

Phase II Remodeling Project Budget:

Roofing Material - \$2,280

Finishing Supplies - \$3,390

Decorative Stone - \$4,500

Stucco Contractor - \$4,415

Dumpster Fee - \$1,850

Unforeseen Electric Work - \$1,000

Landscaping - \$600

Temporary Labor (one month) - \$3,000 Totaling \$21,035

10% Variance \$ 2,103

Total w/ 10% \$23,138

Both the Homeowners and Men's Club are willing to split the cost with the District. Therefore the total approximate split will be \$7,712.

Tess Schofield
Holiday Park District Manager



RECONSTRUCTIVE IDEAS

stucco & plastering • custom outdoor kitchens

3683 WARRIOR AVE
NORTH PORT, FL 34286

941.914.4200
RECONIDEAS@GMAIL.COM

ESTIMATE

DATE	ESTIMATE NO.
2/27/19	1786

NAME/ADDRESS
Holiday Park 5401 Holiday Park Blvd. North Port

ITEM	DESCRIPTION
Skim & Texture Exterior Walls	Exterior Wall Finishes. Multi-use building across from the pool, To receive skim and texture to match the pool building, except for interior entry walls and breeze way walls.

These prices are good for 30 days from estimate date.	ESTIMATE TOTAL	\$3,355.00
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By signing below, I acknowledge the estimated cost of work described above & agree to pay the balance in full upon job completion.

X



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ESTIMATE

DATE	ESTIMATE NO.
2/27/19	1787

NAME/ADDRESS
Holiday Park 5401 Holiday Park Blvd. North Port

ITEM	DESCRIPTION
Skim & Texture	Skim and texture interior breeze way walls on multi-use building across from the pool.

These prices are good for 30 days from estimate date.

ESTIMATE TOTAL

\$1,260.00

By signing below, I acknowledge the estimated cost of work described above & agree to pay the balance in full upon job completion.

X



Tess Schofield <holidayparkmgr@gmail.com>

Proposal for Stucco/Masonry Coat

John Boone <johnboone1981@gmail.com>
To: Tess Schofield <holidayparkmgr@gmail.com>

Tue, Mar 19, 2019 at 12:24 PM

John Boone Construction, LLC
2170 Brancusi Ave.
North Port, FL. 34288

- Proposal to: Holiday Park North Port, FL. (Tess Schofield)
- Job location: 5001 Palena Blvd. North Port, FL. (Holiday Park Clubhouse)

Scope of work: (Stucco/Masonry Coat)

All exterior walls of Clubhouse including the breezeway and faces of bump outs only.

- Cover/prep all windows and doors to keep everything neat and clean.
 - Apply bonding agent to all exterior walls that will be coated.
 - Skim coat all walls and complete with a light texture knockdown finish.
 - All job related debris will be picked up and hauled away to keep job site clean and safe.
- Total: \$ 5,840

Total payment due upon completion.

Price includes all materials and labor necessary for the job.
ONE YEAR GUARANTEE ON ALL STUCCO WORK.

Any questions please feel free to contact me.

Thank you

John Boone Jr.
John Boone Construction, LLC
941-237-7762

1 st Revision	5/27/92	8 th Revision	11/12/09	15 th Revision	11/09/17
2 nd Revision	04/20/94	9 th Revision	11/11/10		
3 rd Revision	04/13/95	10 th Revision	05/05/11		
4 th Revision	04/11/95	11 th Revision	05/19/11		
5 th Revision	12/11/97	12 th Revision	12/08/11		
6 th Revision	11/12/98	13 th Revision	05/08/14		
7 th Revision	05/12/05	14 th Revision	10/13/16		

HOLIDAY PARK, PARK AND RECREATION DISTRICT GENERAL RULES AND REGULATIONS

DRAFT

- A. Persons eligible to use Recreation Hall and Other Facilities
 - 1 Residents with ID TAGS.
 - 2. Registered, out-of-town, overnight guests 14 years and older with tags.
 - 3. Children 13 and under, accompanied by an adult with an ID tag.
 - 4. Day Guests will be permitted to Homeowners' Association dances and tournaments sponsored by various groups.

- B. Hours of Operation for Recreation Hall Facilities
 - Monday through Saturday 7 a.m. to 10 p.m.
 - Sundays and Holidays 7 a.m. to 9 p.m.

With the Exception of Authorized Special Functions

- C. Guests
 - 1. Guests, 14 and older staying overnight must register at the office. Day guests permitted providing they are accompanied by resident.
 - 2. Badges are required for use of all facilities/activities and are issued for a maximum of thirty (30) days. A non-refundable fee of \$1.00 must be paid for each guest badge.
 - 3. All guests are permitted for a thirty (30) day stay in a 12 month period however, under certain conditions and approval by the Board of Trustees, special consideration could be granted.

- D. Renters
 - 1. All Renters must be registered at the Park Office.
 - 2. Badges and gate entry devices are obtained at the Park Office. A deposit fee of \$10.00 (magnetic badge)/\$7.00 (pin badge) and \$10.00 (barcode or proximity card) will be charged. A refund of \$7.00 for the magnetic badges/\$5.00 for pin badges during current year and \$4.00 for the proximity cards are returned upon checkout.

- E. Recreation Vehicles, Boats and Utility/cargo trailers must be parked in one of the compounds with no more then one (1) space assigned to any individual or property when available. None of these vehicles may be parked on a residential lot for more than forty-eight (48) hours.

- F. Top covering and foot wear must be worn at all times in both recreation halls and laundries.

- G. No pets are permitted in Phase I or Phase II Recreation halls, pool areas, tennis areas or any recreational facilities.

H. Dog Size: Height 20 inches max. Weight 30 pounds max.*

*Note: Please refer in its entirety, Page 3 Paragraph I of the Deed Restrictions. Owners are responsible for cleaning up after their pets.

I. No soliciting is allowed in the park.

J. Speed limit in the park is 15 miles per hour.

K. Each owner must have his or her vehicle(s) registered with the Park Office.

L. No children under 14 years old are permitted to drive a golf cart per Florida Statute 316.212 subsection 7.

~~L.~~ M. Maintaining Carports.

- a) Residents are not permitted to use their carports as storage area
- b) Carports shall not be used as outdoor living space. No furniture or appliances of any type will be permitted. Patio furniture and BBQ grill will be allowed.
- c) Residents must remove all loose items, including hanging baskets, barbeque grills, bicycles, flower pots and figurines during hurricane warnings and when leaving for thirty days or more. Waste cans are to be removed or secured.

~~M.~~ N. Homes & Grounds.

- a) Residents and owners are responsible for removal of mildew from their home and paint when necessary.
- b) All planting beds, front, sides and rear of home must be kept weed free. Shrubs and trees must be pruned when needed. Dead shrubs and limbs must be removed.
- c) Trees which are removed must have the trunks (base of tree) ground down below the surface of the lawn.

