

PRO GREEN
GROUNDS MAINTENANCE

LANDSCAPE MAINTENANCE AGREEMENT

This Master Landscape Maintenance Agreement ("Agreement") is entered into on June 6, 2025, by and between:

CLIENT

Association / Client Name: CHATEAUX DE BARDMOOR

Property Address: 8345 Bardmoor Blvd Largo, Fl 33777

("Client", "Association", or "Owner")

AND

CONTRACTOR

PRO GREEN GROUNDS MAINTENANCE LLC

Website: www.ProGreenGrounds.com

Email: Info@ProGreenGrounds.com

Phone: (727) 308-9627

("Contractor")

Collectively referred to as the "Parties."

ARTICLE 1

PURPOSE OF AGREEMENT

The purpose of this Agreement is to establish a comprehensive landscape maintenance, enhancement, inspection, irrigation monitoring, fertilization, quality control, and communication program designed to improve and maintain the appearance, health, safety, and value of the Property.

The Parties acknowledge that this Agreement is intended to provide a structured operational maintenance program and not merely periodic landscape services.

ARTICLE 2

PROPERTY

Contractor shall provide services to all landscaped common areas, turf areas, entrances, monument signage areas, roadway frontage, parking areas, sidewalks, pool areas, landscape beds, retention areas, clubhouse grounds, and other landscaped improvements located within the Property unless specifically excluded in writing.

ARTICLE 3

TERM

This Agreement shall commence on August 1, 2026 and remain in effect through September 1, 2027.

Thereafter, this Agreement shall automatically renew for successive one (1) year terms unless either Party provides thirty (30) days written notice prior to expiration.

ARTICLE 4

CONTRACT PRICING

Monthly Contract Amount:

\$14,700.00

Annual Contract Amount:

\$176,400.00

Invoices shall be issued monthly in advance on NET-30 terms.

Payment shall be due within thirty (30) days of invoice date.

Accounts exceeding thirty (30) days past due may be suspended until brought current.

Late balances shall accrue interest at 1.5% per month or the maximum amount allowed by Florida law.

Client shall be responsible for all collection costs, attorney fees, court costs, and related expenses incurred by Contractor for collection of unpaid balances.

ARTICLE 5

INITIAL PROPERTY IMPROVEMENT PROGRAM

During the first four (4) weeks of service, Contractor shall focus on restoring the Property to Pro Green Grounds Maintenance standards.

Services include:

- Shrubs reduced and maintained at approximately eight (8) feet throughout the summer season. During the winter, we will cut, and maintain the shrubs to the desired height of six (6) feet.
- Landscape beds cleared of weeds and foreign growth
- Removal of overgrown vegetation
- Property detailing and cleanup
- Enhancement of overall property appearance
- Upon completion of the initial restoration period, services shall transition into the ongoing maintenance program.

ARTICLE 6

INITIAL PALM CLUSTER CLEANUP PROGRAM

Palm cluster cleanup shall be available as a separate service at:

\$1,000.00 Per Cluster

Services include:

- Detailed cleanup and trimming of palm clusters
- Removal of overgrowth and debris
- Bed cleanup
- Weed removal
- Immediate enhancement of landscape presentation and curb appeal

ARTICLE 7

STAFFING & SERVICE TEAM STRUCTURE

Dedicated Maintenance Crew

Contractor shall provide a dedicated six (6) person maintenance crew for two (2) service days each week.

Responsibilities include:

- Weekly mowing
- Flower bed edging
- Sidewalk edging
- String trimming
- Debris removal
- Property appearance management
- General landscape maintenance

*flower bed edging shall be performed no fewer than twenty-six (26) times annually.

Dedicated Detail Crew

Contractor shall provide a dedicated three (3) person detail crew for two (2) service days each week.

Responsibilities include:

- Shrub trimming
- Hedge maintenance
- Weed management
- Bed detailing
- Spray applications
- Landscape enhancements
- Detailed appearance management
- Hard trimming of overgrown plant material during winter months (November through March) or as directed by Management

*Contractor will ensure the detail crew comes for the first two (2) days of service, the maintenance crew shall follow the remainder two (2) days of service.

Shrubs, ornamental trees, and hedge rows shall generally be maintained at a height not exceeding eight (8) feet unless otherwise directed for the remainder of summer, and will be cut & maintained at a height of six (6) feet during the winter, and thereafter.

Pedestrian pathways shall remain clear and accessible.

ARTICLE 8

TWO ZONE DETAIL ROTATION PROGRAM

The Property shall be divided into two operational maintenance zones.

