Lawn Enforcement Agency
A HighGrove Company

Proposal #9673

Date: 8/7/2026

APPROVED

Customer:	Property:
Maria Accoo 110 East Collector Road Palm Coast, FL 32137	Mantanzas Shores Owner's Association, Inc. 110 East Collector Road Palm Coast, FL 32137

27 Program Service - Lawn Agreement

Fixed Payment Services

Description of Services	Frequency	Cost per Occ.	Annual Cost
Program Service			
Program Service	42	$1,400.00	$58,800.00
Turf Treatments	6	$4,150.00	$24,900.00
Seasonal Annuals	4	$4,711.91	$18,847.64
Irrigation Inspection	12	$2,750.00	$33,000.00
Shrub Fertilization Round 1	1	$2,129.40	$2,129.40
Shrub Fertilization Round 2	1	$2,129.40	$2,129.40
Site Audit	12	$0.00	$0.00
		Annual Maintenance Price	$139,806.44

Optional Services

Initial next to optional services you would like added to your contract.		Frequency	Cost per Occ.	Annual Cost
_____	Palm Pruning	1	$0.00	$0.00
_____	Mulch Install	1	$0.00	$0.00

Payment Schedule

Schedule	Price	Sales Tax	Total Price
January	$11,651.00	$0.00	$11,651.00
February	$11,651.00	$0.00	$11,651.00
March	$11,651.00	$0.00	$11,651.00
April	$11,651.00	$0.00	$11,651.00
May	$11,651.00	$0.00	$11,651.00
June	$11,651.00	$0.00	$11,651.00
July	$11,651.00	$0.00	$11,651.00
August	$11,651.00	$0.00	$11,651.00
September	$11,651.00	$0.00	$11,651.00
October	$11,651.00	$0.00	$11,651.00
November	$11,651.00	$0.00	$11,651.00
December	$11,651.00	$0.00	$11,651.00
	$139,812.00	**$0.00**	**$139,812.00**

Services

Program Service

Mowing: All turf areas will be mowed as necessary during the growing season to maintain a neat and attractive appearance at the proper height. All turf areas will be thoroughly cleaned of debris prior to mowing and at no time will any excessive clippings be left on the surface after mowing. Turf areas will be inspected for insects and disease.

Edging: All plant beds, sidewalks, curbs, and breezeways will be edged regularly during the growing season and as needed in the winter. Every effort to maintain bed size will be utilized.

Pruning: All shrubs and hedges will be maintained in a manicured fashion. Select pruning will be done where applicable. All trees will be pruned to maintain 8' clearance. All dead palm fronds under 8' will be removed as needed. Seasonal pruning on all Crape Myrtles, Azalea, Camellia, and Gardenias will be done at the proper time of year.

Bed Areas: All bed areas will have weeds controlled by both mechanical and chemical means. Any weed over 3" will be pulled by hand or mechanically controlled. All beds, parking lots and sidewalks will be maintained and kept reasonably free of weed growth.

Blowing/ Litter Control: All parking lots, streets, sidewalks, and patios will be blown off each visit. All debris will be blown into a pile and collected. Natural pine straw and leaves may be disposed of throughout select natural areas if they do not alter the natural landscape. All debris will be disposed off premises unless other arrangements are made. All storm damage debris will be documented, and an additional charge will be assessed for any debris removed from the property. All large sticks in plants, plant beds and turf areas will be removed.

Turf Treatments

January or February 0-0-62 Dimension Duplex Spot Treat All Weeds
March or April 30-0-0 50% Slow Release N Spot Treat All Weeds
May or June 24-2-12 With Talstar Spot Treat All Weeds
July or August Gator CSL 7 Bifenthrin Duplex Manor Iron Spot Treat All Weeds
September or October Gator CSL 7 Bifenthrin Duplex Spot Treat All Weeds

NovemberorDecemberGatorCSL7BifenthrinDimension2EWPre-emergentManorDuplex Spot Treat All Weeds

Seasonal Annuals

All flowers/annuals to be rotated.

Irrigation Inspection

The irrigation system will be manually operated, and every zone inspected for optimal operation and coverage. All work requested by the client to be completed by the contractor will have an estimate submitted for approval prior to performing any work. Any damaged irrigation heads or components due to our contract maintenance will be repaired at no cost.

Shrub Fertilization Round 1

Our shrub fertilization program consists of 2 shrub applications for the year:

March and April 8-2-12 granular fertilizer, spot spray with Bifenthrin and Merit
September and October 8-2-12 granular fertilizer, spot spray with Bifenthrin and Merit
All shrubs will be inspected during the lawn applications and spot-treated for no charge

Shrub Fertilization Round 2

Our shrub fertilization program consists of 2 shrub applications for the year:

March and April 8-2-12 granular fertilizer, spot spray with Bifenthrin and Merit
September and October 8-2-12 granular fertilizer, spot spray with Bifenthrin and Merit
All shrubs will be inspected during the lawn applications and spot-treated for no charge
Site Audit
Landscape Quality Audits - used by our management team to document the property. Photos ~~to document~~ strengths and deficiencies along with opportunities for property enhancements. Used and shared with our teams and clients.

Optional Services

Palm Pruning

Palms over 8' will be pruned once annually.

Mulch Install

Mulch delivery and installation.

