



Landscape Maintenance Agreement Overview:

This Landscape Maintenance Agreement (the "Agreement") is entered into as of August 17, 2026, by and between SR Landscaping, LLC ("Sunrise"), located at 5100 W Kennedy Blvd. Ste. 325, Tampa, FL 33609, and **Haile Village Center Owners Association Inc** ("Owner"), located at **5230 Southwest 91st Drive Suite C, Gainesville, FL 32608**. Sunrise and Owner have entered into this Agreement for Sunrise to provide landscape maintenance services to the Owner on the real property known as **Haile Village Center** located at **5230 Southwest 91st Drive Suite C, Gainesville, FL 32608** ("Property").

Landscape Maintenance

All turf shall be maintained within a two-inch (2") to five-inch (5") range, depending on turf type and subject to the opinion of Sunrise in its sole discretion. Should weather conditions render certain areas, including but not limited to retention pond areas, unsafe or too saturated with water for proper maintenance, the service schedule will be discontinued until Sunrise deems the area safe and dry enough for normal mowing procedures. At no time will mowing height be reduced so that more than one-third (1/3) of the blade of grass is removed at any cutting. Edging shall include walks, drives, curbs, bed perimeters, tree wells, and trees. Sunrise shall line-trim or chemically treat around posts, lights, signs, trees, utility installations, as required to keep a neat, clean appearance throughout the Property. All shrubs, hedges, tree branches up to eight (8) feet in height, and palm fronds up to eight (8) feet in height will be sheared in a consistent manner to maintain optimum shape and size as growth habit and plant health dictates. Beds and tree wells are to be treated to reduce weed competition with desirable plants, as well as to enhance the appearance of the property. Leaf removal is included in the Annual Contract Amount and consists of removal of, and bagging of leaves each service day (from the previous day's accumulation) as well as four (4) major seasonal designated leaf removals per year; the date for such removals will be determined by management. Additional leaf removal days are available for a flat rate of \$tbd. Trimming of shrubs, hedges, tree branches, or palm fronds that exceed ten (10) feet in height, are not included in the Annual Contract Amount.

Irrigation Inspection

Sunrise will inspect the irrigation system regularly and the Association will be notified of needed repairs monthly. Inspection dates will be scheduled and coordinated with onsite management who may request a specific zone or section to be inspected or scheduled for repairs. Each zone will be turned on and operated, and heads will be inspected for adjustment and alignment. After-hour repairs and off-cycle inspection requests from Owner, will be subject to a service charge provided, and in addition to the Annual Contract Amount. From time to time, the watering schedule may need to be adjusted to promote optimal plant and turf health and/or to maintain compliance with regulatory agencies' watering restriction rules. All repairs to the system, including both above ground repairs and below ground repairs (e.g., spray bodies, valves, controllers, and pumps), will be billed separately from the Annual Contract Amount and will include all parts and supplies utilized for the repair as well as the labor needed to complete such repairs. Inspection reports must include estimates for repairs needed.

See EXHIBIT B attached for Approved Irrigation Rates.

Terms and Conditions

This Agreement is subject to the following Terms and Conditions.

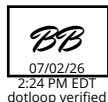
Term - The initial term of this Agreement shall commence on August 17, 2026 (the "Start Date") and extend for two year year(s) thereafter (the "Initial Term"). At the end of the Initial Term, this Agreement shall renew for successive one year periods upon the same terms set forth in this Agreement, subject to the Price Adjustments section below, unless either party elects not to renew this Agreement by providing the other party with 30 days written notice.

If Owner has furnished Sunrise with a notice of non-renewal in accordance with this Agreement and then, prior to the termination of this Agreement, notifies Sunrise in writing that it wishes to renew this Agreement or negotiate a new agreement with Sunrise for the same or similar services as are being provided hereunder, then this Agreement shall automatically renew on a month-to-month basis at the Adjusted Monthly Rate (as defined below), to be paid per month, until such time that (a) the parties execute a renewal of this Agreement or such other agreement, as applicable, or (b) this Agreement is terminated by either party upon ten (10) days' written notice to the other party. For purposes of this paragraph, the "Adjusted Monthly Rate" payable each month shall be the Annual Contract Amount divided by twelve (12).

Annual Contract Amount - In consideration for Sunrise's performance of the services described herein, Owner agrees to pay Sunrise an annual sum of **Two Hundred and Eighteen Thousand and Four Cents (\$218,000.04)** (the "Annual Contract Amount"), invoiced in accordance with the attached payment schedule and subject to the price adjustments referenced herein.

See attached - Approved Proposal- EXHIBIT A

Payment - Invoices will be sent on or about the first (1st) day of each month for the prior month's services, and payment thereon shall be due within thirty (30) days of the invoice date. A late charge of one and one-half percent (1.5%) per month or the



maximum rate permitted by law, whichever is less, shall be charged on all amounts greater than thirty (30) days past due. A twenty-dollar (\$20.00) fee will apply to any returned check.