~~N.~~ O. Parking & Vehicles.

- a) No derelict vehicles, vessels or trash of any description shall be kept or permitted adjacent to or upon any lot. No vehicle repair work shall be conducted upon any residential lot except for necessary minor repairs. (See Deed Restrictions Page 2, Item F).
- b) Vehicles parked on lawns must be removed for the lawn contractors on the day of cutting.
- c) Parking is not permitted on streets or cul-de-sac, or islands.
- d) Temporary parking on the grass is allowed only for guests and construction maintenance contractors.

~~O.~~ P. Fees.

- a) Homeowners who, in the opinion of the Park Manager or his designee, are in violation of the provisions of Paragraph ~~NM~~, above shall be notified by the Park Administration of such violation. If the violation is not corrected within fifteen (15) days of notification, the Park Manager or designee may cause the deed violation to be corrected. The Homeowner

shall be invoiced for the cost of remediation, in addition to a one hundred dollar (\$100) administrative fee for each violation. Labor shall be billed at actual cost, but not less than twenty (\$20) per hour, with a one-hour minimum charge. Mailing of a notice to the property owner's address on file in the Holiday Park office shall be considered "notification" for purposes of the fifteen (15) days' notice, above. If the invoice is not paid by the homeowner within thirty (30) days of invoice date, a lien may be placed on the property for the value of the invoice, plus any fees associated with attaching the lien.

~~P.~~ **Q.** Operations in an Emergency

a) In the event of a weather emergency such as tornado, hurricane or flood, Park management is responsible first and foremost for repairing damage by clearing roadways, securing public buildings and lands, and taking appropriate action to reopen facilities. Homeowners who are not in residence are to contact their caretaker or neighbor to inquire as to their property's condition. The Holiday Park office will not be available to answer homeowners' or residents' inquiries regarding private property until the Park is secured, repaired and fully operational.

~~Q.~~ **R.** Repair Work.

- a) No vendors or outside contractors are to be permitted inside Holiday Park on Sundays, unless it is an emergency.
- b) No repair work may be performed between 6:30 PM and 7:00 AM.

REQUEST FOR PROPOSAL
LAWN MAINTENANCE
FOR 2018/19 SEASON

COPY

The attached bid specification is for the **Holiday Park Park and Recreation District** Located at 5401 Holiday Park Blvd North Port, FL 34287.

Your bid proposal shall be due on or before December 8, 2017 at 3PM. Please submit your proposal to Holiday Park, 5401 Holiday Park Blvd North Port, FL 34287 or fax to 941 423-1084 Attn: Wayne Schofield.

Should you have any questions concerning these specifications, you may contact Wayne Schofield, District Manager, at 941 426-1585.

We believe this specification reflects the services and interests of Holiday Park. It enables us to compare contractors on fair and equitable bases. If there is any section in this specification that you feel needs improvement, we welcome your comments.

Except as otherwise stipulated herein, the contractor shall furnish all materials, equipment and labor necessary to complete the work described in this contract; further, it shall be the contractor's sole responsibility to make arrangements for all required material procurement, transportation, off site storage and preparation.

1. GENERAL STANDARDS

- 1.1 The contractor is required to accept direction from the manager or assigning trustee.
- 1.2 The contractor shall be familiar with the project premises and how the existing conditions shall affect his work during the service term of agreement.
- 1.3 Throughout the term of this agreement, contractor shall maintain at their sole expense the following minimum insurance limits:
 - 1.3.1 A Worker's Compensation for statutory limits in compliance with applicable State and Federal Laws and Employee Liability with a minimum limit of \$500,000.00
 - 1.3.2 Comprehensive General Liability including Contractor's Protective covering the Indemnification/Hold harmless clause as set forth in Paragraph 1.4 below and Broad Form Property Damage with no less than the following minimum limits:
\$1,000,000. Any one occurrence combined for Bodily and Personal Injury and Property Damage.
 - 1.3.3 Automobile Liability including owned, non-owned and hired automobiles with no less than the following limits:
\$500,000. Any one occurrence combined for Bodily and Personal Injury and Property Damage.
- 1.4 Insurance Certificates: Before starting work the Contractor shall furnish the District with Certificates of Insurance signed by insurer acceptable to the District, indicating that the District will receive at least 30 days prior written notice of cancellation or modification of the insurance that may affect the District interest. The Contractor assumes the responsibility for securing Certificate of Insurance for his subcontractors.
- 1.5 The contractor agrees to indemnify and hold harmless the District, its Board members, agents, employees, manager, heirs and assigns from loss, damage, liability or expense on account of damage to property and injuries, including death, to all persons, including the

contractor's employees, arising or in any manner growing out of the performance of any work or supplying of any material under this contract, regardless of whether or not it is caused in any part by the act or omission, whether negligent or not, of a party indemnified hereunder, and shall defend at its own expense any suits or other proceedings brought against the District, its trustees, agents, and employees or any of them, on account thereof and pay all expenses and satisfy all judgements which may be insured by or rendered against them or any of them in connection therewith.

1.6 Itemized bills that refer to line items in the contract shall be submitted, for payment, on the following days to guarantee prompt payment:

25th of each month for payment by the 3rd of the month.

1.7 All work shall be performed to the highest standard of horticultural excellence and shall be in accordance with accepted standard practices. All work shall be performed with all applicable laws, codes, ordinances and regulations of all local, state and federal government agencies; and it will be the responsibility of the contractor to obtain at their cost all necessary certificates, permits and licenses required by such agencies and to provide the District with copies of the same.

1.8 All personnel of contractor shall be properly trained and licensed (if necessary) and shall conduct their work in a professional manner at all times, while on the District property. The workers shall be supervised, neat in appearance, and wear a standard shirt or uniform that identifies the contractor.

1.9 The contractor agrees to include with the bid proposal, a list of any work which is intended to be performed by a subcontractor. All subcontractors shall require approval by the District.

1.10 Notice will be provided and replacement if necessary for any damage to utilities, buildings, signage, and/or landscape.

1.11 The District reserves the right to cancel this contract with a written 60 day certified mail, return receipt requested, notice to the contractor.

1.12 This contract shall be awarded when executed by an authorized representative of the District on the enclosed bid form. An original copy of this executed contract shall be forwarded to the successful bidder.

1.13 Holiday Park has the right to accept or reject any or all bids.

2. SCOPE OF WORK

2.1 Furnish all labor, equipment and material necessary to complete the maintenance of turf and plantings as specified herein. The work to be completed, but not limited to, shall include:

3. Mowing

3.1 All lawn areas shall be mowed non-growing season (Jan- Mar and Nov- Dec) every other week and growing season (April- Oct) every week. Lawn areas include all common areas and 865 residential lots.

