



Snow Removal Service Agreement

Winter Season 2026-2027

Service provider

Warden Group LLC doing business as Triple Peak Lawn & Landscape
Alaska Entity #10377076 | 5996 Coho St, Unit D, JBER, AK 99506-3608
Phone / Text: 540-446-8572 | Email: TriplePeakLawn@yahoo.com
Payment: <https://www.venmo.com/u/triple-peak>

Client information

Name: _____
Service address: _____
Phone: _____ Email: _____

This Snow Removal Service Agreement (the Agreement) is entered into between Warden Group LLC, an Alaska limited liability company doing business as Triple Peak Lawn & Landscape (the Company), and the individual identified above (the Client). By selecting a service plan below and confirming acceptance as described in Section 16, the Client agrees to all terms contained in this Agreement.

1. Services Provided

The Company provides residential snow and ice removal services within Joint Base Elmendorf-Richardson and surrounding Anchorage areas. Services are limited to the areas expressly selected by the Client in Section 3 of this Agreement. Any area not selected and paid for is not included and will not be cleared.

Included in standard clearing

Removal of accumulated snow from the selected surfaces using powered snow removal equipment
Hand clearing of tight areas, steps, and edges where equipment cannot reach
Placement of removed snow in an appropriate location on or adjacent to the property
Before and after photographs of completed work, provided to the Client

Not included unless separately purchased

Application of salt, sand, or other de-icing materials
Removal of ice, hardpack, or compacted snow requiring chipping or mechanical breaking
Clearing of roofs, gutters, decks, balconies, or any elevated surface
Backyard clearing, pet path clearing, or pet waste removal
Clearing of vehicles, including removal of snow from parked cars

2. Pricing

One-Time Visits

Service	Price
Driveway only	\$35
Driveway plus entryway	\$45
Driveway plus sidewalk (no entryway)	\$45
Driveway plus entryway plus sidewalk	\$55
Pet Path Clearing, added to any service above	\$20
Pet Path Clearing, standalone	\$30
Full backyard clear, added to any service above	\$45
Full backyard clear, standalone	\$50
Deep snow surcharge, 8 inches or more	add \$15
De-icing or salt application	add \$15
Ice breakup or hard packed snow	\$85 / hour
PCS move-out ice removal	\$85 / hour

Hourly services carry a \$42.50 minimum charge and are billed in 15 minute increments after the first 30 minutes.

Seasonal Plans November Through March

Plan	Per Month
Driveway only	\$135
Driveway plus entryway	\$170
Driveway plus sidewalk (no entryway)	\$195
Driveway plus entryway plus sidewalk	\$205
Priority upgrade: 1 inch trigger instead of 2 inches	add \$40
Pet Path Clearing added to any monthly plan	add \$60

Monthly plans include unlimited clearing visits for the selected surfaces whenever the applicable snowfall trigger is met, subject to the storm event definition in Section 5 and the extreme weather provisions in Section 6.

Season term: The full season is November 1 through March 31, covering five calendar months. Snowfall in October does not start or shift the season. The seasonal price reserves automatic service during this fixed period and is not reduced for months without qualifying snowfall. October and April visits, or visits otherwise outside the season, require a separate request and confirmation before work begins. They are billed separately at the agreed one-time rate, plus applicable separately listed surcharges, and are not included in the season payment.

3. Service Selection

Select your service, coverage, trigger and payment option below.

Plan type: ☐ One-time visits ☐ Seasonal plan, November through March

Coverage: ☐ Driveway only ☐ Driveway + entryway
☐ Driveway + sidewalk ☐ Driveway + entryway + sidewalk

Trigger: ☐ 2 inches, standard ☐ 1 inch, priority, add \$40/month

Add-ons: _____

Payment: ☐ Monthly ☐ Full season upfront

Monthly total including upgrades: \$_____ Full season (monthly total x 5): \$_____

Agreed one-time rate: \$_____

Start date: November 1, 2026 End date: March 31, 2027

4. Service Hours

Snow removal is performed between 6:00 AM and 9:00 PM. The Company observes all Aurora Military Housing quiet hours and will not operate powered equipment during those periods.

Aurora Military Housing Quiet Hours	Time
Sunday through Thursday	10:00 PM to 6:00 AM
Friday and Saturday	11:00 PM to 6:00 AM

If snowfall ends during quiet hours, service will begin at 6:00 AM. The Company will not violate housing quiet hours to meet a service window, and delays caused by quiet hour restrictions do not constitute a breach of this Agreement.

5. Service Timing And Storm Events

Overnight snowfall: cleared by 10:00 AM the following morning.