Price Adjustments – Prices for all services in this Agreement, including but not limited to the Annual Contract Amount, shall remain fixed and shall not increase during the initial term of this Agreement. The Annual Contract Amount shall increase by three and one-half percent (3.5%) in the third year.

Force Majeure – From time to time, work schedules may be interrupted by weather conditions or other causes beyond Sunrise's reasonable control, to the point that regularly scheduled activities (e.g., mowing, pruning, hedging, etc.) may be suspended. Sunrise will work with Owner in good faith to resume services in a timely manner but reserves the right to determine the schedule based on crew safety, site health, and availability concerns. Absences of greater than one week will result in a prorated weekly credit being issued to the Association on the next invoice. Special clean-ups and/or pruning, freezes, drought, human initiated events caused by parties other than Sunrise, or other Acts of God, are not included in the Annual Contract Amount and will require additional charges based on time, materials, and disposal fees.

Governing Law; Venue; Attorneys' Fees - This Agreement shall be governed by the laws of the State of Florida. Venue for any dispute arising out of this Agreement shall be exclusively in Alachua County, Florida; lien foreclosure actions may be brought in the County in which the Property is located. The prevailing party in any litigation commenced to enforce the terms of the Agreement shall be entitled to recover its reasonable attorneys' fees, costs, and expenses (at all levels), in connection with such litigation.

Liability - Sunrise shall not be liable for any damage to the Property, the Owner, or anyone claiming by or through the Owner, unless such damage is directly caused by the negligence of Sunrise, its agents, or employees. Sunrise shall not be liable for any incidental, consequential, special, or punitive damages. Owner must notify Sunrise of any allegations of damage within thirty (30) days of the incident being reported. Sunrise reserves the right to inspect the alleged damage to determine whether Sunrise is at fault. Should Sunrise cause any damage, Sunrise shall have the obligation to correct such damage immediately.

Hazard Buffer – Infrastructure including but not limited to building foundations, raised curbs, posts, AC bases, pool screen enclosures, fences, large trees, stucco walls, pool equipment, and backflow devices, deemed by Sunrise in its sole discretion to be at risk of damage from Sunrise's machinery and equipment shall be maintained with a service buffer of no less than four inches from the identified hazard. Upon request, Sunrise will provide a separate proposal for the creation of a physical buffer in lieu of a service buffer for each hazard identified. Owner may request that Sunrise forgo the suggested buffers, in which case Sunrise shall not be held liable for any damage to the aforementioned infrastructure.

Insurance - Sunrise agrees to carry worker's compensation, comprehensive general liability, and automobile insurance. Upon request by Owner, Sunrise shall furnish a certificate of insurance describing the coverage in effect and naming the Owner or appropriate entity as additional insured. Owner shall maintain its usual and customary property and liability insurance.

Sunrise's Default - If Sunrise is in default of any provision of this Agreement, the Owner shall provide Sunrise with notice describing such default and shall give Sunrise a reasonable opportunity to cure such default. Owner shall provide such written notice to Sunrise when first becoming aware of such default. If Sunrise fails to begin and diligently thereafter continue to cure such default within three (3) business days after Sunrise's receipt of Owner's written notice of default, Owner may provide Sunrise with a written notice of intent to terminate this Agreement. In the case of any such termination, Owner shall pay Sunrise for all work actually and properly performed by Sunrise up through the date of such termination.

Suspension of Services for Nonpayment – Notwithstanding anything contained herein to the contrary, if any invoice remains unpaid for more than sixty (60) days past the invoice date, Sunrise reserves the right, upon three (3) additional days' written notice to Owner with an opportunity to cure such nonpayment within that time, to cease or suspend services, and/or terminate this Agreement. Upon Sunrise's termination of this Agreement for nonpayment, all amounts due to Sunrise hereunder in connection with services that have already been rendered shall become payable immediately.

Assignment - This Agreement shall be binding upon the successors, permitted assigns, and legal representatives of the parties.

Notices - Notice to each party hereunder shall be sufficient if in writing and addressed to the party at the respective address provided on the first page of this Agreement, or sent via email to the company email provided.

Miscellaneous - This Agreement constitutes the entire Agreement of the parties. Both parties acknowledge that they have carefully reviewed this Agreement. A facsimile, scanned signature, or electronic signature of either party to this Agreement shall be deemed to be an original and may be relied upon by the other party.