3.2 Mowing shall take place between the hours of 7am-7pm.

3.3 There shall be 38 mowing and trimming cycles per year.

3.4 Contractor will have sufficient employees and equipment to complete the job in two (2) consecutive days.

3.5 Edging shall be done every other week during mowing cycle.

3.6 Avoid blowing grass at windows, walls, signs, planting beds, lanais and carports, etc.

- 3.7 Mow parallel to grading contours and not across so as to prevent scalping.
- 3.8 Grass along sidewalks, curbs, walls, pavement and other structures shall be edged by mechanical means only with equipment designed specifically for this work. Line trimmers shall be permitted only where access does not permit the use of mechanical edger. Any damages caused by the use of line trimmers shall be the responsibility of the Contractor.
- 3.9 Any divots created on the premises will be repaired.
- 3.10 Rear entrance shall be mowed 40 feet on both sides outside of the gate.
- 3.11 Mowing shall be performed without disturbing bed areas, cable, electric, shrubbery or structures.
- 3.12 Grass clippings, leaves or other debris will be swept (blown) and removed from all walkways, curbs, streets, street gutters, walls, air conditioner, driveways, beds and fences and will be removed from the District's property.
- 3.13 Litter, debris on lawn areas will be removed prior to mowing.
- 3.14 Mowing around all planted beds, planted trees and tree wells and any living areas shall be such that all grass clippings are directed AWAY from these areas.
- 3.15 During December, January and February when mowing is not needed due to lack of growth from extreme temperatures or drought conditions, equal time will be spent attending to other landscaping issues. For example, weeding, trimming, bed maintenance, refreshing mulch, etc. The manager or other authorized agent for the District will schedule these activities.

4. Trimming

- 4.1 All lawn areas adjacent, but not limited to buildings, walkways, curbs, lights, signs, trees, beds and fences, including compounds shall be trimmed. Weed whackers or equal, shall **not be permitted** adjacent to ornamental shrubs, wooden posts, building siding or any other building façade.

5. Edging

- 5.1 Edging walkways, sidewalks, roadways and curbs to be done on a bi-weekly basis. But **not** to create a trenched area or canal for water to undermine the integrity of the walkway, sidewalk or curb structures. Turf along all walkways will be cut with a mechanical or manual edger, producing a well-defined edge, bearing the above stipulation in mind.
- 5.2 All debris will be removed and discarded off-site.
- 5.3 All growth in cracks in sidewalks, roadways, and curbs shall be cleared of all growing vegetation. The curb shall be sprayed with an all vegetation kill, but is not to discolor the curb, walkways or sidewalks.

6. Swales

- 6.1 Swales shall be cleaned and all debris removed from Holiday Park four times per year; April, July, October, and December.
- 6.2 If heavy rains prevail and swales cannot be mowed it shall be performed with line stringer to edge of concrete.
- 6.3 All swales shall be edged with mechanical edger once per month.
- 6.4 All swales shall be mowed or edged to conform to mowing cycle.

7. Shrub and Ground Maintenance

7.1 Prune and shape shrubs with trained personnel, in the accordance with sound horticultural practices in the following areas:

- Front Entrance way
- Two water fountains on Tuscola
- Two gazebos
- Holiday Parkway
- Phase I Clubhouse
- Phase II Clubhouse
- Walkway Phase II
- Center Island Phase II
- Swimming Pool Areas Phase I & II
- Horseshoe Pits
- Rear Gate

8. Bed Maintenance(District Only)

8.1 All planting beds, including any around ornamental trees shall be maintained.

8.2 All weeds, not controlled by herbicide program shall be removed by hand. Any plant damage caused by chemicals, applied by contractor, will be the sole responsibility of the contractor.

8.3 Post-emergent herbicides shall be applied in accordance with manufacturer's recommendations and specification requirements to control weeds not controlled by pre-emergent programs. Any plant damage caused by chemicals, applied by contractor, will be the sole responsibility of the contractor.

8.4 The District Manager or authorized agent for the District is to schedule these activities with the contractor.

9. Palm Tree Maintenance

9.1 Work shall be limited to only those trees in the common areas.

9.2 Prune and/or shape as needed annually with trained personnel, in accordance with sound horticultural practices.

9.3 Work will be done in the fall in the following areas:

- Tuscola Blvd(including two fountains)
- Phase I & II Clubhouse
- Phase I & II Pool Areas

9.4 The District Manager or authorized agent for the District is to schedule these activities with the contractor.

10. Fertilization

10.1 Common areas shall be fertilized 2 x a year.

10.2 The Contractor shall provide advanced notice to the District in writing each time fertilizer is applied, noting the areas where applied.

11. General Cleanup

11.1 The District property shall be cleaned of debris including tree limbs by the Contractor during mowing cycle.

11.2 All residential properties shall have grass clippings and edging blown from sidewalks, carports and patios in a timely manner.

12. Termination of Agreement

12.1 Holiday Park may terminate this agreement by a 60 day certified mail, return receipt requested, written notice.

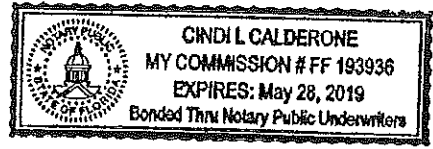
12.2 *Prime Scope may terminate this agreement by a 60 day*
13. Agreement *certified mail, return receipt requested notice.*

13.1 Holiday Park, Park and Recreation District and Prime Scope
agree to the above contract as presented on this 31st day of January
2018.

[Handwritten Signature]
Wayne Schofield - District Manager

State of Florida
County of Sarasota

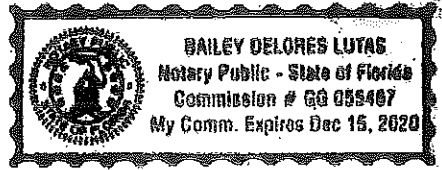
The foregoing instrument was acknowledged before me this 25th day of 2018, by
Wayne Schofield who is personally known to me. in January
[Handwritten Signature]
Signature of Notary Public



1st Vice Chairman

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 22 day of 2018, by
Jim Lockhart who is personally known to me. *[Handwritten Signature]*
Signature of Notary Public



[Handwritten Signature]
(Contractors Signature)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this _____ day of 20____, by
_____ who is personally known/has produced driver's license.

