

2026
LANDSCAPE MAINTENANCE PROPOSAL

Attn: Griffin View P.O.A., Inc.
2476 N. Essex Avenue
Hernando, FL 34442

Griffin View P.O.A., Inc.

Landscape Maintenance Summary

Overall Maintenance (includes but not limited to the following):

1. Pest Control / Fertilization	Included	Annually
2. Irrigation Water, Repairs, Replacements	Included	Annually
3. Pine Straw	Included	Annually
4. Vacant Lot Mowing	Included	Annually
5. Plant Replacement	Included	Annually
6. Miscellaneous	Included	Annually

Total Annually \$ 110,000

Total Monthly \$ 9,166.66

Griffin View Job Cost Breakdown

Personnel (Includes Trucks, Trailers, Equipment, Debris Removal, Equipment Storage, Equipment Repairs, Rentals, Etc. - Contractor is responsible for 100%) Management estimates the need for the following number of workers (although it may require more or less):

- 1 Project Managers
- 1 Irrigation Technicians
- 1 Spray Technicians
- 1 Landscape Foremen
- 7 Laborers

Irrigation Parts (includes any replacements of timeclocks, valves, service lines and heads, et al.), repairs and maintenance must be coordinated with SWFWMD water use permit (WUP) permittee, Hampton Hills, LLC.

Fertilization / Pest Control Products, preparation and application

Pine Straw as needed, but not less than once per year; ground preparation and installation.

Total Annually \$ 110,000

Total Monthly \$ 9,166.66

Landscape Maintenance Agreement

THIS AGREEMENT dated this 1st day of January, 2026, between Griffin View P.O.A., Inc. (hereinafter referred to as "Griffin View" or "Customer") and Citrus Hills Investment Properties, LLC, (hereinafter referred to as "Contractor").

1. **Scope of Work:** Contractor shall furnish all labor, materials, and necessary equipment to maintain the common area grounds at Griffin View for one (12) month period commencing January 1, 2026 and ending December 31, 2026. In fulfillment of its obligation, Contractor shall use its best efforts to perform the Grounds Maintenance specifications attached as Exhibit "A" and specifically incorporated herein. In the event that the performance by Contractor shall be interrupted or delayed by any occurrences not occasioned by Contractor, such as acts of God, the Contractor shall be excused from such performance for such a period of time as is reasonably necessary after such occurrence to remedy the effects thereof.
2. **Indemnification:** Contractor shall indemnify and hold harmless the Customer, its Board of Directors, and unit owners, from any and all injuries, damages, causes of action or claims that are related to or arise from any acts, omissions or negligence on the part of Contractor, its agents, subcontractor, employees, or others acting on behalf of Contractor, in the performance of its obligations under this Agreement.
3. **Liability Insurance:** Upon request of Customer, Contractor, for itself, its subcontractors, agents and employees, shall carry liability and personal insurance with a responsible insurance company qualified to do business in the state of Florida. The amounts of such insurance shall be at least one million (\$1,000,000) dollars for liability due to injury to or death of a person or persons and at least one million (\$1,000,000) dollars for liability due to property, or greater if required by Property Management contract. Contractor shall additionally provide Workers' Compensation Insurance on behalf of each of its employees or laborers working on the property in accordance with all applicable laws. Such insurance shall remain in effect during the entire term of this agreement. Contractor shall deliver to the Customer an insurance certificate evidencing such insurance.
4. **Standard of Performance:** Contractor shall use due care, skill and diligence in the performance of its obligations under this agreement and shall perform all of its obligations in its best workmanlike manner and in accordance with the accepted standards for professional landscape contractors in the area. All materials used in performing any obligation under this agreement shall be of first quality and shall be used strictly in accordance with manufacturer's specifications.
5. **Time:** Time is of the essence in performing the obligations under this agreement.
6. **Independent Contractor Relationship:** All work performed by Contractor under this agreement shall be as an independent contractor, and in no way shall Contractor be considered to be an employee of this Customer.