On Behalf of SR Landscaping, LLC ("Sunrise")

Signature: *Alex Gonzalez, Sunrise Landscape* dotloop verified
07/02/26 3:07 PM EDT
IVHH-62LS-A55J-ZXFG

Printed Name: Alex Gonzalez, Authorized Signer for Sunrise Landscape

Date: 07/02/2026

On Behalf of Owner

Signature: *Bobbie Jo Blackwell, for HCM Board of Directors* dotloop verified
07/02/26 2:24 PM EDT
WYYK-5B4Q-XIIQ-KTGH

Printed Name: Bobbie Jo Blackwell, CAM, For and on behalf of, Haile Village Center Owners Association, Inc. Board of Directors

Date: 07/02/2026

EXHIBIT A

LANDSCAPE MAINTENANCE PROPOSAL

Prepared for

Board of Directors
Bobbie Jo Blackwell
Haile Village Center

Prepared by

Kyler Pacyga
Business Development Executive
Sunrise Landscape

Approved by the Board of
Directors on 6/11/2026





COVER LETTER

Haile Village Center Board of Directors,

Thank you for allowing Sunrise Landscape the opportunity to bid on the landscape maintenance for Haile Village Center. Drawing from our 40+ years of local experience, we believe we can establish a lasting partnership and be a great asset to both the appearance and health of your landscape.

At Sunrise, we believe in more than just maintaining landscapes - we strive to be true partners in enhancing and preserving the beauty of your community. Our approach is rooted in a deep understanding of your property's unique needs, ensuring that we tailor our services to meet your specific requirements.

How we achieve this:

- Conducting thorough water & soil tests to comprehensively understand the current state and needs of your landscape.
- Developing a customized plan to optimize water usage, promote soil health, and enhance the overall vitality of your grounds.
- Regularly testing throughout the year to continually understand the state and progress made on the grounds.
- Understanding the importance of fiscal responsibility by helping you make informed decisions that align with Haile Village Center's financial goals and priorities.

In short, we believe the execution of the maintenance is important, but not where the partnership should end. The details and budget of the above mentioned program are outlined in the following pages of this document.

Thank you for the consideration and we look forward to being long-term stewards of the Haile Village Center landscape.

Kyler Pacyga

Business Development Executive

(352) 789-3863 | kpacyga@sunriselandscape.com

ABOUT US

Sunrise Landscape was founded in 1978 with a mission to provide an elevated customer experience through the tenets of **Professionalism, Accountability, and Partnership**. We provide a full suite of commercial landscape, irrigation, and horticulture services through our maintenance and installation divisions.

Equipped for Every Landscape

Sunrise currently services all varieties of commercial properties **throughout Florida** including: CDD's, HOA's, hospitals, medical offices, multifamily complexes, retail centers, industrial facilities, office parks, corporate campuses, churches, and more. With **1,200+ employees** and **2,000+ managed properties**, Sunrise is prepared for a job of any size and complexity.

Rooted in Florida

With over **four decades** of local experience, we are intimately knowledgeable of our local flora. Our entire company lives, works, and gives back to our community.

Certified Experts

Sunrise proudly staffs subject matter experts with the following **licenses** and **certifications**:

- FLORIDA STATE IRRIGATION LICENSE
- FLORIDA GENERAL CONTRACTOR
- CERTIFIED PEST CONTROL OPERATOR
- ISA CERTIFIED ARBORIST
- FNGLA CERTIFIED HORTICULTURE PROFESSIONAL
- FLORIDA DEPT. OF AGRICULTURE TRAIN THE TRAINER

All Work Performed In-House

We pride ourselves in taking ownership of the entire customer experience. Sunrise is proud to offer full service landscape maintenance, landscape construction, and landscape design services in-house:



Maintenance



Horticulture



Irrigation



Construction



Design

THE TEAM

Alana Kirk

Account Manager

Alana Kirk brings over a decade of experience in customer service, client retention, and operations to her role at Sunrise Landscape. Based in Ocala, she's inspired by the area's equestrian charm and natural beauty. Outside of work, she enjoys horseback riding, hiking scenic trails, traveling to off-the-beaten-path destinations, and spending time on the water. Alana is passionate about building strong partnerships through clear communication, thoughtful solutions, and a personalized, collaborative approach that helps clients succeed.



Alex Gonzalez

General Manager

Alex Gonzalez has a BA in Business Administration from King University. In 2020, Alex joined Sunrise as an Account Manager and quickly became a key part of the company's operations. In 2022, he was promoted to Branch Manager of Sunrise's Manatee Branch, providing an excellent customer experience to partners in Manatee and Sarasota Counties.

In early 2025, Alex was promoted to Regional Vice President, now overseeing multiple branches including Manatee, Tampa, Pinellas and Ocala. He leads all aspects of operations and takes a partnership approach with his customer base to ensure the best possible results.