Signature of Notary Public

Landscape Maintenance Calendar / Holiday Park & Recreation 2018

MAINTENANCE		EDGING	FERTILIZATION	PALMS	SWALES
January	MOW EDGING MOW / TRIMMING EDGING	MOW EDGING MOW / TRIM ***Rejuvenational Pruning*** EDGING			
February					
March					
April					
May					
June					
July	MOW EDGING MOW EDGING MOW / TRIMMING MOW EDGING MOW / TRIMMING SWALES MAINTENANCE MOW	MOW EDGING MOW EDGING MOW / TRIMMING MOW EDGING MOW / TRIMMING SWALES MAINTENANCE MOW			
August					
September					
October	MOW EDGING MOW EDGING MOW / TRIMMING MOW	MOW EDGING MOW / TRIMMING Palms Pruning EDGING SWALES MAINTENANCE MOW			
November					
December	MOW EDGING MOW EDGING MOW / TRIMMING MOW	MOW EDGING MOW / TRIMMING Palms Pruning EDGING SWALES MAINTENANCE MOW			

Landscape Maintenance Calendar / Holiday Park & Recreation 2018

MAINTENANCE	EDGING	FERTILIZATION	PALMS	SWALES
January	EDGING MOW / TRIMMING EDGING	February	MOW EDGING FERTILIZATION MOW / TRIMMING EDGING	March
April	MOW EDGING MOW Palms Pruning MOW / TRIMMING EDGING MOW	May	MOW EDGING MOW SWALES MAINTENANCE MOW / TRIMMING EDGING MOW	June
July	MOW EDGING MOW EDGING MOW / TRIMMING SWALES MAINTENANCE MOW	August	MOW EDGING MOW EDGING MOW / TRIMMING SWALES MAINTENANCE MOW	September
October	MOW EDGING MOW EDGING MOW / TRIMMING MOW	November	MOW EDGING MOW / TRIMMING Palms Pruning EDGING SWALES MAINTENANCE	December

Delivering exceptional value with integrated services for property management.



SPECIFICATIONS FOR GROUNDS MAINTENANCE SERVICES

Holiday Park & Recreation District
5401 Holiday Park Blvd. / North Port, Florida 34287

December 6, 2017

SCOPE OF WORK

LAWN MAINTENANCE (MOWING) (38 CUTS)

- During the Growing season – April 1st through October 30th, Turf to be mowed EVERY Week (30 Cuts)
- During Slower growing season – all lawns will be mowed as specified per month. (8 cuts)
- If turf and lawns do not need mowing, other necessary services will be performed.
- Excessive grass clippings will be removed or dispersed upon completion of the mowing tasks.
- Lake banks and retention ponds will be trimmed as close to water's edge as possible. Typically, the cut will range from 3 to 4 inches in height. Drainage and retention areas or, other areas too wet or proper mowing will be cut when ground is firm enough to allow for normal mowing procedures.
- In the event that extreme weather makes lawn maintenance impossible, every effort will be made to fit a "make-up" visit into the schedule. However, if inclement weather pushes back the scheduled visit several days then the "make-up" visit will be abandoned in favor of the next scheduled visit in order to retain the schedule.
 - Swales to be trimmed to Concrete edge 4x per year (quarterly).

LAWN MAINTENANCE (EDGING) (24 ROTATIONS)

- All lawn areas bordering pavement, structural edges, sidewalks, walkways, drives, parking and curbs will be edged with a "blade edger" in order to maintain sharp, continuous lines every other mowing visit.
- Bed edges will be kept clean and well defined around plantings, ground-cover, tree-wells and prevent encroachment from lawn grass and weeds.
- Contractor shall clip along posts, buildings, lights, signs, trees, utility installations as required to maintain a neat and clean appearance.
- Edging will be performed on a regular basis to complement the mowing schedule.
- Hard edges, sidewalks will be edged every time the turf is mowed.
- Edging of plant beds to define the areas is accomplished using appropriate tools.

SHRUB MAINTENANCE (PLANT BEDS) (12 Trim / Detail Rotations)

- Except for unavoidable delays caused by acts of nature or holidays, hedges and plantings will be maintained dividing the property into sections. The entire property will be trimmed 12x per year.
- Selective hand pruning, trimming and hedging of plants will maintain natural growth habit of each plant according to species and seasonal growth pattern.
- Weeding of plant beds will be performed as necessary to control weed population and maintain healthy plants each scheduled visit.

Prime-Scape Services. ** 12815 Automobile Blvd, Clearwater, FL 33762**** 727-447-2186**

- Planting beds infested with weeds will be chemically treated. Weed control in plant beds, walks and other areas will be addressed using appropriate manual hand pulling and or chemical control methods.
- As work is performed; clippings and cuttings created by shearing and cutting will be removed from the property.

PALMS

- Trim District Palms on Common area property **As Needed** during the year to remove dead / broken fronds and seed pods. Remove resulting debris. Does not include de-booting.

SWALES (4 CLEARINGS PER YEAR)

- Swales to be cleared out of debris and cut back to Concrete Edges 4 times per year as specified in Holiday Park & Recreation Landscape Specifications.

DEBRIS

- Debris generated during the performance of landscape maintenance activities will be removed from walks, curbs and driveways. This will encompass blowing off at the areas. Care to limit migration of excess lawn grass clippings will be taken however, it is understood given the nature of this work occasional wind-blown clippings may occur.
- Turf areas shall be policed of litter before mowing so as not to shred and scatter foreign matter.

SCHEDULE OF SERVICES

Except for unavoidable delays caused by acts of nature or holidays, during the year, the entire landscaped property will be serviced accordingly. If lawns do not require mowing, other necessary services will be performed. Additional visits by a company representative are made performing site evaluations, surveys, inspections and various additional works. Proposals for additional scopes of work will be submitted to a property representative for approval prior to any work being performed.

A Prime-Scape Services representative will also attend meetings as requested at no subsequent cost. (Minimum two weeks' notice please).

SUPERVISION

Contractor shall maintain a supervisor to be on the property at all times during servicing. Said supervisor shall be fully responsible for the employees and the quality of service. Service to the property shall be during normal business hours (7:00 AM - 6:00 PM) Monday – Friday unless otherwise agreed by the client/owner or property manager. In either event service shall not interfere with the normal operation of the residents of the property. Any and all problems that may arise shall be brought to the attention of the client/owner or property manager.

LIABILITY

All problems (i.e.: grass dying, mulch etc.) will be reported by contractor to management in writing and what corrective action is being taken. All damages (i.e.: tree trunks, walls, sprinklers, etc.) will be reported by contractor to management in writing and what corrective action is being taken. Any material damage to the property will be at the cost of the contractor at no cost to the client. Parts and material will be replaced by the contractor for the cost of the replacement parts. No work will be performed by the contractor without written approval by the client/owner/property manager.

***** GROUNDS MAINTENANCE SERVICE CONTRACT *****

Duration:

This Agreement, entered into this 1st day of November 2017 by and between Prime-Scape Services whose address is 12815 Automobile Blvd., Clearwater, FL 33762 ("Contractor") and ("Client") **Holiday Park & Recreation District** whose address is **5401 Holiday Park Blvd. North Port, Florida 34287** shall set forth the terms and conditions under which the contractor shall provide for the grounds maintenance of the property known as **Holiday Park & Recreation District**.

The parties referenced above herein desire to enter into the agreement to be governed by the following terms, conditions, and stipulations.