- 7. Price and Payment Terms: Contractor shall be paid on a monthly basis for only such work as is performed satisfactory during the previous month. The Contractor shall tender to the Customer a bill or invoice for those services rendered during the current month, which shall be paid by the Customer by the first of the following month. Both parties hereby acknowledge that if all the grounds maintenance services are performed in accordance with the Grounds Maintenance Specifications attached hereto as "Exhibit A," Customer shall remit Contractor a monthly fee of \$9,166.66
- 8. Termination: Either party may terminate this Agreement with or without cause upon written notice to the other.
- 9. Notices: Any notice required to be sent to Customer or Contractor under this Agreement shall be sent to the parties at the following address unless otherwise specified:

Customer: Griffin View P.O.A., Inc.
2476 N. Essex Avenue
Hernando, FL 34442


Contractor: Citrus Hills Investment Properties, LLC
2476 N. Essex Avenue
Hernando, FL 34442

Customer:



Griffin View P.O.A., Inc.
By: Cyle Moses, its President

Contractor:



Eric D. Abel, VP
Citrus Hills Investment Properties, LLC

Exhibit "A"

Service Agreement Specifications

Between Griffin View P.O.A., Inc. and Citrus Hills Investment Properties, LLC, the services to be performed hereunder for the Basic Monthly Fee are set forth below. Any work performed in addition to these Services will be separately invoiced as provided in this Agreement.

LANDSCAPE MAINTENANCE PROGRAM

I. TURF GRASS SPECIFICATIONS

i. Mowing

Mowing shall be performed as frequently as is required to maintain a height level as outlined below with power lawn mowers of sufficient horsepower to leave a neat, clean appearance. (minimum of 52 cuts/yr.)

Mower blades will be kept sharp to prevent the tearing of grass blades.

Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers.

St. Augustine and Bahia turf should be maintained at a mowing height of 3 ½" to 4 ½" in height, with no more than half of leaf blade removed during mowing.

ii. Edging

Contractor shall neatly edge and trim around all plant beds, curbs, streets, trees and buildings, etc., and maintain the shape and configuration of all planting beds.

All walks shall be blown or vacuumed after edging to maintain a clean, well-groomed appearance.

All grass runners to be removed after edging to maintain mulch areas free of weeds or encroaching grass.

Frequency of edging shall correspond to frequency of turf mowing.

iii. Trimming

Areas agreed to be inaccessible to mowing machinery will be maintained with string trimmers, or as environmental conditions permit.

Frequency of string trimming will correspond to frequency of turf with the exception of lake banks, roadside drainage ditches, and Bahia turf areas.

iv. Debris Removal

Prior to mowing, each area will be patrolled for trash and other debris to clean area and reduce risk of flying debris during mowing.

All areas littered in the landscape maintenance process will be swept by hand, power blower or vacuum, as conditions require, and transported to a dumping facility at Contractor's sole cost.

Removal of all landscape debris generated on the property during landscape maintenance is the sole responsibility of Contractor, at no additional expense to Customer. Contractor shall immediately clean up all debris after hurricanes, windstorms, heavy rains and repair any erosion as a result of above. The removal of all such debris will be at the sole cost and expense of the Contractor.

v. Fertilization

A preliminary turf fertilization specification and schedule is as follows: Turf shall be fertilized six (6) times per year using a premium turf fertilizer with minor elements; application to apply is 1.0 lb. of nitrogen per 1,000 sq. ft. A weed and feed in spring and fall.

All sidewalks, roads, curbs and patios will be swept clean of any granular fertilizer after application to minimize staining.

vi. Insect and Disease Control

Pre and post emergent herbicide applied in February / March.

Insecticide program applied in March and at the end of June. Treatment of turf areas for infestation or disease shall be the responsibility of Contractor.

Florida's Best Management Practices will be utilized.

Contractor will implement an integrated Pest Management Program to minimize excessive use of pesticide, and will rely heavily on continual monitoring in insect levels.

All products will be applied as directed by manufacturer, and all state and federal regulations will be strictly adhered to.

As needed, Contractor will employ/maintain an active certified Pest Control License issued through the Florida Department of Agriculture and Consumer Services.

II. IRRIGATION

Contractor shall be responsible for the operation of the irrigation systems. The irrigation systems shall be operated to provide watering frequencies sufficient to replace soil moisture below the root zone of all planted areas, including lawns, and taking into account the amount of rainfall that has occurred. Contractor shall be responsible for controlling the amount of water used for irrigation and any damage that results from over-watering and insufficient watering, and always in accordance with the active SWFWMD WUP. The irrigation system includes all common grounds, plus infrastructure used to supply water to other areas (villas, etc.).

