



SERVICE MAINTENANCE CONTRACT

CALAIS AT PELICAN BAY

2025-2027

Authentic Lawn Maintenance

Naples, FL 34108

March 14th, 2025

Owners and Staff of Calais at Pelican Bay,

We at Authentic Lawn Maintenance sincerely wanted to take the time to show gratitude for the long-standing relationship and your continued trust in our lawn care services. It's been our pleasure maintaining and enhancing the beauty of Calais at Pelican Bay.

We are excited to continue this partnership and look forward to a bright future filled with further opportunities to serve your community with dedication and excellence.

Thank you once again for your valued partnership.

Guillermo Ruben Rosales - Owner

Zeke Rosales - Partner

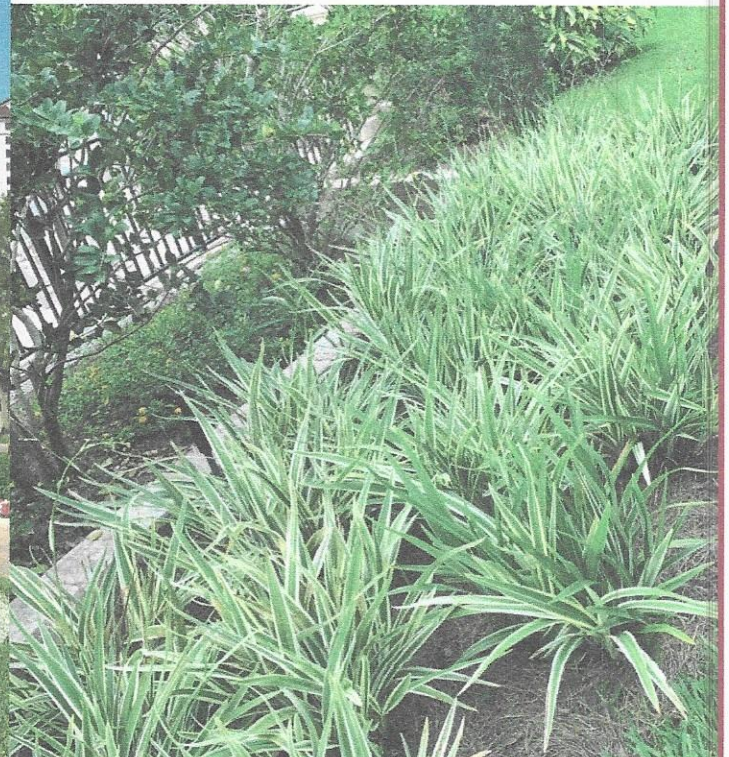
Authentic Lawn Maintenance



LANDSCAPE MANAGEMENT SPECIFICATIONS

Scope of Work: Contractor shall provide all labor, materials, supervision, equipment, and incidental items necessary to maintain the landscape areas as detailed in the Landscape Management Contract ("Agreement") between Owner and Contractor, except as specifically excluded herein. Annual Landscaping Management Specifications for 7064 Pelican Bay Blvd covers the following:

1. Turf Care
2. Ornamental, Palm, and Tree Care
3. Customer Service
4. Special Services
5. Additional Services



Turf Care

Mowing shall be performed with specified mower types and blades to provide a quality cut.

Mowing patterns shall be rotated to minimize scalping and rutting by mower wheels and to minimize soil compaction. Contract is for Floratam varieties only.

1. **Mowing**: All turf shall be mowed weekly during the growing season of April thru November and bi-weekly during the slow growing season of December thru March.
2. **Edging**: All hard surfaces shall be edged at every mowing. All soft surfaces, (landscape beds), shall be edged every other visit to maintain a clean edge.
3. **Debris Removal**: Contractor shall be responsible for the removal of all lawn debris and visible clippings with each site visit and blowing off all walks, driveways and street area where debris may be visible. Excessive seasonal leaf flush from hardwoods along roadway or in beds will be removed from the site for nominal additional fee upon approval.