Location:

This Grounds maintenance agreement is for services to be provided by the Contractor for the Client at the following described property:

Job Name: Holiday Park & Recreation District

Term:

The term of this agreement is for twelve (12) consecutive months to commence on the 1st day of , 2017, unless notice to terminate the Agreement is given by either party to the other at least sixty (60) days prior to the end of the initial term of renewals thereof.

Specifications:

The Contractor shall perform all work in good and workmanlike manner and in strict accordance with all regulation, customs, laws and ordinances, state and local, relating to the Work to be performed as specified in "The Specifications for Grounds Maintenance Services" attached hereto by reference. The Contractor shall not be held liable for any loss, damage, or delays caused by fire, civil or military authority, inclement weather, animals, vandalism, or any other causes beyond their control. If client takes exception to any services performed, or claims that contractor has failed to perform any services, such exemption or claim must be submitted to Contractor, in writing within five (5) business days or the services in question shall be deemed accepted by Client.

Compensation:

The Client shall pay contractor the sum listed below as total compensation for the Work Performed by the Contractor during the term of this Agreement, plus any changes that result from contractor performing additional Work or furnishing or materials not provided for this agreement. Any such additional work shall be authorized in writing prior to commencement of said work.

Payment shall be made to Contractor monthly in the amount(s) listed above, and is due within five (5) days of the first date of the calendar month for which services are provided plus any charges for additional work or materials. If payment is not received by the end of the calendar month for which such payment is due, it shall commence to accrue interest from the date of the rate of eighteen percent (18%) per annum until paid in full.

Grounds Maintenance Service Contract	Monthly	Yearly
Lawn and Shrub Maintenance PER Specification	\$ 13,950.00	\$ 167,400.00
Palms 1X per year	\$ 500.00	\$ 6,000.00
Swale Maintenance 4X per year	\$ 1,050.00	\$ 12,600.00
Grounds Maintenance TOTAL:	\$ 15,500.00	\$ 186,000.00

SPECIFICATIONS FOR FERTILIZATION SERVICES

FERTILIZATION & PEST CONTROL

A company representative will survey all landscape conditions identifying general turf health including potential insect infestations. A soil analysis is performed to determine what nutrients are needed to adjust soil ph. A site-specific agronomic plan will be implemented fertilizing the lawn areas and applying pest control treatments to minimize insect infestations. Pest control is limited to turf damaging insects only and does not include pests such as rodents, termites, ticks, borers, nematodes, moles, fire ants, fleas, carpenter ants, bees or other specialized services. ** Control of grub insect infestations and fungus related issues will be addressed in a separate written proposal. Any required additional service treatments will only be performed with the owner's consent and a signed proposal.

- A total of 6 IPM visits will occur throughout the year to monitor and inspect the ornamental shrubs and turf.
- Turf management shall be achieved through two (2) treatments per year with fertilizer and chemicals formulated to control lawn insects and diseases of southern turf grasses. Unless additional measures require certain elements needed as prescribed by lawn and ornamental analysis. All chemicals used shall be Environmental Protection Agency (EPA) and Florida Dept. of Agriculture approved. Additional treatments shall be made, if required to maintain a healthy insect and disease-free turf.
- Ornamental plant material will be treated two (2) times per year to fertilize the plant material and control insects and disease. These areas will be monitored to ensure plant health and a rapid response to any issues that arise. All ornamentals will be fertilized in accordance with the customer's given specifications and according to the recommendations of the University of Florida. The fertilizer will contain micronutrient amendments. Micronutrient deficiencies will be treated with supplemental applications depending on plant needs.
 - Prime-Scape Services pest and fertilizer technicians are trained as prescribed by the State of Florida in (GI-BMP) Green-Industry Best Management Practices.
- Prime-Scape Services pest control and fertilizer programs may be limited at any time due to the prevailing state and local regulations or inclement weather.
- Applications using liquid fertilizers, in addition to granular programs, which contain minor elements such as iron and manganese may be utilized.
- It is important to note that the fertilization program provides a minimum yearly rate of nitrogen and potassium per 1000 SF of turf. This is the optimum balance of these primary nutrients. Other spray services include other major and minor elements necessary for a healthy lawn.
- Turf areas previously overtaken with weeds existing to the point where re-establishing turf is beyond practicality are not covered under these specifications. It is the responsibility of the client to employ proper cultural controls, i.e. water amounts and time of application.
- Where water frontage exists, spray setbacks as established by Florida Dept. of Agriculture or other state and federal agencies shall be observed.

NOTE: Areas frequented by pets or wild animals are subject to urine burn and will not be included in this application agreement.

Pest Control & Fertilization Services	Monthly	Yearly
Pest Control & Fertilization – Lawn (2) Treatments	\$ 100.00	\$ 1,200.00
Pest Control & Fert. - Ornamentals (2) Treatments	\$ 50.00	\$ 600.00
Palm Fertilizer – (2) Treatments	\$ 50.00	\$ 600.00
TOTAL	\$ 200.00	\$ 2,400.00

Prime-Scape Services. ** 12815 Automobile Blvd, Clearwater, FL 33762**** 727-447-2186**

Grounds Maintenance Service Contract	Monthly	Yearly
Grounds Maintenance Per Specifications	\$ 15,500.00	\$ 186,000.00
Exterior Pest Control & Fertilizations	\$200.00	\$ 2,400.00
TOTAL COST	\$ 15,700.00	\$ 188,400.00

Renewal:

This contract shall automatically renew for additional twelve (12) month terms, without notice. Either party may cause this contract NOT TO RENEW by mailing a "Letter of Intent To Cancel" by certified mail or via email to the other party at least thirty (30) days prior to the ordinary termination date of this contract, or any renewal hereof. Unless otherwise negotiated in advance, renewals shall reflect a contractual fee increase of 3%.

Licenses and Insurance:

Contractor shall have in his possession prior to the performance of the work covered by this Agreement, all the necessary state and/or local licenses and permits required by law to perform the work. Contractor shall maintain Insurance with the limits shown below during the duration of the Agreement, and furnish the owner of the property, or agent of the owner, a valid certificate of insurance naming the owner, or owner's agent as additional Insured.

Workers Compensation	Statutory Limits
General Liability	\$1,000,000.00 per Occurrence
Automobile Liability	\$500,000.00 combined single limit

Cancellation:

Should client feel that work performed by contractor under this agreement has fallen below acceptable industry standards or is deficient in anyway. Client shall notify the Contractor in writing by Certified Mail, return Receipt, or via email of each specific deficiency. Contractor shall have fifteen (15) days in which to remedy stated deficiencies and should such deficiencies not be corrected within said period Client shall have the right to cancel this Agreement by giving Contractor thirty (30) days written Notice of such cancellation by Certified Mail. The effective date of precedent to the client's right to terminate. Client must render payment in full for all services performed through dates of termination.

Indemnity as to Liens and Claims:

Contractor shall pay promptly, when due, for all Labor and Materials used in the performance of the Work, and shall indemnify Client and/or Owner of the property on which the work is to be done against and save them harmless from any and all claims, liens, judgments damages, costs and expenses incurred as a result of Contractor's failure to pay labor and/or materials used in connection with the Work performed by Contractor hereunder.

