

November 15th 2018

Re: 2019 Property maintenance contract for: Brookside HOA

Scope of work: lawn maintenance 2x April and October, weekly May - September, weed pulling in flower beds, monthly edging, Garbage can replacement liners and disposal 2 x per month April - October, granular turf fertilizer applied 4 x per season, Weed spray (non toxic Tenacity) applied as needed to turf areas, weed spray for non turf areas applied as needed, irrigation start up and winterize, irrigation system coverage checks performed as needed, Fall/Spring property clean up invoiced \$55.00 per man hour. Irrigation service will be invoiced \$45.00 per man hour plus parts.

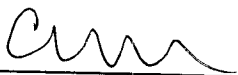
Snow Removal, plowing of walks will be completed with a minimum snow depth of 2" or more.

Cost: Your seasonal total for 2019 is **\$15,930.00** for lawn maintenance, turf aeration, irrigation system start up, turf fertilizer, shrub trimming and sprinkler system winterization. Peaceful Valley will invoice **\$1,770.00** per month March - November 2019 -2021. (3 year contract) Irrigation service labor will be invoiced **\$45.00** per man hour plus cost of materials, Spring/ fall clean up and shrub/tree trimming will be invoiced **\$55.00** per man hour, General landscape man hour labor will be invoiced **\$55.00** per man hour plus materials.

Time: Services will be performed on Thursday's with the exception of Holidays or bad weather. If a Holiday falls on our scheduled day we will perform services the following day weather permitting.

Payments and terms: Upon execution of this agreement, Owner/Agent agrees to pay contractor **\$15,930.00** for the 2019 - 2022 calendar years. Contractor shall invoice Owner/Agent **\$1,770.00** each month (March - November 2019- 2021) by the 1st of each month. Your 1st service invoice will be sent by March 1st and is due by the 10th of each month. Payment terms are net 10 days. Payment in full is due by the 10th of each month. In the event of default, any unpaid monies owed as specified in this contract, may be referred to a 3rd party collection agency. The agency we use charges 35% of the unpaid principal balance owed at the time it is turned into them. Those fees become your responsibility. In addition to collection fees, principal and accrued interest, you will also be liable for all attorney's fees and court costs resulting from default.

Notice of Acceptance: If accepted in writing, this document shall become a legal contract between Contractor and Owner/Agent and deemed to be a full and legal agreement between both parties. Either party may cancel this contract with 30 days written notice.

Owner/Agent 
Elizabeth Martin on behalf of the BOD.
Contractor _____

Date 2/5/19

Date _____