Ornamental, Palm, and Tree Care

Pruning shall be performed as required to maintain the natural shape and plant palette characteristics. Pruning shall include, but not limited to, the removal of vegetation that is dead, damaged or diseased. When diseased vegetation is removed, the pruning cuts shall be made deep into the healthy plant tissue to re-establish healthy growth. The primary technique used in pruning practices shall be by hand. Should flat tops and sides be desired, this will be achieved using gas-powered shears. Pruned to maintain a natural, neat and healthy appearance based on plant palette's growth habit on a monthly rotation.

1. **Hedges:** Hedges less than 6 feet shall be pruned to maintain a natural, neat and healthy appearance based on plant palette's growth habit. Hedges exceeding this height shall be performed at Owner's request and expense.
2. **Palms:** Fronds shall be removed when fronds are brown and/or damaged with clean edge cuts made as close to the trunk as possible. Palms will be trimmed and maintained up to 12 feet in height from ground level. Palms exceeding this height shall be performed at Owner's request and expense.
3. **Trees:** Pruned to remove any dead or damaged branches. This will include cross-branching and the raising of canopies to allow safe pedestrian movement on the sidewalks and driveways in accordance with good canopy structure up to 7 feet. Trees over 12 feet in overall height shall be performed at Owner's request and expense.



Customer Service

A. Communication: Owners shall have ongoing communication with Ruben Rosales (239-961-5393) for field operations and management and Zeke Rosales (704) 951-7565 for accounting and administration. The Owner shall designate a single contact person and/or agent who shall be responsible for all communications of any kind with Authentic Lawn Maintenance.

B. Supervision: Authentic Lawn Maintenance shall ensure that there are qualified team members on the job site to complete all phases of their work and shall, always, enforce strict discipline and good behavior among its team members and shall take all steps necessary to ensure that they familiar with and abide by all safety guidelines. No work on property shall begin prior to 7:30 am, unless there are extenuating circumstances due to unforeseen conditions.

C. Emergency Calls: The emergency line is primarily to be used by the Management Company/Homeowner as issues arise that may need *immediate attention, such as running water*. If this is a running water emergency, a representative will be paged to address the concern as soon as possible. After hours calls will be prompted to leave a detailed message.



Special Services

Services: Contractor may perform any additional work to repair damage caused by acts of vandalism, storms, hurricanes, flooding or any other act of nature upon that are not covered under the scope of the Agreement or these Landscape Management Specifications. These services will not be executed without an approved written proposal by the owner(s). Contractor shall not be liable or responsible for work delays or work not preformed, caused by acts of nature or owner.

- a) **Storm Recovery Services to be Performed:** "Contractor" agrees to perform the landscape recovery services, as needed, to open roadways, sidewalks and to remove hazardous horticultural debris on a temporary basis until the Property Management or representing Board Member can be contacted. Agreed labor rate of \$95 per hour plus disposal fee.
- b) **Equipment and Supplies:** There will be additional charges based on the requirements of the property. These may include heavy machinery, lifts, loaders and forklifts.
- c) **Frost Advisories/Cold Weather:** Authentic Lawn Maintenance shall charge \$65.00 per man-hour plus required materials to cover existing annual plant beds and suspend irrigation. If the Owner refuses coverage, the seasonal flower warranty is void. In addition, if seasonal plants are covered, Authentic Lawn Maintenance does not guarantee its survival.



Additional Services

Seasonal Color

Labor & Material: "Contractor" will furnish all labor and material necessary for the seasonal rotation. This will include the removal and replacement of new topsoil amendments and the installation of approved seasonal plant material. Proposal will be submitted at time requested and billed in lump sum upon completion. Due to environmental sensitivities, all seasonal plantings are warrantied for ninety (90) days.

Installation of Mulch

Labor & Material: "Contractor" will furnish all labor and material necessary for installation of fall mulch. Proposal will be submitted at time requested and billed in lump sum upon completion.

Tree Trimming

Labor: "Contractor" will furnish all labor necessary for storm recovery services at a labor rate of \$95.00 per man hour plus cost of disposal.

Storm Recovery

Labor: "Contractor" will furnish all labor and removal of debris generated from the trimming of the hardwood trees based on the size of the trees and care needed. The cost per tree shall range, pending size of hardwood based on the ANSI 300 guidelines. Proposal will be submitted at time requested and billed in lump sum upon completion.