No Hire Provision:

The Client agrees that it will not, while this Agreement is in effect, and for at least two (2) years after the termination of Contractors services hereunder, directly or indirectly employ hire or engage any person who shall have been an employee agent or representative of contractor in any capacity in any respect of the services provided.

Miscellaneous:

All provisions of this agreement shall be binding upon, inure to the benefit of and be enforceable by and against the respective legal successors and assigns of Prime-Scape Services as a customer.

The undersigned individual has full and complete authority to bind the corporation to all obligations assumed under this Agreement and by executing this document affirms that the work has been fully authorized by the Owner.

In the event this account is turned over for collections, the client shall be responsible for paying reasonable attorney fees and other costs of collection for said amount.

The parties acknowledge and Agree that the Work and the Parties' respective obligations hereunder shall be subject to and perform in accordance with the terms and conditions as set forth in this Agreement and any addendum or exhibit Attached and signed by both parties thereto.

Accepted and authorized signature of Client and Prime-Scape Services owner

Date: ____/____/____

Date: ____/____/____

Signature _____

Signature _____

Tim Lockhart - CEO
Prime-Scape Services
12815 Automobile Blvd., Clearwater, FL 33762
Office: (727) 447-2186

Name _____
Holiday Park & Recreation
5401 Holiday Park Blvd./North Port Florida 33612
Phone: (941) 426-1585

Turn In Bid Sheet

Final Landscape Maintenance Bid Sheet

** This page must be in your packet **

Company Bidding PRIME-SCAPE SERVICES Contact IAN MILLER IAN@PRIMESCAPESERVICES.COM

Contract Amount per Year \$ 188,400.00

While the following items are to be included in your pricing we ask that you break out the details for our review.

Swales Cost per Year \$ 12,600.00

Trees Cost per Year \$ 6,500.00

Shrub Maintenance Cost per Year \$ 18,000.00

Signature R. Anvin Date 12/6/2017



Ian Miller
Director of Sales

Email: ian@primescapeservices.com

Hillsborough County License SP13551

Pinellas County License C-10753

ISA Certified Arborist FL-6691A

Operational Plan

12815 Automobile Road
Clearwater, FL 33762
Tel: 727-447-2186
Fax: 727-447-1185
Cell: 941-385-5347

www.PrimeScapeServices.com

December 7, 2017

Job Name: Holiday Park and Recreation / North Port, Florida 34287
C/O: Wayne Schofield

Thank you for affording Prime Scape Services the opportunity to provide a Proposal for Landscape Maintenance in your Community.

Our Operational Plan consists of:

(NO Thursdays)

- Growing Season – (April – October) **(28) Cuts** – We will operate with (1) Account Manager / (2) Foremen / Supervisors / (9) Laborers working (2) Days per week Every week. (7) Mowers / Edgers / Line trimmers / Blowers.
 - **(14) Edging** and line trimming of curbs / sidewalks, swale and canal banks, fencelines and all roadways.
 - **(2) Swale cleanups** Rotations broken in (4) monthly rotations.
 - **(7) Plant Trimmings** in Community Common areas. Detail plant beds.
 - **(1) Fertilization** / Pest Control Technicians to apply fertilizer.
 - **(1) Tree Crew** to Cut palms as needed.
-
- Slower Growth Season – (October – March) – **(10) Cuts** – We will operate with (1) Account Manager / (2) Foreman / Supervisor / (8) Laborers working (2) Days per week Every other week. (7) Mowers
 - **(10) Edging** and line trimming of curbs / sidewalks, swale and canal banks, fencelines and all roadways.
 - **(5) Plant Trimmings** in Community Common areas. Detail plant beds.
 - **(2) Swale cleanups** Rotations broken in (4) monthly rotations.
 - **(1) Fertilization** / Pest Control Technician to apply Fertilizer.
 - **(1) Tree Crew** to Cut palms as needed.
-



Grounds Maintenance Service Contract	Monthly	Yearly
Grounds Maintenance Per Specifications	\$ 15,500.00	\$ 186,000.00
Exterior Pest Control & Fertilizations	\$200.00	\$ 2,400.00
TOTAL COST	\$ 15,700.00	\$ 188,400.00

Submitted by: Ian Miller, Director of Sales

Landscape Maintenance Calendar / Holiday Park & Recreation 2018

MAINTENANCE	EDGING	FERTILIZATION	PALMS	SWALES
January	MOW EDGING MOW / TRIMMING EDGING	MOW EDGING MOW / TRIM ***Rejuvenational Pruning*** EDGING		
April	MOW EDGING MOW	MOW EDGING MOW		
May	MOW EDGING MOW	MOW EDGING MOW		SWALES MAINTENANCE
June	MOW EDGING MOW	MOW EDGING MOW	PALMS PRUNING	SWALES MAINTENANCE
July	MOW EDGING MOW EDGING MOW / TRIMMING SWALES MAINTENANCE MOW	MOW EDGING MOW EDGING MOW / TRIMMING SWALES MAINTENANCE MOW		
August	MOW EDGING MOW EDGING MOW / TRIMMING SWALES MAINTENANCE MOW	MOW EDGING MOW EDGING MOW / TRIMMING SWALES MAINTENANCE MOW		
September	MOW EDGING MOW EDGING MOW / TRIMMING SWALES MAINTENANCE MOW	MOW EDGING MOW EDGING MOW / TRIMMING SWALES MAINTENANCE MOW	FERTILIZATION	
October	MOW EDGING MOW EDGING MOW / TRIMMING MOW	MOW EDGING MOW / TRIMMING Palms Pruning EDGING SWALES MAINTENANCE		
November	MOW EDGING MOW EDGING MOW / TRIMMING MOW	MOW EDGING MOW / TRIMMING Palms Pruning EDGING SWALES MAINTENANCE		
December	MOW EDGING MOW EDGING MOW / TRIMMING MOW	MOW EDGING MOW / TRIMMING Palms Pruning EDGING SWALES MAINTENANCE		

Landscape Services Contract

Prepared for

Holiday Park & Recreation District

by



PRIME-SCAPE
Services

Holiday Park & Recreation District
5401 Holiday Park Blvd.,
North Port, FL 34287
(941) 426-1585

Prime-Scape Services
12815 Automobile Blvd.,
Clearwater, FL 33773
(727) 447-2186

12815 Automobile Blvd.
Clearwater, FL 33762
(727) 447-2186



Summary of Services

The table below gives a brief summary of the work to be carried out annually at Holiday Park & Recreation District.