All Sunrise employees are screened through the US Government's E-Verify System. E-verify is an internet-based system that compares information from the I-9 form, Employment Eligibility Verification, US Department of Homeland Security records, and Social Security Administration records to confirm that an employee is authorized to work in the United States.

ADDITIONAL SERVICES



Enhancements & Retrofitting

Sunrise wants to work with your land rather than against. It is about more than preserving appearance; it's a vital aspect of safety and increasing the attractiveness of your property.



Storm Cleanup

Sunrise's expertise in hurricane recovery ensures that businesses can rely on them to restore their properties to top condition, creating landscapes that are both resilient and attractive.



Arboriculture

Arboriculture is the cultivation, management, and study of individual trees, shrubs, and other woody plants, focusing on their health, safety, and aesthetic value. It involves practices such as pruning, planting, pest control, and risk assessment to ensure trees thrive in urban and natural environments.



DISASTER RESPONSE & PLANNING

Protect Your Landscape Before and After the Storm

Every year, hurricane season brings unpredictable weather that can cause serious damage to commercial properties across Florida. Sunrise Landscape offers the experience, resources, and rapid response teams to help you minimize risk and recover quickly.

With decades of storm preparedness under our belt, we provide proactive landscape protection and reliable cleanup services tailored to your property's needs. From preventative care to post-storm restoration, we're the partner you can count on when it matters most.

HURRICANE SEASON SERVICES

Pre-Storm Property Assessment

Our team inspects your landscape to identify risks and recommend targeted solutions, including tree trimming, branch removal, and drainage evaluations to reduce potential storm impact.

Tree and Branch Pruning

Using professional pruning techniques, we strengthen tree structures to better withstand high winds. Deadwood is removed, trees are shaped for stability, and overall safety and aesthetics are preserved.

Pre-Approved Cleanup Services

By establishing a cleanup allowance in advance, your property receives top priority. Pre-approved sites are visited within 24–48 hours after the storm, allowing us to respond quickly even when communication or power is limited.

POST-STORM RESPONSE

When it is safe to do so, our crews begin initial site assessments within 24–48 hours. We make every effort to contact and visit all properties promptly, beginning with those holding pre-approved cleanup agreements.

Our first priority is to clear large debris and hazardous materials—such as downed trees and oversized limbs—to ensure emergency vehicle access and restore safe conditions for residents. Debris is moved to designated areas on-site for future pickup.

Clients with “Do Not Exceed” storm cleanup authorizations are prioritized for immediate service. Depending on the storm's path and severity, full debris removal may take days or weeks.

To ensure fast and efficient response, we maintain an annual agreement with Sunbelt Rentals for priority access to post-storm equipment—including trucks, skid steers, and dump trucks—ready for deployment as soon as conditions allow.

CLEANUP CREW OPTIONS

4-Person Crew with Skid Steer and Chainsaws

Ideal for large debris removal. This crew clears roadways, sidewalks, and driveways while cutting and stacking oversized debris for future pickup. Hauling not included.

4-Person Crew with Dump Truck and Chainsaws

Removes downed trees and limbs under 8 inches in diameter. Clears walkways and drive surfaces, loads manageable debris into the truck, and stacks overflow on-site.

4-Person Crew with Dump Truck Only

Designed for smaller debris under 3 inches. Focuses on raking and clearing yards, sidewalks, and roads to protect ongoing landscape maintenance.

COMMUNICATION & REPORTING



Landscape Quality Audits

A monthly report, called a Landscape Quality Audit, is generated by the property's account manager and delivered to the customer. This report has information on the work Sunrise performed that month, progress of long-term initiatives, early signs of landscape issues, etc. The Landscape Quality Audit serves as a monthly status report on the health of your landscape and our efforts to improve it.



