



NEW STYLE

Landscaping, Inc.

9212 SW 127 AVE. Miami, FL 33186

Phone (305)807-6428

Lawn Maintenance Contract

This service agreement is made this September 01, 2021, and hereby held between New Style Landscaping, Inc. and Tuscany Community Association, Inc.

New Style Landscaping Inc. shall perform all required landscaping maintenance of the property as it now exists. The services have agreed to buy Tuscany Community.

Yearly lawn services Include as follows:

The lawn services shall be provided in 26 services/visits per year at 3,904.00 each (The total Annual contract will be \$ 101,504.00).

Ground Maintenance & Grass Areas:

Mow all grass areas of the property to a height of 2.5" - 4.5" according to the season.

Edging the following areas but are not limited to: plant beds, tree rings, shrubs, signs, hydrants, walkways, drives, and foundations.

Lawn Fertilization – as needed year fertilization treatment for all grassed areas.

Shrubs:

Shrubs will be pruned to a distance of 12" from all buildings. Pruning shall be performed to maintain a groomed appearance.

Removal weeds from all the shrubs as needed.

Fertilization treatment will be included as needed per year.

Removal of any shrubs with 40% or more dead material with no chance of re-establishing themselves. Any replacement plant will have to go through approval from the property manager.

Hedges

Hedges are pruned 12 times per year, pruning shall be performed to maintain a groomed appearance.

Hedges will have the weeds removed as needed.

Hedges will be fertilized as needed.

Removal of any hedges with 40% or more dead material with no chance of re-establishing themselves. Any replacement plant will have to go through approval from the property manager.

Trees

Edge the tree rings at each lawn maintenance service.

Removal of weeds from tree beds and the property will be performed as needed.

Fertilization will be performed as needed.

Any tree that is in hazardous condition due to disease or insect damage, or is deemed a nuisance to the building, or otherwise by request of the property manager, is to be removed will have to go through approval from the property manager.

Trimming of trees on the property that can be reached from a ground level as needed at 8 feet.

Palms

Palms will have the weeds removed as needed. Beds will remain weed-free.

Dead palms, fronds, and seeds shall be removed when necessary.

Fertilization will be performed as needed.

Any palm is in hazardous condition due to disease or insect damage. Or is deemed a nuisance to the building, or otherwise by request of the property manager, is to be removed will have to go through approval from the property manager.

Garbage Collection

All grass trimming and overburden shall be removed immediately after each cutting and edging take place.

New Plant replacement

Labor of removal, cleaning, installation, and picking up garbage and to go, have to go through approval from the property manager.

Materials: Plants, Shrubs, Hedges, and Flowers getting at cost from farms in Homestead not included.

Wet Check-Irrigation Control Inspections

A monthly visual inspection – “Wet Check” will be provided in each zone in operation, New Style Maintenance Landscaping Inc., will advise The Property Manager of the repair/and/replace of damaged portions of the irrigating or sprinkler system and will provide competitive pricing to the repairs. Any repairs have to go through approval from the property manager.

Terms

1.-This agreement shall become effective immediately on the start date and will remain in effect for one year unless there is an earlier termination under the terms and conditions set-fourth herein.

2.- Notwithstanding any other provision of this agreement to the contrary, the property owner may terminate this agreement. For any reason (even if New Style Maintenance Landscaping Inc. is not at fault) upon 30 days prior written notice to New Style Maintenance Landscaping Inc. of this intention to terminate the agreement. Upon such early termination/cancelation, the liability and obligation of the property owner are to pay for those services provided to the property owner before the effective date of early termination/cancelation, and for the remaining services agreed in this yearly contract.

3.- Upon termination/expiration of this agreement, the property owner only shall be obligated to pay New Style Maintenance Landscaping Inc. compensation for services performed through the date of termination/expiration.

4.- All cancellations or early termination must give 30 days in advance with a written notice to New Style Maintenance Landscaping Inc. All unpaid balances must be paid in full at the time of cancellation.

Payments

The property owner shall pay New Style Maintenance Landscaping Inc. the compensation at the times set-fourth in this agreement. Notwithstanding anything in this agreement, the property owner shall be obligated to pay an invoice 10 days after the receipt.

Agreement

This agreement contains all of the terms and conditions agreed upon by the parties hereto concerning the subject matter hereof and supersedes all prior agreements and negotiations concerning the subject matter hereof. This agreement cannot be modified or changed except by a written instrument signed by all parties hereto.

Acceptance of Agreement

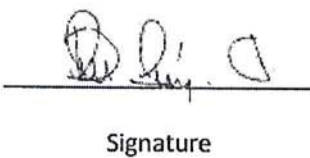
The parties Tuscany Community Association, Inc. and New Style Maintenance Landscaping Inc. have begun effective this agreement on this date provided below at the effect dateline and will remain in effect for one year or the period stated in the statement below.

Effective date September 01, 2021.

New Style Maintenance Landscaping, Inc.

<u>Valentin Casamayor</u>		<u>GM</u>	<u>9/1/2021</u>
Print Name	Signature	Title	Date

Tuscany Community Association, Inc.

<u>Juan P Saenz</u>		<u>President</u>	<u>09/01/21</u>
Print Name	Signature	Title	Date

Commercial references of New Style Maintenance Landscaping Inc.

1.- Coastal Tower Condominium association

President: Pablo Guedez
Phone: (305)- 300 - 9543
Address: 400 Kings Point Drive Sunny Isles Beach, FL 33160

2.-Camelot Condominium

Owner: Ronen Dagan
Phone: (305)- 525- 7180
Address: 2400 Andrews Ave Pompano Beach

3.- Kings Point Imperial Condominium

President: Janet Sarno
Phone: (708)- 359- 7942
Address: 220 Kings Point Drive Sunny Isles Beach, FL 33160

4.- Twin Lakes Condominium

Owner: Ronen Dagan
Phone: (305)- 525- 7180

5.-Rick Brown Mortgage Financial

Address: 7300 Street Coral Gables
Phone: (305)- 667- 1472
14 Buildings around Coral Gables in Miami

6.-MC Nab Condominium

Owner- Ronen Dagan
Phone: (305)- 525- 7180

7.- Commercial Shopping

Owner: Commercial Village
Office: (305)- 987- 2877
Secretary: Zenia Montero