Property Address: **Holiday Park & Recreation District**
5401 Holiday Park Blvd., North Port, FL 34287

Contact: **Tess Schofield**

Tel: **(941) 426-1585**

Email: **holidayparkmgr@gmail.com**

Service	Basic Scope of Work	Annual Frequency
Lawn Maintenance	Regular mowing of all turf areas	38
Shrub Maintenance	Trimming of all common area shrubs and hedges	12
Swale Maintenance	Keep swales free of grass, dirt and other build-up	4 (plus ongoing)

Total	\$ 17,783.34/ month	\$213,400.08 / year
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Lawn Maintenance

SCOPE OF WORK

- All turf shall be cut in accordance with the schedule outlined below in order to maintain a consistent appearance throughout the year. This totals **38** visits per year.
- Acts of nature, inclement weather, holidays and other unavoidable circumstances may result in delays – in some extreme situations it may be necessary to skip a visit altogether.
- All mower blades shall be regularly sharpened in order to provide a clean cut. Mulching kits shall be employed in order to reduce clumping of cut grass.
- Line trimming shall take place every visit and will include all grass areas that cannot be safely mowed.
- All turf edges shall be edged on alternate visits, or as necessary, to maintain a neat appearance.
- Planted beds that require edging shall also be maintained every alternate visit or as necessary.
- All debris generated during the performance of landscape services shall be blown from all roads and driveways.
 - Grass clippings shall be blown back on to turf areas to provide natural fertilization. Care to limit migration of excess lawn grass clippings will be taken however, it is understood given the nature of this work occasional wind-blown clippings may occur. Prime-Scape Services are not responsible for the removal of litter or other debris not generated during the performance of the lawn maintenance.
- Retention ponds and other areas that retain moisture may occasionally be omitted from the regular service if these areas are too damp or waterlogged to safely maintain.
- Swales will be edged as needed to help reduce build-up and will also receive four (4) annual cleanings to remove any impediments to the flow of water.

Grounds Maintenance Schedule (38 visits per year)											
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
2	2	2	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	2	2

REQUIREMENTS FOR RESIDENTS

- Individual residents shall be expected to keep their lawns free of obstructions.
- Drainage downspouts, exposed pipes and wires, vinyl siding and all other structural additions should be protected by the resident or have at least a three inch clearance from turf in order to ensure damage-free servicing of the property.

Shrub Maintenance

SCOPE OF WORK

- Maintenance of all COMMON AREA shrubs, hedges and plants shall be performed on a monthly basis.
- Acts of nature, inclement weather, holidays and other unavoidable circumstances may result in delays – in some extreme situations it may be necessary to skip a visit altogether.
- Trimming and pruning shall be carried out with the intention of maintaining the existing plant shape and size and in accordance with the natural growth habit of each plant.
- All debris generated during the performance of shrub maintenance shall be removed and disposed of.
- Weeding of plant beds shall be performed as necessary to control weed population.

Lawn and Shrub Pest Control and Fertilization

- Turf management shall be achieved through two (2) treatments per year with chemicals formulated to control lawn insects and diseases of southern turf grasses. Unless additional measures require certain elements needed as prescribed by lawn and ornamental analysis. All chemicals used shall be Environmental Protection Agency (EPA) and Florida Dept. of Agriculture approved. Additional treatments shall be made, if required, to maintain a healthy, insect-free and disease-free turf.
- Ornamental plant material will be treated two (2) times per year and monitored during the above mentioned visits to ensure plant health and a rapid response to any issues that arise.
- Common area palms will be fertilized two (2) times per year.
- Pest control is limited to turf damaging insects only and does not include pests such as rodents, termites, ticks, borers, nematodes, moles, fire ants, fleas, carpenter ants, bees or other specialized services. ** Control of grub insect infestations and fungus related issues will be addressed in a separate written proposal. Any required additional service treatments will only be performed with the owner's consent and a signed proposal.
- Prime-Scape Services pest and fertilizer technicians are trained as prescribed by the State of Florida in (GI-BMP) Green-Industry Best Management Practices.
- Prime-Scape Services pest control and fertilizer programs may be limited at any time due to the prevailing state and local regulations or inclement weather.
- Applications using liquid fertilizers, in addition to granular programs, which contain minor elements such as iron and manganese may be utilized.
- It is important to note that the fertilization program provides a minimum yearly rate of nitrogen and potassium per 1000 SF of turf. This is the optimum balance of these primary nutrients. Other spray services include other major and minor elements necessary for a healthy lawn.
- Turf areas previously overtaken with weeds existing to the point where re-establishing turf is beyond practicality are not covered under these specifications. It is the responsibility of the client to employ proper cultural controls, i.e. water amounts and time of application.
- Where water frontage exists, spray setbacks as established by Florida Dept. of Agriculture or other state and federal agencies shall be observed.
- Weed control within lawn areas is included in this contract to ensure that all turf areas remain reasonably weed-free. It is understood that complete eradication of weeds is impossible but that they will be treated to minimize their impact on the turf. A pre-emergent weed control program is available if requested, at an additional charge.
- All services in this contract are covered by a guarantee and should any additional spot treatments be required they will be performed by Prime-Scape Services free of charge to the customer.
- Areas frequented by pets or wild animals are subject to urine burn and will not be included in this application agreement.

Additional Services

Service	Specification	Cost
Mulch	Applied to a depth of 3" or refreshing of beds as required.	Per quotation
COMMON AREA PALMS	Palms located in common areas shall be trimmed once a year to remove dead/broken fronds and seed pods. DE-BOOTING not included.	\$6,000.00
Palm Trimming	Trimming of all palm varieties – done to arborist approved standards.	Per quotation
Hardwood Pruning	Raise canopy of all hardwoods or trim to remove dead/declining limbs.	Per quotation
Annuals	Installation and initial fertilization of plants	Per quotation Price varies with plant type and cost price
Leaf Removal	Seasonal leaf clearing and removal	Per quotation
Palm Tree deep root injections	Fertilization of palm trees applied direct to tree	Per quotation
Fire Ant Mounds	Per Application	Per quotation
Tree removal	Complete removal	Per quotation
Stump Removal	Below grade to 26" depth	Per quotation

Grounds Maintenance Service Contract

Duration

This Agreement, entered into this ____ day of _____ 20____ by and between Prime-Scape Services whose address is 12815 Automobile Blvd., Clearwater, FL 33762 ("Contractor") and ("Client") **Holiday Park & Recreation District** located at **5401 Holiday Park Blvd., North Port, FL 34287** shall set forth the terms and conditions under which the contractor shall provide for the grounds maintenance of the property known as **Holiday Park & Recreation District**.

The term of this agreement is for **twelve (12)** consecutive months to commence on the ____ day of _____, 20____, unless notice to terminate the agreement is given by either party to the other as specified in the cancelation provision below.