Irrigation Reporting & Testing

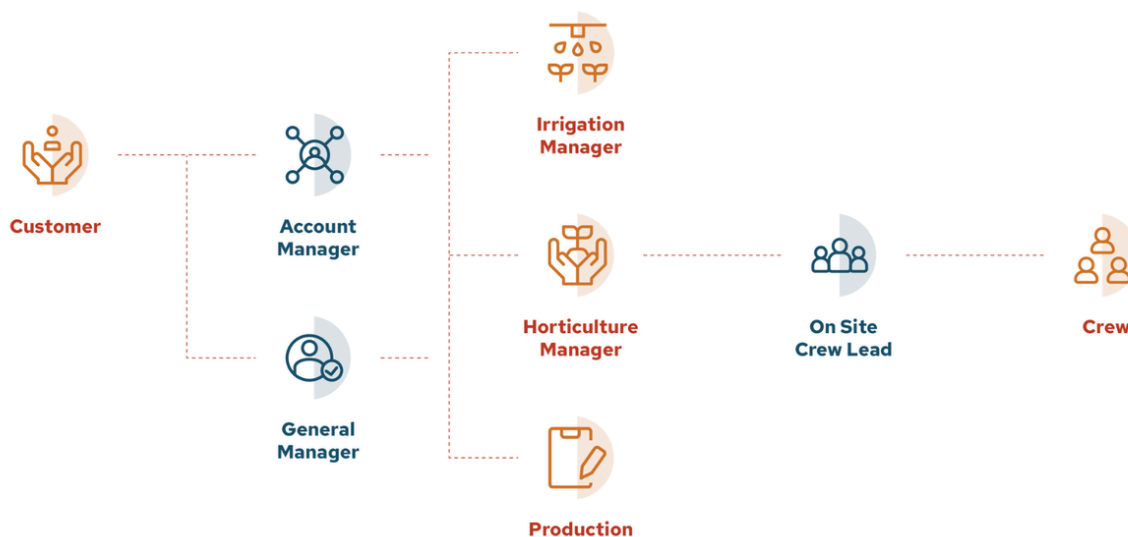
For new properties, we conduct an initial irrigation inspection, map out irrigation zones, and perform a health check of the system's key components. Findings are shared with the customer, along with recommended repairs and the urgency of each item. Ongoing irrigation checks are performed regularly, with reporting provided as needed to communicate seasonal watering adjustments, completed repairs, and other important system updates.



Dedicated Account Manager

Every property managed by Sunrise is assigned an account manager at contract signature. The account manager leads the Sunrise in-house teams to facilitate all work performed onsite. This landscape expert is also the customer's designated point of contact - eliminating frustrating communication issues. Whether in person, by phone, email, or text, your account manager is available to help with any landscape need.

Communication Pathway



PROPERTY MAP




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Details

9124 SW 51st Rd B-102, Gainesville, FL 32608			
	Lot Area	1,738,682 sqft ▼	
	21-inch Mower	▼ 113,903	⊕
	36-inch Mower	▼ 2,153	⊕
	48-inch Mower	▼ 0	⊕
	60-inch Mower	▼ 135,719	⊕
	Chemical Application Buffer	▼ 0	⊕
	Gravel Bed	▼ 605	⊕
	Mulch Bed	▼ 214,319	⊕
	Edges	⬆ Length(ft) ⬇	⬆
	Hard Edge	▼ 26,285	⊕
	Linear Hedge	▼ 10,353	⊕
	Soft Edge	▼ 4,448	⊕

HORTICULTURE PROGRAM

Our goal is to use the minimal amount of chemicals necessary to achieve the best possible results for your specific plant materials - all while adhering to county guidelines and restrictions. The horticulture program guide below serves as a general roadmap, which we tailor in real time based on weather patterns, microclimates, and the unique needs of your landscape.

Month	Soil Amendments	Turf Disease/Virus	Turn Insects	Ornamental Insects	Palm Tree Care	Additional (If Needed)
JANUARY	PH Balancing Application	Large Patch	Winter Months/ Minimal Pest Activity	Winter Months/ Minimal Pest Activity	PH Balancing Application	Palm Tree/ Hardwood Tree injections (Insects and Disease)
FEBRUARY	Soil Enrichment Application				OTC/ Fertilization	Aeration/ Top Dressing
MARCH	Moisture Manager Application to aid in Drought Prevention	Take-All Root Rot	Spring Season/ Increased Pest Activity	Spring Season/ Increased Pest Activity	PH Balancing Application	Hardwood Fertilization Applications
APRIL		Take-All Root Rot/Grey Leaf Spot/ Dollar Spot			OTC/ Fertilization	
MAY			Early Summer Season/ Higher Pest Activity	Early Summer Season/ Higher Pest Activity	Moisture Manager Applications IF NEEDED	
JUNE			Summer Season/ Higher Pest Activity	Summer Season/ Higher Pest Activity	Fertilization Blackouts	
JULY						
AUGUST			Early Fall Season/ Higher Pest Activity	Early Fall Season/ Higher Pest Activity		
SEPTEMBER		Soil Enrichment Application/ Moisture Manager Application				
OCTOBER	PH Balancing Application	Take-All Root Rot/ Grey Leaf Spot/ Large Patch Fungus/ Mosaic Virus	Fall Season/ Intermidate Pest Activity	Fall Season/ Intermidate Pest Activity	OTC/ Fertilization	
NOVEMBER	Soil Enrichment Application				Winter Months/ Minimal Pest Activity	
DECEMBER						

Some Common Turf Insects: Chinch Bugs, Mole Crickets, Sod WebWorms, Army Worms, White Grubs, Etc..

Some Common Plant Insects: Scale, Mites, Thrips, Aphids, Cottony Cushion Scale, White Fly, Southern Pine Bark Beetle, etc..

