

Landscape Services Agreement

Owner: Country Villas HOA
 Address: 2709 Meadowstone CT.
 City: Carrollton Texas 75006
 Re: Landscape Management Proposal
 Contact: Blue. (972)939-2033

Job Name: Country Villas
 Date: 2/28/2025
 Prepared by: Manny Garcia
 Contract Date: 5/01/2025- 5/1/2026
 (214) 241-6788
 gmanny691@gmail.com

Standard Management Items:

| <u>Frequency</u> | <u>Job Function</u> | <u>Cost/Time</u> | <u>Cost/Year</u> |
|------------------|--|------------------|--------------------|
| 44 | Mow, Edge, Line Trim, Weed Beds & Blow | \$1,150.00 | \$50,600.00 |
| 8 | Shrubs & Groundcover: Trim & Prune | \$1,100.00 | \$8,800.00 |
| 2 | Turf & Bed Pre-Emergent Applications | \$2,625.00 | \$5,250.00 |
| 3 | Turf Fertilizations | \$2,625.00 | \$7,875.00 |
| 1 | Turf Post Emergent Applications | \$1,200.00 | \$1,200.00 |
| 2 | Shrub & Groundcover Fertilizations | \$600.00 | \$1,200.00 |
| 12 | Irrigation Checks | \$650.00 | \$7,800.00 |
| | Subtotal: | | \$82,725.00 |
| | Sales Tax: | | \$6,824.81 |
| | Total: | | \$89,549.81 |

Price Billed Per Month: \$ 7,462.48

Paid As Performed Items:

| <u>Frequency</u> | <u>Job Function</u> | <u>Cost/Time</u> | <u>Cost/Year</u> |
|------------------|---|------------------|------------------|
| 1 (as requested) | Ryegrass Turf Scalping | | |
| 1 (as requested) | Ryegrass Overseeding (2 bags/app) | | |
| 2 (as requested) | Seasonal Color Changes (TBD flats/change) | | |
| 2 (as requested) | Hardwood Mulch. | | |

* 30 days written notice is required to cancel services. These prices are valid only after acceptance for 1 year from the above contract date. Early contract cancellation by the owner will result in 75% of the balance of the contracted to cancel the contract at any time, with no further financial obligations to the owner, by providing a 30 day written cancellation notice. It is hereby agreed that this services agreement shall automatically renew each year on its annual anniversary date for an additional year unless one of the parties terminates by providing the other with 30 days prior written notice.

Payment Terms: Customarily, the Owner will be invoiced monthly. Payments are due in full immediately upon invoice.

*Irrigations System Checks will be performed as proposal states. Any repair or additions will be billed separately and individually.

Customer Signature of Approval:

x _____ Date: _____

Customer Signature of Approval:

x _____ Date: _____

Country Villas of Carrollton

Landscape contract details

Job Function:

Agree on frequency for the annual service with a provided schedule by month. This is to include mow, edge, trim, weed beds and blow. Trim and prune shrubs, ground cover according to recommended horticulture practices. Small ornamental trees in common areas and fronts of homeowner's property would be pruned to keep height in reasonable size. Not to include behind homeowner's fences.

Leaf clean up

During spring and fall CVHO have lots of live oaks and trees that shed. It is necessary to clear (minor mulching if grass is present in areas) otherwise bag and haul away.

Other projects like mulching and seasonal color would be considered after City project at an additional cost. Possible rye grass planting and special drainage and other projects would be bid out and also an add on.

Irrigation checks and repairs if damaged during mowing. Making certain the property is watered after emergent applications.

Proof of Insurance

Workers and company are insured and have liability insurance and worker's compensation in the event of an incident.

Inclement Weather

If rain, snow or consecutive days of inclement weather during the week of scheduled service for the month adjustments to fee will be made.

Workers & Equipment

Workers are employees of company and adequate numbers for task to be performed. Also having appropriate tools to tackle the property size, IE: Riding lawn mower, push mower, edgers, weed eaters, blowers, and pruning tools.

Irrigation

Basic checks and functionality of timers and sprayers on property.

Advanced repairs would be added on as additional cost to CVHO.