Location

This Grounds maintenance agreement is for services to be provided by the Contractor for the Client at the following described property:

Job Name: Holiday Park & Recreation District

5401 Holiday Park Blvd., North Port, FL 34287

Specifications

Contractor shall perform all work in professional workmanlike manner and in strict accordance with all regulation, customs, laws and ordinances, state and local, relating to the Work to be performed as specified in "The Specifications for Grounds Maintenance Services" attached hereto by reference. The Contractor shall not be held liable for any loss, damage, or delays caused by fire, civil or military authority, inclement weather, animals, vandalism, or any other causes beyond their control. If client takes exception to any services performed, or claims that contractor has failed to perform any services, such exemption or claim must be submitted to Contractor, in writing within five (5) business days or the services in question shall be deemed accepted by Client.

Damages

Every effort shall be made on behalf of the contractor to avoid damages to any property during the performance of the services described above. However, Prime-Scape Services shall not be held responsible for any of the following:

- Items left on turf areas or in plant beds including, but not limited to: furniture, clothing, toys, tools, garden hoses, lawn ornaments.
- Screen porches or vinyl siding that directly touches turf or shrub areas – a clearance of at least three (3) inches is required.
- Cables, wires, pipes and any other utility line not correctly buried, protected or enclosed – a clearance of at least three (3) inches is required.
- Drainage lines and downspouts that directly border on turf or shrub areas – a clearance of at least three (3) inches is required.

12815 Automobile Blvd.
 Clearwater, FL 33762
 (727) 447-2186



- Buried pipes and wires that are not visible and may be inadvertently damaged through the normal servicing of the property.
- Reasonable wear and tear on sidewalks, driveways, home pads, and other solid structures that adjoin areas that require regular edging, trimming and mowing. While all possible care and attention will be paid to protecting these areas, some minor damage is possible if landscape services are to be properly performed.
- Any item or property located in such a way as to hinder or obstruct the regular landscape services of the property.

In the event that Prime-Scape Services do cause any damage not excluded by the above conditions, the following limitations will apply:

- Damages and complaints should be reported in a timely manner (48hrs) and where possible through Prime-Scape Services' fresh desk portal.
- Damages should be reported before repairs are carried out. Any damages repaired prior to notifying Prime-Scape Services and without their authorization will not be reimbursed.

Compensation

The Client shall pay contractor the sum listed below as total compensation for the Work Performed by the Contractor during the term of this Agreement, plus any changes that result from contractor performing additional Work or furnishing or materials not provided for this agreement. Any such additional work shall be authorized in writing prior to commencement of said work.

Payment shall be made to Contractor monthly in the amount(s) listed below, and is due within five (5) days of the first date of the calendar month for which services are provided plus any charges for additional work or materials. If payment is not received by the end of the calendar month for which such payment is due, it shall commence to accrue interest from the date of the rate of eighteen percent (18%) per annum until paid in full.

Grounds Maintenance Service Contract	Monthly	Yearly
Lawn, Shrub & Swale Maintenance	\$ 17,083.34	\$ 205,000.08
Pest Control & Fertilization of lawns, ornamentals and palms	\$ 200.00	\$ 2,400.00
Common Area Palm Trimming	\$ 500.00	\$ 6,000.00
TOTAL	\$ 17,783.34	\$ 213,400.08

Renewal

This contract shall automatically renew for additional twelve (12) month terms, without notice. Either party may cause this contract NOT TO RENEW by mailing a "Letter of Intent To Cancel" by certified mail or via email to the other party at least thirty (30) days prior to the ordinary termination date of this contract, or any renewal hereof. Unless otherwise negotiated in advance, renewals shall reflect a contractual fee increase of 3%.

Fuel Surcharge

The cost of fuel is a major cost in the lawn service industry. Any increase drastically affects our total operation. Due to this we find it necessary to institute a fuel surcharge adjustment to your monthly fee.

A fuel surcharge will be added to your contracted amount based on the following schedule:

- If the cost of regular gasoline reaches \$3.50 per gallon for a period of two weeks or more. The following month will have a surcharge of 3.50% added to the total invoice for that month.
- If the cost of regular gasoline reaches \$4.50 per gallon for a period of two weeks or more. The following month will have a surcharge of 4.50% added to the total invoice for that month.

Licenses and Insurance

Contractor shall have in his possession prior to the performance of the work covered by this Agreement, all the necessary state and/or local licenses and permits required by law to perform the work. Contractor shall maintain Insurance with the limits shown below during the duration of the Agreement, and furnish the owner of the property, or agent of the owner, a valid certificate of insurance naming the owner, or owner's agent as additional Insured.

Workers Compensation	Statutory Limits
General Liability	\$1,000,000.00 per Occurrence
Automobile Liability	\$500,000.00 combined single limit

Cancellation

Should client feel that work performed by contractor under this agreement has fallen below acceptable industry standards or is deficient in anyway. Client shall notify the Contractor in writing by Certified Mail, return Receipt, or via email of each specific deficiency. Contractor shall have thirty (30) days in which to remedy stated deficiencies and should such deficiencies not be corrected within said period Client shall have the right to cancel this Agreement by giving Contractor notice of such cancellation by certified mail. Required notice of cancellation between April and August shall be thirty (30) days. Required notice of cancellation at all other times shall be ninety (90) days. The effective date of precedent to the client's right to terminate. Client must render payment in full for all services performed through dates of termination.

Indemnity as to Liens and Claims

Contractor shall pay promptly, when due, for all Labor and Materials used in the performance of the work, and shall indemnify Client and/or Owner of the property on which the work is to be done against and save them harmless from any and all claims, liens, judgments damages, costs and expenses incurred as a result of Contractor's failure to pay labor and/or materials used in connection with the work performed by Contractor hereunder.

12815 Automobile Blvd.
Clearwater, FL 33762
(727) 447-2186



No Hire Provision

The Client agrees that it will not, while this Agreement is in effect, and for at least two (2) years after the termination of Contractors services hereunder, directly or indirectly employ hire or engage any person who shall have been an employee agent or representative of contractor in any capacity in any respect of the services provided.

Miscellaneous

All provisions of this agreement shall be binding upon, inure to the benefit of and be enforceable by and against the respective legal successors and assigns of Prime-Scape Services as a customer. The undersigned individual has full and complete authority to bind the corporation to all obligations assumed under this Agreement and by executing this document affirms that the work has been fully authorized by the Owner. In the event this account is turned over for collections, the client shall be responsible for paying reasonable attorney fees and other costs of collection for said amount.

Acknowledgement and Agreement

The parties acknowledge and Agree that the Work and the Parties' respective obligations hereunder shall be subject to and perform in accordance with the terms and conditions as set forth in this Agreement and any addendum or exhibit Attached and signed by both parties thereto.

Accepted and authorized signature of Client and Prime-Scape Services owner

Date: ____/____/____

Date: ____/____/____

Signature _____

Signature _____

Tim Lockhart - CEO

Name _____

Prime-Scape Services

Holiday Park & Recreation District

12815 Automobile Blvd., Clearwater, FL 33762

North Port, FL 34287

Office: (727) 447-2186

(941) 426-1585