YOUR INVESTMENT

HAILE VILLAGE CENTER LANDSCAPE MAINTENANCE INVESTMENT

SUBTOTAL

Landscape Maintenance - 4 guys, 4 days a week Commercial Blowing must be completed by 9AM. (Onsite 8 hours)

Mowing / Edging / Trimming / Blowing / Cleanup *(includes ponds)*

Routine Leaf Removal from Roadways and Sidewalks - Leaves will be removed from hardscape areas during each scheduled maintenance visit and will not be blown into landscape beds

Maintenance Pruning of Shrubs / Hedges / Trees

Tree Elevations up to 8' Along Sidewalks and Main Roads up to 10 feet

Monthly Inspection for Pests w/ Spot Treatment

Spot Treatment of Weeds (manual and chemical)


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Irrigation Repairs - Irrigation Tech will come out 3 times each month

Monthly Irrigation Inspections

Monthly Irrigation Adjustments

Monthly Irrigation Report

Leaf Cleanup

4 Comprehensive cleanups per year

In addition to routine leaf removal, 4 dedicated leaf cleanup visits will be completed annually. During these full-service cleanups, our crew will rake through landscape beds and remove any accumulated leaves and debris throughout the property.

Total Annual Investment

\$218,000.04

Monthly Cost


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Approved \$18,166.67


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Optional Electable Services

Horticulture Program

Fertilize Lawn / Beds / Shrubs / Seasonal Color

Fertilize Trees Along Sidewalks and Main Roads

Use of Pre-Emergent Herbicides


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\$21,155.48
2027 Budget Discussion in
October


07/02/26
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*Electable services may be requested during the term of the contract. These services will be invoiced individually and separate from the Landscape Maintenance Program above. Prices shown reflect the real time price as of proposal date, and is subject to change per market conditions.



**WE LOOK
FORWARD
TO WORKING
WITH YOU!**

LET'S GROW TOGETHER



Kyler Pacyga

Business Development Executive

kpacyga@sunriselandscape.com | (352) 789-3863

LICENSES

Florida State Irrigation License



Florida General Contractor



Certified Pest Control Operator



ISA Certified Arborist



Certified Horticulture Professional



Florida Dept. of Agriculture "Train the Trainer" Program



EQUAL EMPLOYMENT OPPORTUNITY

Drug-Free Workplace Policy

Sunrise Landscape is committed to the safety, health and wellbeing of all employees.

We recognize alcohol and drug abuse as potential health, safety and security problems. It is expected that all employees will assist in maintaining a work environment free from the effects of alcohol, drugs or other intoxicating substances. Compliance with this substance abuse policy is made a condition of employment.

Employees are prohibited from the following when reporting for work, while on the job, on Company or customer premises or surrounding areas, or in any vehicle used for Company business:

The unlawful use, possession, transportation, manufacture, sale, dispensation or other distribution of an illegal or controlled substance or drug paraphernalia;

The unauthorized use, possession, transportation, manufacture, sale, dispensation or other distribution of alcohol; and

Being under the influence of alcohol or having a detectable amount of an illegal or controlled substance in the blood or urine ("controlled substance" means a drug or other substance as defined in applicable federal laws on drug abuse prevention).

Any employee violating these prohibitions will be subject to disciplinary action up to and including termination. Any employee convicted under any criminal drug statute for a violation occurring while on the job, on Company or customer premises, or in any vehicle used for Company business must notify the Company no later than 5 days after such a conviction. A conviction includes any finding of guilt or plea of no contest and/or imposition of a fine, jail sentence, or other penalty.

Drug and alcohol testing will be carried out in compliance with any applicable state and federal laws and regulations.

Employees or job applicants may confidentially report to the company's medical review officer (MRO) the use of prescription or nonprescription medications both before and after being tested. Additionally, employees and job applicants shall receive notice of the most common drugs or medications - by brand name or common name, as applicable, as well as by chemical name - which may alter or affect a drug test.

We recognize that employees suffering from alcohol or drug dependence can be treated. We encourage any employee to seek professional care and counseling prior to any violation of this policy.

EQUAL EMPLOYMENT OPPORTUNITY

H2B Program Participation

Sunrise Landscape is committed to ensuring that customer needs are met year-round and during the height of the landscape season, there are times when we cannot fill demand with local candidates. Sunrise Landscape participates in the H2B visa program, allowing us to hire foreign workers in temporary non-agricultural occupations for a period of less than one year.

To ensure program compliance, Sunrise Landscape partners with approved external parties to support the application, recruiting, hiring and travel process for these workers. Our high-level process is as follows:

Develop job description(s) for worker needs.

- Apply and receive a Department of Labor Prevailing Wage Determination.
- Pursue certification of the requested visas through the Department of Labor.
- Petition for the requested visas from the United States Citizenship & Immigration.
- Receive approvals.
- Place workers in locations for Sunrise Landscape.

