



SERVICE CONTRACT AMENDMENT

CALAIS AT PELICAN BAY

2025-2027



AUTHENTIC LAWN MAINTENANCE

Contract Management Fees

Monthly: \$750.00

Annual: \$9,000.00

SERVICE CONTRACT ADMENDMENT

This Amendment modifies and supplements the existing Service Contract (the “Service Maintenance Contract Agreement 2025-2027”) between the Contractor and the Owner. Under this Amendment, the Contractor agrees to provide wet check services and ongoing maintenance as part of the Services performed at the 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 November 1, 2025, and terminate March 31st, 2027.
1. **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.

- 2. 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.
- 3. Amount:** Owner agrees to pay to Contractor the annual sum of NINE THOUSAND DOLLARS (\$9,000.00) in twelve (12) monthly installment payments of SEVEN HUNDRED AND FIFTY DOLLARS (\$750.00). 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.
- 4. 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.
- 5. 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.

- 6. Insurance:** Throughout the term of this Agreement, Contractor shall maintain all required insurance, as required by the State of Florida, of the following: Worker's Compensation Insurance, General Liability Insurance, Auto Liability Insurance.
- 7. License:** The Contractor shall, at all times, during the term of this agreement, maintain all necessary and appropriate governmental licenses to do landscape maintenance, landscape installation in Collier County and the State of Florida.
- 8. Termination:** Either party, in its discretion and without cause, may terminate the Agreement by giving written notice, not less than thirty (30) days in advance. The parties agree that the Contractor may cease performance at such time as Owner has not paid all amounts required by the Agreement and in such case, Contractor will provide thirty (30) days' notice to Owner that the Contractor will terminate the Agreement if Owner has not paid all amounts as specified.
- 9. Law:** This Agreement shall be governed by the laws of the State of Florida.

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

OWNER:

CALAIS AT PELICAN BAY

By: _____

Date: _____

Billing Address:

CONTRACTOR:

**AUTHENTIC LAWN MAINTENANCE
INC.**

By:  _____

Date: 11/1/2025 _____



Authentic Lawn Maintenance

8805 Tamiami Trail North #29
Naples, FL 34108

PROPOSAL DATE

10/22/25

Customer
Calais at Pelcian Bay

Description	Qty	Amt	Total
MAINTENANCE PACKAGE			
Periodic Irrigation Wet Checks & Maintenance	12	\$ 750.00	\$ 9,000.00
SPECIAL SERVICES (EXTRA)			
Emergency Services	Hourly	\$ 95.00	EXTRA SERVICE
- Includes PVC Pipe Repair, Irrigation Repairs, Rewiring Technician, Equipment & Supply Replacements, Relocation Services			

***THIS AMOUNT WILL BE INCLUDED
IN THE MONTHL MAINTENANCE
BILLING.**

Subtotal	\$ 9,000.00
Tax	\$ -
Total	\$ 9,000.00
Monthly	\$ 750.00

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

THANK YOU FOR YOUR CONSIDERATION!