate the golf course is maintained in good repair, including the irrigation pond.

2. The irrigation pond is fed with water from the groundwater treatment plant located adjacent to the Pond on the Golf Center property. The groundwater treatment plant is operated by the Pennsylvania Department of Environmental protection via a contractor. Operator will need to work cooperatively with the groundwater treatment plant operator.
3. The golf course shall be irrigated as necessary to support proper growth of the golf course.
4. Leaks are to be repaired and surrounding area leveled and sod replaced to grade within 24 hours of the leak. Holes that are left open and unattended must be marked and covered so that golfers or trespassers are not at risk.
5. Heads, valves, and trenches shall be level to the surrounding grade. Heads and valves are not level if they are more than 1" below or above 1/4" the surrounding grade.
6. The irrigation priority is Greens, Tees, Fairways, Approaches and then Rough. Irrigation times utilize start/stop schedules for maximum soil penetration with no puddles or runoff.
7. The Pump Station is to be maintained annually and repaired by a qualified outside contractor. The Operator is responsible for routine maintenance and oversight of proper pump station operation and is able to determine cause of basic faults and can identify maintenance issues requiring outside help. The Operator is required to operate the irrigation system within the capacity of the pump station and in a manner that does not "water hammer" or exceed pipe velocities. The pump station is operated in a manner that reduces energy consumption and minimizes the "energy ratchet".
8. Within 12 hours after a lightning storm, systems are checked via computer, satellite, and visually for communication and grounding problems.
9. An audit of the irrigation system shall be conducted at a minimum of once per year. Visual checks shall be conducted during daily routine of running irrigation heads are conducted to ensure proper rotation, part circle adjustment, pressure, coverage, and nozzle wear or plugging.
10. Moisture levels shall be adequate on all areas to achieve healthy turf while providing a firm and fair golfing experience. Saturated soils or hardpan playing surfaces are not acceptable. We are providing a golf experience for the general public. U.S. Open conditions are not valued here. Turf health, playability, aesthetics and water conservation are all values that must coexist in the final product. A wooden golf tee should be easily placed into any playing surface.

#### **E. Clubhouse and Buildings**

1. Parking lots and clubhouse surrounds are to be kept clean and free from trash and debris daily.
2. Landscape plants must be trimmed each fall. Beds must be kept weed free – use of pre-emergent in the late fall or early spring is recommended. Operator is to maintain a weed free and presentable landscape at the clubhouse and throughout the golf course.
3. Restrooms: All restrooms shall be maintained in a manner so as to provide a clean and sanitary facility for public use. Soap and paper towel shall be provided in adequate quantities at all times.
4. Cart Paths: Maintain all cart paths in a generally good state of repair.

#### **F. Edging:**

All edges of sidewalks, porches and cart paths must be kept. Edging of valve boxes, meter boxes, etc., shall be done as needed to make sure that there is no obstruction of play from growth in these areas.

**G. Sand Traps:**

All sand traps shall be edged as necessary to maintain a neat lip, raked and tilled with fresh sand as needed to maintain an adequate depth on slopes and in the bottom.

**H. Trash and Debris Removal:**

Trash and debris removal shall be at the management's expense. This must be taken care of on a daily basis at a minimum.

**I. Animal Control:**

Animal control is necessary in order to prevent wild animals from coming onto and damaging the golf course property.

**J. Cups and Pins**

Cups shall be replaced and painted as needed.

**K. Pond and Ditch Maintenance**

1. It will be the responsibility of Operator to maintain any ponds and ditches within the Golf Center, including culvert pipes and headways on the Golf Center property.
2. Contractor shall provide a plan for maintaining ditches and ponds as part of the proposal.