Sunrise Landscape follows all program protocols, including, but not limited to

- Providing/reimbursing the worker for transport/subsistence from the worker's home to the worksite. We pay for inbound and outbound transportation, daily subsistence, and lodging for the time workers (U.S. and Foreign) are traveling to the starting worksite location from their home. We provide reimbursement for transportation/subsistence/necessary lodging and visa, visa processing, and border crossing fees.
- Follow the $\frac{3}{4}$ guarantee that beginning on the first day the worker arrives, the worker is guaranteed work hours equal to at least 75% of the workdays in each 12-week period (6 weeks for a short season of less than 120 days) and ending on your certified end date.
- Keep accurate records in regard to pay and earnings. Each worker is given a pay stub showing hours offered, hours actually worked, hourly rate and/or piece-rate of pay, and, if piece-rates are used, the number of units produced daily. The pay indicates total earnings for the pay period and all deductions from wages.
- Provide, at no charge, all tools, supplies, uniforms and equipment required to perform the duties assigned.

EQUAL EMPLOYMENT OPPORTUNITY

EEO Compliant Handling Procedures

It is this company's policy to regularly inform employees that the organization's dispute resolution system is available for handling discrimination complaints or problems. Employees who have Equal Employment Opportunity-related questions, problems or complaints should first communicate their concern to their immediate supervisor. If they are dissatisfied with the supervisor's handling of the matter, they may pursue their complaint in the company's formal dispute resolution procedure.

All will be handled fairly and expediently. No employee shall suffer complaints reprisals for seeking resolution of a problem through the procedure.

E-Verify and I-9 Employment Eligibility

Sunrise Landscape is committed to employing only United States citizens and aliens who are authorized to work in the United States.

Sunrise Landscape complies and voluntarily E-Verifies all employees. U.S. law requires companies to employ only individuals who may legally work in the United States - either U.S. citizens, or foreign citizens who have the necessary authorization. This diverse workforce contributes greatly to the vibrancy and strength of our economy, but that same strength also attracts unauthorized employment.

E-Verify is an Internet-based system that allows businesses to determine the eligibility of their employees to work in the United States. E-Verify is fast, free and easy to use - and it's the best way employers can ensure a legal workforce.

In compliance with the Immigration Reform and Control Act of 1986, as amended, each new employee, as a condition of employment, must complete the Employment Eligibility Verification Form I-9 (the "I-9") and present documentation establishing identity and employment eligibility. All employees are asked on their first day of employment to provide original documents verifying the right to work in the United States and to sign a verification form required by federal law (INS Form I-9). If an individual cannot verify their right to work within three days of hire, Sunrise Landscape, must terminate employment. Former employees who are rehired must also complete the form if they have not completed an I-9 with the Company within the past 3 (three) years, or if their previous I-9 is no longer retained or valid.

EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of this company that all employees and applicants for employment are guaranteed equality of employment opportunity. Essentially, this means that, as an employer, we will not discriminate against any worker or job applicant on the basis of race, color, religion, gender, age, gender identity, national origin, marital status, ability status or veteran status.

Recruitment, selection, placement, transfer, promotion, discipline, termination, reinstatement, training and education, tuition assistance, compensation, benefits and layoff decisions made by the supervisors or managers of this company will be based upon the job-related qualifications and abilities of candidates. In some cases, seniority may be treated as a factor to be considered in the selection process. Employees who apply for a promotion or transfer will be given equal consideration.

Any employee who believes there has been a denial of equal opportunity in the workplace has the responsibility and is encouraged to bring such matters immediately to the attention of a supervisor or manager. All complaints will be investigated, and a response resolution made to the employee.

Sunrise has a zero-tolerance policy towards unlawful discrimination. Persons engaging in such prohibited activities will be subject to discipline, up to and including termination without notice.

Americans with Disabilities Act (ADA)

Sunrise is committed to provide equal access and opportunities to job applicants and employees with qualified disabilities and prohibits discrimination on the basis of disability in the application process and the employment relationship. It is the policy and practice of the Company to comply with the Americans with Disabilities Act, as well as with applicable state and local laws prohibiting discrimination on the basis of a disability.

Statement of Commitment

As an employer, Sunrise Landscape welcomes the opportunity to affirm our continuing policy to provide equal employment or advancement opportunity and to dedicate ourselves to establishing a work environment which is free from discrimination.

As an employer, we will continually review our personnel practices and procedures to ensure that all supervisors and managers are adhering to our commitment to Equal Employment Opportunity principles. It is our expectation that all employees shall demonstrate respect for and awareness of the diversity of all our employees and model our corporate commitment to diversity.