* Post hurricane cleanup

Terms & Conditions

This Landscape Maintenance Contract (this "Agreement") is entered into as of the Date above between HighGrove Partners of Florida, LLC dba Lawn Enforcement Agency (CONTRACTOR) and Client.

For purposes of this Agreement: the "Services" consist of the landscape maintenance, construction, irrigation, and/or other general landscape services described in the "Services" attached hereto.

1. ***Service Fee:*** The total "Service Fee" for the work set forth herein to be paid by Client to Contractor is a set annual amount. Service Fee is subject to additions and deductions through amendments signed by both Contractor and Client. For Services performed pursuant to this Agreement, Client shall pay Contractor the Service Fee through monthly payments. The Service Fee shall be payable in 12 equal monthly installments beginning on the Contract Start Date. Invoices will be sent out on the 1st of the month for the work that will be performed in that month. All additional work requested in writing by the facility is to be invoiced upon completion and payment is to be made from the Client within 30 days—payments to PO Box 141091 Gainesville, FL 32614.

2. ***Term:*** The "Term" of this Agreement shall begin on the Contract Start Date and conclude on the Contract End Date.

3. ***Change orders or work orders:*** All change orders or work orders must be submitted and approved in writing prior to execution. All frequently recurring work will be added to the monthly progress payment and all additional as-needed items requested by the facility in writing to be invoiced upon completion.

4. ***Insurance:*** Contractor will carry liability amounts and Workman's' Compensation coverage required by law on its operators and employees and requires the same of any sub-contractors and will provide proof of same to the client. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

5. ***Safety:*** The contractor shall conform to all OSHA requirements and guidelines while performing all services. All employees of the Contractor shall be fully uniformed while on property to assist in safety and identification for workers, patrons, homeowners, staff, and visitors.

6. ***Litigation Cost:*** The parties hereto agree that in the event either of them is required to institute legal action to enforce any of the provisions of this agreement against the other, the prevailing party in such litigation as determined by the Arbitration panel shall be reimbursed for all costs involved.

7. ***Termination:*** Either party may terminate this agreement if the other party breaches any provision of this agreement. Prior to such termination, the non–breaching party shall give the breaching party specific notice of the claim of breach and a fifteen (15) day period in which to cure the breach. At the end of the fifteen (15) day period, the breaching party shall provide the non-breaching party with a letter stating that it has cured the breach and requesting your consent to continue working. Notwithstanding anything to the contrary herein, either party may terminate this Agreement at any time without cause upon thirty (30) days prior written notice of its intent to terminate this Agreement.

8. ***Acts of God:*** If Contractor is unable to perform its obligation under the terms of this Agreement because of Acts of God (hurricanes, tornados, freezing, etc.), or other causes

beyond its reasonable control, Contractor shall not be liable to any other party for any damages resulting from such failure to perform or otherwise from such causes.

9. ***Renewal:*** Our contracts are reviewed by our teams 120 days out from next renewal date. Any changes or recommendations we have are to be communicated with our clients 90 days before next renewal date. If no changes are deemed necessary, we auto-renew at current rate.

10. ***Proration Clause:*** The parties hereby acknowledge that, notwithstanding the Service Fee, the monthly installment plan, and any Billing Information Schedule attached hereto, the types and frequency of services, goods, and materials furnished each month throughout the year may vary according to seasonal requirements and best horticultural practices. The monthly installment plan and Billing Information and Schedule are implemented for Client's convenience of payment only and billings do not necessarily reflect the actual cost or value of Services performed during any particular month or other billing period. If this Agreement is terminated for any reason on a date other than an Anniversary Date, then all sums paid by Client to Contractor for Services performed since the most recent Anniversary Date shall be subtracted from the time-and-materials value (as determined in good faith by Contractor) of Services performed since that date and, if the result is a positive number (a "Shortfall"), the Shortfall shall become due and payable and Client shall promptly pay such Shortfall to Contractor. A Shortfall is not liquidated or other damages arising from a termination of the Agreement but represents the portion of the charges for Services performed prior to but unpaid by Client as of the Termination Date. For the avoidance of doubt, in no event will a Shortfall invoiced to the Client exceed the total amount that would have been received by the Service Provider had the terminated Agreement continued uninterrupted until the end of its then current term.

11. ***Escalation Clause:*** If Contractor materially breaches the terms of this Agreement, Contractor shall have 30 days upon written notice to cure such breach. If Contractor fails to cure such breach within 30 days after written notice from the non-breaching party specifying such breach, then the non-breaching party may elect to immediately terminate this Agreement by written notice to the breaching party. In addition to and without limiting the foregoing, if Client fails to timely pay any Service Fees, Work Order Charges, or administrative fees due under this Agreement, then Contractor may elect, in its sole discretion, to (i) delay, withhold, suspend or cancel Services without further notice to Client, and Contractor shall have no responsibility whatsoever for any consequences thereof, in respect of which the Client hereby indemnifies Contractor, and fees (as set out hereunder) shall continue to accrue and any extra expenses resulting from such withholding shall be for the Clients' responsibility and/or (ii) immediately terminate this Agreement upon written notice to Client.

By _____	***By*** 9/25/2026
Date 8/7/2026	***Date*** Elizabeth Logan
HighGrove Partners of Florida, LLC dba Lawn Enforcement Agency	***Mantanzas Shores Owner's Association, Inc.***