AUTHENTIC LAWN MAINTENANCE

Contract Management Fees

Monthly: \$4,200.00

Annual: \$50,400.00

LANDSCAPE MANAGEMENT CONTRACT

This Agreement sets forth the terms and conditions under which the Contractor will provide the services (the “Services”) specified in the Landscape Management Specifications Appendix attached hereto and made a part hereof by reference (the “Landscape Management Specifications”) provided to Owner, with respect to the property located in Naples, Florida, hereinafter called “Property”.

- 1. Terms:** Subject to mutual agreement by the parties regarding any changes to the annual contract amount or the Landscape Management Specifications at least thirty (30) days before the expiration of the current term, this Agreement shall commence on April 1, 2025, and terminate on March 31, 2027, unless renewed by a new service contract.
- 2. Service to be Performed:** Contractor shall perform all Services outlined in the Landscape Management Specifications and promptly notify Owner’s property management company or designated agent of any landscape maintenance issues beyond Contractor’s control.

- 3. Contractors Equipment and Materials:** Except as specifically excluded in the Landscape Maintenance Specifications, Contractor shall provide all labor, equipment, and materials required to perform the Services described in this Agreement.
- 4. Amount:** Owner agrees to pay to Contractor the sum of FIFTY THOUSAND AND FOUR HUNDRED DOLLARS (\$50,400.00) in twelve (12) monthly installment payments of FOUR THOUSAND AND TWO HUNDRED DOLLARS (\$4,200.00). Each monthly payment is due by the tenth (10th) day of the month. Contractor may terminate this Agreement, which will void the limited warranty specified in the Landscape Management Specifications related to installed plants, trees, shrubs, and associated work performed under this Agreement. Contractor's waiver of rights due to Owner's late payment in any instance shall not waive such rights for future payments or alter the agreed payment amounts or schedules.
- 5. Liability:** The parties agree that the Contractor is an independent contractor, and the Owner shall have no liability due to injury to the Contractor or the Contractor's agents or employees, unless such injury was caused in whole or in part by the Owner's negligence. It is further agreed that the Contractor shall not be liable for any damage, loss or injury of any kind whatsoever that was not caused directly by the gross negligence of the Contractor, its agent(s) or employees.
- 6. Owner Representations:** Owner represents that all plantings, trees, and turf were properly installed, and that necessary irrigation is properly installed and operating to provide sufficient water. Owner authorizes Contractor to access the property, during reasonable hours, to perform Contractor's obligations under this Agreement. Owner agrees to keep areas to be maintained free of debris and hazardous items.

IN WITNESS WHEREOF, the parties hereto have caused their duly appointed representatives to execute this Agreement as of the date first above written.

OWNER: President

CALAIS AT PELICAN BAY

By: [Signature]

Date: 3/27/2025

Billing Address:

7064 Pelican Bay Blvd.
Naples Fl. 34108

CONTRACTOR:

AUTHENTIC LAWN MAINTENANCE
INC.

By: _____

Date: _____



Authentic Lawn Maintenance

8805 Tamiami Trail North #29
Naples, FL 34108

PROPOSAL DATE

3/14/25

Customer
Calais at Pelican Bay

Description	Qty	Amt	Total
MAINTENANCE PACKAGE			
Mowing, Edging, Line Trimming, & Blowing	12	\$ 1,700.00	\$ 20,400.00
Plant Hand Pruning, Christmas Palm Pruning, Trimming & Debris Removal	12	\$ 2,500.00	\$ 30,000.00
SPECIAL SERVICES			
Emergency Services - Includes Storm Recovery, Frost Advisories, Equipment & Supplies	Hourly	\$ 95.00	EXTRA SERVICE
Project Services - Includes Mulching, Planting, & Irrigation repairs	Hourly	\$ 65.00	EXTRA SERVICE
Tree & Palm Services	Per	\$ 35.00	EXTRA SERVICE

*All material cost for special services are the properties responsibility.

Subtotal	\$ 50,400.00
Tax	\$ -
Total	\$ 50,400.00
Monthly	\$ 4,200.00

For questions and concerns, please contact **Authentic Lawn Maintenance**

THANK YOU FOR YOUR CONSIDERATION!