EEO/AA Communication

This Equal Employment Opportunity Policy Statement shall be communicated to all supervisors and managers. It shall also be posted conspicuously (on company bulletin boards or common areas) and in areas where applicants are typically screened, interviewed and tested. The intent of this communication of the Policy Statement is that all of the company's employees are alerted and that job applicants are informed of our commitment. It is also the company's intent to include this Policy Statement in employee handbooks or orientation literature and to keep employees informed of Policy Statement changes or updates.

The terms "Equal Opportunity Employer" shall be utilized in recruitment advertisements and literature.

CERTIFICATE OF LIABILITY INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/2/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Higginbotham Insurance Agency, Inc. 110 Carillon Parkway St Petersburg FL 33716 License#: 2081754 SRLANDS-01	CONTACT NAME: PHONE (A/C, No, Ext): 727-391-9791 FAX (A/C, No): 727-393-5623 E-MAIL: stahlstpetecertificates@higginbotham.net ADDRESS: INSURER(S) AFFORDING COVERAGE <table><tr><td>INSURER A: Pennsylvania Manufacturers' Association Insurance</td><td>NAIC # 12262</td></tr><tr><td>INSURER B: XL Specialty Insurance Co.</td><td>37885</td></tr><tr><td>INSURER C: FCCI Insurance Company</td><td>10178</td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER A: Pennsylvania Manufacturers' Association Insurance	NAIC # 12262	INSURER B: XL Specialty Insurance Co.	37885	INSURER C: FCCI Insurance Company	10178	INSURER D:		INSURER E:		INSURER F:	
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INSURER F:													

COVERAGES	CERTIFICATE NUMBER: 908831615	REVISION NUMBER:
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Ded: \$25,000 ☐ Property Damage GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC ☐ OTHER:	Y	Y	GL10010439300	10/1/2025	10/1/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPIOP AGG \$2,000,000 Total Project Aggr \$5,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY Ded: \$350,000	Y	Y	1525751653188	10/1/2025	10/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$10,000	Y	Y	UMB10010439400	10/1/2025	10/1/2026	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC2025751653188	10/1/2025	10/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
B	Leased/Rented Equipment			UM00201233MA25A	10/1/2025	10/1/2026	Max Per Item Occurrence \$250,000 Deductible \$2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Haile Village Center Owners Association, Inc. and Haile Management are listed as Additional Insured.

CERTIFICATE HOLDER Haile Village Center Owners Association, Inc. c/o Haile Management 5230 SW 91 Drive Suite C Gainesville, FL 32608	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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W-9

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.
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Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<table style="width: 100%;"> <tr> <td style="width: 65%;"> 1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) SR Landscaping LLC </td> <td style="width: 35%;"></td> </tr> <tr> <td> 2 Business name/disregarded entity name, if different from above. DBA Sunrise Landscape </td> <td></td> </tr> <tr> <td> 3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) C Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate </td> <td> 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.) </td> </tr> <tr> <td> 3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐ </td> <td></td> </tr> <tr> <td> 5 Address (number, street, and apt. or suite no.). See instructions. 5100 W. Kennedy Blvd., Suite 325 </td> <td rowspan="3" style="vertical-align: top;"> Requester's name and address (optional) </td> </tr> <tr> <td> 6 City, state, and ZIP code Tampa, FL 33609 </td> </tr> <tr> <td> 7 List account number(s) here (optional) </td> </tr> </table>	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) SR Landscaping LLC		2 Business name/disregarded entity name, if different from above. DBA Sunrise Landscape		3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) C Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐		5 Address (number, street, and apt. or suite no.). See instructions. 5100 W. Kennedy Blvd., Suite 325	Requester's name and address (optional)	6 City, state, and ZIP code Tampa, FL 33609	7 List account number(s) here (optional)
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Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
 	
or	
 	
Employer identification number	

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Rita Cuevas</i>	Date <i>1/7/2026</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

EXHIBIT B- Approved Irrigation Rates
for Term of Agreement



June 9, 2026

Board of Directors
Haile Village Center

RE: IRRIGATION SERVICE RATES

Dear Members of the Board of Directors:

Sunrise Landscape is pleased to provide the following irrigation service rate options for Haile Village Center:

IRRIGATION SERVICE RATE OPTIONS		
Hourly Irrigation Service Rate	Approved	\$75.00 per hour Plus materials
Full-Day Irrigation Service Rate Includes up to eight (8) hours of service	Approved	\$560.00 per day Plus materials

Both rates approved. No OT rates shall apply, and/or "per person" charges for inspections or repairs.

The full-day option provides a discounted rate compared with eight hours billed hourly. Please let us know which option best fits the property's irrigation needs. We appreciate the opportunity to assist Haile Village Center.

Sincerely,

Kyler Pacyga
Sunrise Landscape