Daytime snowfall: cleared within 12 hours of the snowfall ending.

A storm event is defined as any continuous 24 hour period of snowfall. One clearing visit is provided per storm event. A multi-day storm counts as a single event and receives a single clearing at its conclusion, not a clearing per day.

Service order within a route is determined by the Company and may vary between storms. The Company does not guarantee a specific arrival time.

Monthly plan clients are serviced automatically once the trigger depth is met. No call or text is required. One-time clients must request service for each visit.

Snowfall depth is measured by the Company at or near the service address at the time of assessment. The Company's measurement governs whether a trigger has been met.

6. Extreme Weather And Force Majeure

Storms producing more than 12 inches in a single storm event are billed to seasonal plan clients as one additional one-time visit at the selected coverage rate in Section 2.

The Company may suspend service during blizzard conditions, whiteout, extreme cold, high winds, or any condition that makes operation unsafe. Service resumes as soon as conditions permit.

The Company is not liable for delay or non-performance caused by weather, equipment failure, road closure, base access restriction, illness, injury, military duty obligation, or any cause outside its reasonable control.

If the Company is unable to provide any service for more than 14 consecutive days during an active monthly plan due to such a cause, the Client may request a prorated credit for the affected period.

7. Client Responsibilities

The Client agrees to the following. Failure to meet these responsibilities may result in delayed service, incomplete service, or additional charges, and may void the Company's liability for resulting damage.

Remove all vehicles, trailers, toys, hoses, extension cords, planters, decorative items, and other objects from the areas to be cleared before the scheduled service window.

Mark the location of any sprinkler heads, low-profile landscape edging, septic components, drain covers, buried utilities, or other objects that will not be visible under snow. Unmarked objects are cleared at the Client's risk.

Ensure gates are unlocked and accessible if backyard or pet path service is selected. The Company is not responsible for service that cannot be completed due to a locked gate, and such a visit is still billable.

Secure all pets indoors during the service window. The Company will not enter a yard containing a loose animal.

Notify the Company in advance of any pre-existing damage to driveways, walkways, curbs, or landscaping.

Maintain a safe and reasonable working environment for the Company's personnel.

8. Snow Placement

Removed snow will be placed in a reasonable location on or adjacent to the property, at the Company's discretion, in compliance with housing rules. Snow will not be placed in a manner that blocks fire hydrants, utility meters, neighboring driveways, sidewalks, or roadways. The Client may request a preferred snow placement location, and the Company will accommodate it where safe and practical. Where property size, snowbank height, or accumulated volume makes a preferred location impractical, the Company will use its judgment. Snow relocation or hauling away from the property is not included in any plan and is quoted separately.

9. Ice And Slip Hazard Disclaimer

This section is important. Please read it carefully.

Snow removal does not eliminate ice. Melting, refreezing, freezing rain, compaction, and thaw cycles can create ice on a surface that has been properly cleared. This is a normal condition of Alaska winters.

The Company does not warrant, guarantee, or represent that any surface will be free of ice, slippery conditions, or slip and fall hazards at any time, including immediately after service.

De-icing materials, where purchased, reduce but do not eliminate ice. Their effectiveness is limited at low temperatures and they may require reapplication.

The Client assumes all risk of slip, fall, and injury on the property, and is responsible for monitoring surface conditions between service visits and for taking additional precautions as needed.

The Client acknowledges that the Company's service does not transfer to the Company any legal duty the Client or property owner may have to maintain safe premises.

10. Property Damage And Limitations

The Company operates with reasonable care. The Client acknowledges and agrees to the following limitations.

Snow removal equipment can contact objects hidden beneath snow. The Company is not liable for damage to unmarked sprinkler heads, landscape edging, low-profile lighting, decorative stone, drain covers, pet stakes, or similar items concealed by snow.

The Company is not liable for damage to gravel, unpaved, unsealed, cracked, or deteriorating surfaces, or for the displacement of gravel during clearing.

The Company is not liable for turf, sod, or lawn edge damage occurring along the boundary of a cleared surface, which is a normal consequence of winter clearing and typically recovers in spring.

The Company is not liable for damage caused by de-icing materials to concrete, asphalt, vegetation, or adjacent surfaces. The Client accepts this risk when purchasing de-icing service.

The Company is not liable for pre-existing damage or for the worsening of pre-existing damage that was not disclosed in writing before service began.

Any claim of damage caused by the Company must be reported in writing within 72 hours of the service visit in question, with photographs. Claims reported after 72 hours cannot be verified against the Company's before and after documentation and will not be accepted.