Week One – Zone One

- Shrub trimming
- Spot spraying
- Bed detailing
- Removal of weeds and foreign growth
- Property appearance enhancement

Week Two – Zone Two

- Shrub trimming
- Spot spraying
- Bed detailing
- Removal of weeds and foreign growth
- Property appearance enhancement

Week Three – Zone One

Repeat Zone One Program

Week Four – Zone Two

Repeat Zone Two Program

This rotation shall continue throughout the contract period to ensure all shrubs, beds, and detail areas receive comprehensive maintenance every two (2) weeks. Contractor will ensure we do not deviate from these zones.

ARTICLE 9

WEEKLY MAINTENANCE SERVICES

Contractor shall provide:

Turf Maintenance - 43 services per year

- Weekly mowing during active growing season
- Reduced service frequency during dormant season as necessary
- Turf maintained between three (3) and four (4) inches depending on seasonal growth
- Mower blades sharpened daily

Pre Mowing Cleanup

- Fallen branches removed
- Palm fronds removed
- Larger debris removed prior to mowing

Edging

- Sidewalk edging
- Curb edging
- Landscape bed edging

String Trimming

- Around structures
- Landscape beds
- Trees
- Signs
- Utility fixtures

Site Cleanup

Same day debris removal and blowing of:

- Streets
- Curbs
- Sidewalks
- Pool areas
- Parking lots
- Common areas

Drainage grates, utility covers, and similar site elements shall be maintained clear of debris.

ARTICLE 10

IRRIGATION MANAGEMENT PROGRAM

Contractor shall perform monthly irrigation audits.

Services include:

- Full system inspections
- Coverage evaluations
- Head adjustments
- Identification of deficiencies
- Performance recommendations

Irrigation Flagging System

Red Flag:

Contractor caused damage

Yellow Flag:

Preexisting deficiency or third party damage

Contractor caused sprinkler damage shall be repaired within forty eight (48) hours at Contractor expense.

Repairs to preexisting deficiencies shall require Client approval.

*Any repairs required shall not exceed the expense approval limit of \$250.00 without approval on an estimate. Any repairs exceeding the limit shall be billed at \$70/hr. plus parts.

ARTICLE 11

FERTILIZATION PROGRAM

Contractor shall utilize professional-grade LESCO products or approved equivalent products.

Turf Fertilization

- Two (2) applications annually
- Slow release professional grade fertilizer
- Applied according to manufacturer specifications

Shrub & Ornamental Fertilization

- Three (3) applications annually
- Applied to shrubs, hedges, and ornamental plant material

Application Documentation

Following each application, Contractor shall provide:

- Date of application
- Product utilized
- Application rate
- Areas treated
- Applicator information
- Recommendations and observations

Applications are intended to:

- Promote healthy growth
 - Improve appearance
 - Strengthen plant material
 - Maintain long-term health
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ARTICLE 12

PEST, WEED & DISEASE MANAGEMENT

Services include:

- Spot spraying throughout the year as needed
- Weed control in landscape beds
- Weed control on paved surfaces
- Hand pulling where necessary
- Fungicide applications
- Pest monitoring

Any service requiring a Commercial Pest Control Applicator License shall be performed by a properly licensed and insured subcontractor.

Contractor shall coordinate inspections, recommendations, scheduling, and treatment efforts as necessary. In case of pest infestation, contractor shall treat up to 100 sq. ft. of area at no additional cost. Treatments over 100 sq. ft. shall be estimated, and submitted to the board accordingly.

ARTICLE 13

PALM MAINTENANCE STANDARDS

All palm maintenance shall follow accepted industry horticultural practices. Palms shall be pruned utilizing:

10 O'Clock to 2 O'Clock Pruning Standards

No hurricane cutting shall be performed.

All fronds shall be removed and disposed of on the same day.

All palms on property are included with initial contract.

The purpose of this standard is to preserve:

- Palm Health
- Appearance
- Long-term growth and apperance

ARTICLE 14

QUARTERLY REPLACEMENT PROGRAM

Landscape replacement evaluations shall occur quarterly.

Services include:

- Identification of declining plant material
- Enhancement opportunities
- Appearance improvements
- Replacement recommendations

Replacement material is not included in the monthly maintenance fee unless otherwise approved.

ARTICLE 15

QUALITY ASSURANCE & ACCOUNTABILITY

Weekly Internal Property Audits

Contractor management shall perform weekly inspections designed to proactively identify and correct deficiencies.

Monthly Site Audits

Comprehensive monthly site audits shall be completed and made available to Board Members and Property Management.

