



LANDSCAPE PERFORMANCE SECURITY MECHANISM

STATE OF WASHINGTON)
)ss.
CITY OF LAKE STEVENS)

Bond No.: _____
Security Type: _____
Project File No.: _____

WHEREAS, the below-named Principal has received approval for the project ("Project") pursuant to Project File/Permit No. _____. The conditions of approval, and Lake Stevens Municipal Code ("LSMC") Section 14.38.070 and LSMC Chapters 14.56 and 14.76 require the installation of landscape facilities ("landscape facilities"); and

WHEREAS, the conditions of approval and LSMC Section 14.16A.180 further requires that a surety bond or other financial security be furnished by the Principal to the City prior to the start of the Project to guarantee the performance of the landscape facilities.

Now, therefore, we, _____ (applicant/developer/owner) as Principal, and _____, a corporation organized under the laws of the State of _____, and duly authorized to transact business in the State of Washington, as Surety, are held and firmly bound unto the City of Lake Stevens, State of Washington, ("City"), as Obligee, in the amount of _____ (\$ _____) ("Bond") for the payment of which sum we bind ourselves, and each of our executors, administrators, successors and assigns, jointly and severally, according to the following terms and conditions:

1. Said Bond shall guarantee that the Principal will install landscaping facilities and associated amenities pursuant to LSMC Section 14.38.070 and LSMC Chapters 14.56 and 14.76 within the project of _____, and as outlined in the Approved Cost Estimate (Exhibit A) and the Approved Landscape Plan (Exhibit B), as specified under Project File No.: _____. Once the installation of the improvements has been completed, and prior to the release of the performance bond; the Principal shall request an inspection of said improvements and submit the required maintenance bond for City review and approval. The landscape maintenance bond shall be for a period of two (2) years to ensure that the improvements and plant material survive and be

twenty percent of the original cost estimate for the performance bond, pursuant to LSMC 14.16A.180. Once the City has approved said inspection of the improvements and is in receipt of the maintenance bond, then the performance security bond will terminate upon the written acceptance and release by the City for compliance by the Principal of the identified conditions specified in the Project File No. _____.

2. We further agree, that if, during the period this Bond is in effect, the Director or designee determines that the Principal has failed to properly install or maintain the landscape facilities in Project File No. _____, the Director or designee shall notify the Principal and specify a period of time within which the Principal shall correct the unsatisfactory performance, or perform corrective or restorative work as required by the City. If the identified action is not performed by the Principal within the time specified acceptable to the Director or designee, the security amount shall be forfeited and the Surety shall, at the option of the Director or designee, either pay the security amount to the City or complete such work according to the City's terms and conditions. The amount required by the Director or designee will be a good faith estimate for the actual cost of the work as identified in Exhibit A.
3. Until written release of this obligation by the City, this bond may not be terminated or canceled by the Principal or Surety for any reason.
4. No change, extension of time, alteration or addition to the obligations to be performed by the Principal shall affect the obligation of the Principal or Surety on this bond, and the Surety waives notice of any such change, extension, alteration or addition thereunder.
5. Within 30 days of receiving notice that the Principal has defaulted on some or all of the terms of the Bond, the Surety shall make a written commitment to the City that it will either: (a) remedy the default itself with reasonable diligence, or (b) tender to the City within an additional 30 days the amount necessary for the City to remedy the default, up to the total bond amount.

The Surety shall then fulfill its obligation under this bond, according to the option it has elected. If the Surety elects to tender the amount determined by the Obligor to be necessary to remedy the defective performance, the Obligor shall notify the Surety of the actual cost of the remedy. The Obligor shall return, without interest, any overpayment made by the Surety, and the Surety shall pay the Obligor any actual cost which exceeded the Obligor's estimate, limited to the bond amount.

6. It is hereby specifically agreed by and between the parties that in the event any legal action must be taken to enforce the provisions of this bond or to collect said bond, the prevailing party shall be entitled to collect its costs and reasonable attorney fees as a part of the reasonable costs of securing the obligation hereunder. In the event of settlement or resolution of these issues prior to the filing of any suit, the actual costs incurred by the Obligor, including reasonable attorney fees, shall be considered a part

of the obligation hereunder secured. Said costs and reasonable legal fees shall be recoverable by the prevailing party, not only from the proceeds of this bond, but also over and above said bond as a part of any recovery in any judicial proceeding, in addition to recovery on the bond.

7. It shall be the responsibility of both the Principal and the Surety to inform the City of any address change. Changes of address should be mailed to the City of Lake Stevens, PO Box 257 Lake Stevens, WA 98258. The City will only mail to the last known address of the Principal and Surety.

Dated this _____ day of _____, 20____.

_____ Principal	_____ Surety (seal)
_____ Address	_____ Address
_____ City/ State/ Zip	_____ City/ State/ Zip
_____ Phone	_____ Phone
By: _____	By: _____ Attorney-in-Fact (Attach Power of Attorney)

Accepted by the City of Lake Stevens this _____ day of _____, 20____.

[City representative name/title]

Exhibit A – Approved Cost Estimate

Exhibit B – Approved Landscape Plan



ACKNOWLEDGMENT
Corporation, Partnership, or Individual

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally _____ appeared _____, to me known to be the (check one of the following boxes):

- ☐ _____ of _____, the
 corporation,
- ☐ _____ of _____, the
partnership,
- ☐ **individual,**

that executed the foregoing instrument to be the free and voluntary act and deed of said
☐ corporation, ☐ partnership, ☐ individual for the uses and purposes therein mentioned, and on oath stated that ☐he ☐she was authorized to execute said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Signature

Print or type name

NOTARY PUBLIC, in and for the State of
Washington, residing at: _____
My Commission expires: _____



SURETY ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, to me known to be the _____ of _____, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ was authorized to execute said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Signature

Print or type name

NOTARY PUBLIC, in and for the State of
Washington, residing at: _____

My Commission expires: _____