

Trim All Lawn Service
942360 Old Nassauville Road
Fernandina Beach, FL 32034
Phone (904) 491-3232

August 20, 2024

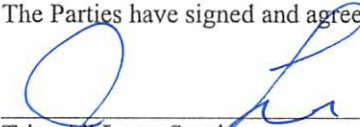
TRIM ALL LAWN SERVICE
Landscape Maintenance Agreement

Marsh Lakes HOA
5440 First Coast Hwy.
Fernandina Beach, FL 32034

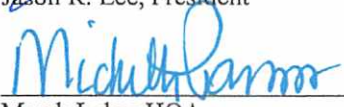
Marsh Lakes HOA, hereinafter called the "Owner" and Trim All Lawn Service, hereinafter called the "Contractor," in consideration of the mutual covenants herein contained and of other good and valuable consideration, the receipt of which is hereby acknowledged, hereby agrees as follows:

1. **Duration of Agreement:** The contractor shall perform its services under this agreement, as set forth on Page 2, from **January 1, 2025**, until and including **December 31, 2025**. This agreement shall automatically be renewed on its anniversary date for same terms and conditions, and any price adjustments shall be made on anniversary date. Notwithstanding, the price shall automatically increase three percent (3%) annually on the anniversary date.
2. **Changes to compensation:** Any changes to compensation for any of the following services during the duration of this agreement shall be made by addendum and agreed to by both parties to become effective on the date of signed addendum. Increases due to additional services included in this Agreement are subject to price changes consistent with fair market prices and shall be implemented after written notice to Owner of any price change.
3. **Termination, Cancellation, and Nonrenewal of Contract:** This agreement may be terminated at any time, with or without cause, by either party by giving the other written notice, 30 days in advance of the termination.
4. **Services:** The Contractor, who shall be considered an independent contractor of the Owner, shall perform the services listed under description of services. The Contractor shall perform its services upon the premises of Owner located at **Marsh Lakes HOA, Fernandina Beach, FL 32034**. All such services shall conform to the practices in the landscape maintenance industry and with applicable law. The contractor shall maintain the proper insurance in full force and effect for the duration of this contract. Trim All Lawn Service maintains a drug-free workplace.
5. **Payment:** The Owner shall pay the Contractor for services contained herein the sum of **\$3,065.00** monthly due on the first day of the month after the service is performed. Additional services requested by Owner and performed by the Contractor beyond the scope of this contract for monthly maintenance, will be billed to Owner separately. Payments shall be remitted to: Trim All Lawn Service, 942360 Old Nassauville Road, Fernandina Beach, FL 32034. If payment is delinquent, service will be placed on a temporary hold until payment is received in full. The Owner may be subject to collection agency costs, attorney fees, court costs, filing fees and finance charges for late or non-payment.

The Parties have signed and agreed to this agreement as of the date set forth below.


Trim All Lawn Service
Jason R. Lee, President

12-13-24
Date


Marsh Lakes HOA
Representative

12/13/24
Date

DESCRIPTION OF SERVICES FOR MARSH LAKES

Maintenance Program:

Maintenance Schedule: 52 weeks per year

- During the active growing season, turf will be mowed at the appropriate height for the species. Grass shall be mowed as needed during the dormant season.
- Edge all walkways, flower beds and roadways as needed.
- All shrubs shall be pruned as needed to present a neat appearance.
- Weeds in beds and in concrete shall be controlled chemically, mechanically or pulled by hand where that is not feasible.
- Generated landscape debris shall be collected and removed.
- All hard surfaces shall be blown clean.

Fertilization, Weed and Pest Control:

Turf shall be treated 8 (eight) times per year to include the following components:

- Fertilization 8x's per year consisting of a mixture of granular and/or liquid nutrients varying seasonally to promote vigorous turf development.
- Broad-spectrum insecticide shall be applied twice per year to control common southern turfgrass insects. Additional treatments would be performed at an additional charge.
- Herbicide to control broadleaf type weeds will be applied as needed 8x's per year. Control of grassy type weeds is not part of this program and would be performed at an additional charge if required.
- Fungicide application is not part of this program and would be performed at an additional charge if required.
- Call backs for retreatment of areas after an application are performed at an additional charge.

Ornamentals shall be treated 2 (two) times per year to include the following components.

- Fertilization with slow release granular or liquid product.
- Insecticide treatments would be performed at an additional charge if required.
- Fungicide treatments would be performed at an additional charge if required.

Irrigation System Checks to be performed Monthly:

- Activation of each zone and inspection for proper coverage.
- Minor adjustments to heads to maintain proper water delivery.
- Seasonally adjust the clock to meet watering demands of landscape.
- Prepare and submit to Owner any estimates for any repairs identified during inspection based on time and material charges.

Summary of Services

Maintenance: \$22,080.00 annually; \$1,840.00 per month

Fertilization, Weed and Pest Control: \$11,400.00 annually; \$950.00 per month.

Irrigation: \$3,300.00 annually; \$275.00 per month

Total for All Services: \$36,780.00

Additional Services Available – Not Included in Contract

Subject to change – current market price to be discussed prior to service being performed.

Installation of Pine Straw:

- Installation of (455) bales of Pine Straw at \$10.00 per bale: 2 times per year

Installation of Annuals:

- Installation of (324) annuals at \$3.65 per flower: 3 times per year