Reports shall include:

- Property condition updates
 - Improvement tracking
 - Identified concerns
 - Recommended corrective actions
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ARTICLE 16

SERVICE CORRECTION COMMITMENT

Routine deficiencies, mistakes, or corrective items identified by Contractor, Management, or the Board shall be addressed within:

Forty Eight (48) Hours or Less

More serious concerns shall receive immediate priority response.

ARTICLE 17

STORM DEBRIS & EMERGENCY RESPONSE

Storm debris cleanup and emergency response services are not included within the monthly maintenance fee.

Such services shall be billed separately.

Services may include:

- Post-storm inspections
- Removal of fallen branches
- Removal of palm debris
- Clearing sidewalks
- Clearing roadways

- Clearing parking areas
- Clearing entrances
- Emergency response for hazardous conditions
- Damage documentation
- Corrective action recommendations

Contractor shall make reasonable efforts to provide emergency response within twenty-four (24) hours following major storm events.

ARTICLE 18

INSURANCE & LICENSING

Contractor maintains:

- Commercial General Liability Insurance
- Commercial Automobile Insurance
- Workers Compensation Insurance

Certificates of Insurance, policy documentation, and Additional Insured endorsements shall be provided upon request.

Contractor is an active approved vendor within the VIVE System.

ARTICLE 19

COMMUNICATION & OVERSIGHT

Contractor shall provide:

- Dedicated Account Manager

- English speaking representative located within approximately twenty (20) minutes of the Property
 - On site Crew Supervisor
 - Scheduled quality inspections
 - Weekly operational reporting
 - Monthly property walks
 - Service documentation
 - Proactive communication
 - SAP Client Portal access
 - Background checks for all personnel assigned to the Property
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ARTICLE 20

CONTINUOUS COMMITMENT

Contractor's commitment is to provide:

- Consistent landscape appearance
 - Accountability
 - Communication
 - Healthier turf conditions
 - Healthier plant material
 - Proactive property management
 - Long term value enhancement
 - Reliable, high quality service
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ARTICLE 21

RATE ADJUSTMENTS & RENEWAL TERMS

Annual service increases shall not exceed three percent (3%) during the initial contract term.

At the conclusion of the initial term, Client may renew for an additional three (3) to five (5) years with annual increases not exceeding three percent (3%), unless otherwise agreed in writing.

Renewal discussions shall begin sixty (60) days prior to contract expiration.

ARTICLE 22

LIMITATION OF LIABILITY

Contractor shall not be liable for:

- Hurricanes
- Tropical storms
- Flooding
- Drought
- Pest infestations
- Plant disease
- Irrigation system failures
- Soil deficiencies
- Drainage deficiencies
- Acts of third parties
- Vandalism

Contractor's maximum liability shall not exceed three (3) months of fees paid under this Agreement.

ARTICLE 23

TERMINATION

Either Party may terminate this Agreement upon thirty (30) days written notice.

Contractor may immediately suspend or terminate services for:

- Non payment
- Unsafe conditions
- Harassment of employees
- Interference with contracted services

ARTICLE 24

GOVERNING LAW & DISPUTE RESOLUTION

This Agreement shall be governed by the laws of the State of Florida.

Any dispute shall first be submitted to arbitration in Pinellas County, Florida.

Venue for any legal proceeding shall be exclusively in Pinellas County, Florida.

The prevailing party shall be entitled to recover attorney fees and costs.

ARTICLE 25

ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and supersedes all prior discussions, proposals, representations, and understandings.

Any modification must be in writing and signed by both Parties.

CLIENT

CHATEAUX DE BARDMOOR

Authorized Representative:

Title:

Signature:

Date:

CONTRACTOR

PRO GREEN GROUNDS MAINTENANCE LLC

By: Regal Diab

Signature:

Regal Diab

Date:

6/24/2026

CLIENT

CHATEAUX DE BARDMOOR

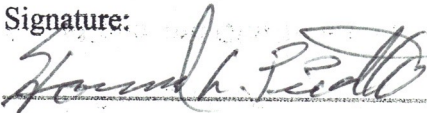
Authorized Representative:

HOWARD PICOTTE

Title:

PRESIDENT

Signature:



Date:

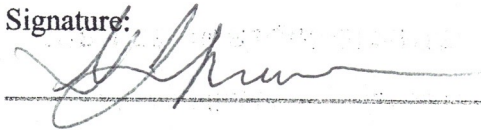
6-22-26

CONTRACTOR

PRO GREEN GROUNDS MAINTENANCE LLC

By: Regal Diab

Signature:



JERRY SHOWMAN Mgr

Date:

6-22-26



Regal Diab

6/22/26