Total liability limitation: The Company's total liability to the Client for any claim arising out of or relating to this Agreement, regardless of the legal theory asserted, is limited to the total amount actually paid by the Client to the Company in the 30 days preceding the event giving rise to the claim. The Company is not liable for indirect, incidental, consequential, special, or punitive damages, or for lost wages, missed appointments, or vehicle damage resulting from delayed or incomplete service.

11. Indemnification

The Client agrees to indemnify, defend, and hold harmless Warden Group LLC, its members, employees, and agents from any claim, demand, loss, or expense, including reasonable attorney fees, brought by a third party and arising out of the Client's failure to meet the responsibilities in Section 7, the Client's failure to disclose a known hazard, or the Client's own negligence.

12. Payment Terms

Payment is due in advance. Monthly payments are due November 1 and on the first of each following month through March. Full-season prepayment is five times the agreed monthly rate, including upgrades, and is due before November 1. The selected amount and payment option are recorded in Section 3. Out-of-season visits and applicable additional charges are billed separately.

One-time visits are due upon completion of the visit.

Accepted payment methods: Venmo at <https://www.venmo.com/u/triple-peak>, or cash. Other methods by prior arrangement only.

Service may be suspended without notice if payment is more than 5 days past due. Suspended service does not extend the term of a monthly plan or entitle the Client to a credit for missed visits during suspension.

Accounts more than 30 days past due may be referred for collection, and the Client is responsible for reasonable costs of collection.

Returned or reversed payments incur a \$25 fee.

Rates are fixed for the duration of the current season term and will not increase mid-season.

13. Cancellation And Termination

Either party may cancel a monthly plan with 14 days written notice, delivered by text, email, or message.

If the Client cancels mid-month, the Company will refund the unused portion of that month on a prorated basis, calculated from the date notice is received, less the value of any visits already performed at the applicable one-time rate.

Seasonal prepayments are refunded on the same prorated basis.

The Company may terminate this Agreement immediately for non-payment, unsafe conditions on the property, abusive conduct toward personnel, or repeated failure by the Client to meet the responsibilities in Section 7.

A Client who terminates and later requests reinstatement is subject to availability and to the rates in effect at that time.

One-time visits may be cancelled at no charge with at least 4 hours notice before the scheduled service window. Cancellations inside 4 hours, or a visit that cannot be completed due to Client access failure, are billable in full.

14. Photographs And Marketing

The Company documents each completed visit with before and after photographs for quality assurance and dispute resolution. The Company may use photographs of completed work in marketing materials and on social media. Such photographs will not include the Client's name, house number, license plates, or any other identifying detail. The Client may opt out of marketing use at any time by notifying the Company in writing, and opting out does not affect service in any way.

15. General Provisions

Independent business The Company is an independent business and not an employee, agent, or partner of the Client. Nothing in this Agreement creates a joint venture or employment relationship.

Housing and community rules Both parties acknowledge that the service address may be subject to Aurora Military Housing community rules and applicable installation regulations. The Company will comply with those rules, including quiet hours, snow placement restrictions, and parking requirements. Where a housing rule conflicts with a term of this Agreement, the housing rule governs.

Governing law and venue This Agreement is governed by the laws of the State of Alaska. Any dispute arising under this Agreement will be brought in the state courts located in Anchorage, Alaska.

Dispute resolution Before initiating any legal action, the parties agree to attempt in good faith to resolve the dispute directly through written communication for a period of not less than 30 days.

Entire agreement and amendment This Agreement is the entire agreement between the parties regarding snow removal services and supersedes any prior discussion, quote, or advertisement. It may be amended only in writing, which includes text or electronic message confirmed by both parties.

Severability If any provision of this Agreement is found unenforceable, the remaining provisions remain in full force and effect.

Assignment The Client may not assign this Agreement. The Company may assign this Agreement to a successor entity upon written notice to the Client.

Notices Notices under this Agreement may be delivered by text message to 540-446-8572, by email to TriplePeakLawn@yahoo.com, or by direct message through the Company's Facebook page. Notice is effective when sent.

16. Acceptance

The Client accepts this Agreement by either signing below or by replying to the Company by text message or direct message with the following statement:

I agree to the terms

An electronic acceptance carries the same legal effect as a handwritten signature. The Client should retain a copy of this Agreement for their records.

Client signature

Type your full name in the PDF signature field, or add a drawn signature using your PDF app.

Client signature: _____

Printed name: _____

Date signed: _____

Company representative

Representative signature: _____

Representative name: Luke Warden Date: _____

Thank you for choosing Triple Peak Lawn & Landscape.