Contractor will fully inspect and operate all the irrigation zones and immediately repair any and all problems.

All irrigation service lines, timeclocks, valves heads, etc. (all inclusive) repairs shall be the responsibility of Contractor. Damages caused by improper operation of the irrigation systems or damages incurred through landscape operations shall be the responsibility of Contractor and shall be repaired by Contractor within forty-eight hours at no additional charge.

It is hereby agreed and acknowledged that the term "Irrigation Water, Repairs, Replacements," as referenced herein, shall include the cost of water used for irrigation purposes. Such water is sourced from wells and distributed through lines owned, maintained, and operated by the Contractor and/or its affiliates. For avoidance of doubt, Customer does not provide, own, or manage the water or infrastructure related to irrigation. The cost of irrigation water shall either be invoiced separately or included in the contract price, as determined by the Contractor. The Contractor and/or its affiliates reserve the sole right to establish and adjust rates for irrigation water usage, subject to applicable laws and regulations.

III. PLANTING BEDS, SHRUBBERY, WOODY ORNAMENTALS, GROUND COVERS, ALL PALM TREES AND ALL OTHER TREE CARE SPECIFICATIONS

i. Pruning (As needed, at least 5 times per year)

All pruning and thinning will have the distinct objective of retaining the plant's natural shape and the original design specifications, unless the Customer requests otherwise.

Plants, hedges, shrubbery and trees obstructing pedestrian or automobile traffic and damaged plants, will be pruned as needed. All areas are to be left free of clippings following pruning. Contractor shall pay for hauling and dump fees for all debris.

ii. Tree Pruning

Trees to be maintained with clear trunks with lower branch elevations of at least

ten feet.

Tree interior sucker branches and dead wood to be removed up to a height not exceeding 14' from ground. Moss removal and tree spraying is to be done at no extra charge. Contractor shall pay for all hauling and dump fees for all debris.

iii. Palm Pruning

All palms shall be pruned, shaped, and detailed as required; removing dead fronds, spent seed pods, and trimmed to lateral position (not "hurricane-cut"), as needed, by Contractor.

iv. Crepe Myrtle Pruning

Crepe Myrtles up to a maximum of 14' overall must be pruned and shaped each February to promote vigorous blooming and maintain desired size and shape. Branches are to be individually trimmed back to wood no larger than ½" in diameter. All sucker branching, seedpods and ball moss must also be removed. Contractor is responsible for debris removal and must pay for hauling and dumping fees.

v. Edging and Trimming

Ground covers will be confined to plant bed areas by manual or chemical means, as environmental conditions permit. "Weed eating" type edging will not be used around trees.

vi. Insect and Disease Control

Plants will be treated chemically as required to effectively control insect infestation and disease as environmental, horticultural and weather conditions permit.

Customer shall provide Contractor access to a water source on their property for insect and disease control purposes.

vii. Weed Control

Open ground between plants shall be maintained weed free by manual or chemical means, as environmental, horticultural and weather conditions permit. A pre-emergent herbicide treatment to be applied 4 times per year.

All mulch areas or plant beds shall be maintained and kept weed free. Round Up, or similar herbicide, shall be used in all areas monthly. Hand-weed as needed all areas in June, July, August and/or Sept.

viii. Fertilization

Preliminary shrubs, trees and plantings fertilization specifications are as follows:

Plant beds, shrubs, woody ornamental and ground covers shall be fertilized two times per year as to maintain good appearance and color.

Preliminary schedule: March and September.

All ornamentals will be fertilized utilizing a product with a balanced analysis (example: 8-10-10) with a good minor nutrient content. Nitrogen source should consist of a minimum of 50% slow-release product.

ix. Mulching

All beds or otherwise bare ground areas and tree rings should be maintained with a layer of mulch sufficient to cover the bare ground. Contractor shall provide all labor and materials necessary to perform this work.

Pine Straw

Mulch material shall consist of premium pine straw. Customer must first approve all mulch operations.

All areas mulched must be left clean and cannot be left unattended. These areas include all turf, sidewalks, pavement or any area soiled by this operation.

IV. Debris removal, windstorms, hurricanes.

All debris from windstorms shall be removed within 72 hours at Contractor's sole cost and expense.