



EVERGREEN GOLF COMMUNITY
COMMON AREA LANDSCAPE MAINTENANCE
AGREEMENT

1. Scope of Landscape Maintenance Services:

American Landscape ("Contractor") shall provide routine landscape maintenance services throughout the designated common areas of the Evergreen community.

Services shall include:

- ☐ Mowing all designated common-area turf.
- ☐ Edging sidewalks, curbs, landscape beds, and other applicable areas.
- ☐ Weed eating and trimming around applicable landscape areas and obstacles.
- ☐ Blowing sidewalks, roadways, curbs, driveways, and other applicable hardscape areas following service.
- ☐ Trimming and maintaining bushes and hedges at the Main Entrance to a height of approximately six (6) feet or less.
- ☐ Trimming and maintaining the landscaping surrounding the Main Entrance and flagpole area.
- ☐ Trimming all designated Silver Buttonwood trees.
- ☐ Trimming and maintaining the Podocarpus hedges located north of the flagpole.
- ☐ Maintaining designated landscaping within and around all community roundabouts.
- ☐ Maintaining designated landscaping along Bimini South.
- ☐ Maintaining designated bushes and hedges along Windward Lane.

☐ Applying professional weed-control treatment to designated landscape beds, walkways, and paver areas.

☐ Removing trash, palm fronds, and landscape debris generated or collected as a result of Contractor's work during each scheduled visit.

2. Service Frequency:

April through October — Growing Season

American Landscape shall provide the above routine landscape maintenance services four (4)

times per month during the growing season.

November through March — Winter Season

American Landscape shall maintain the property four (4) times per month throughout the winter season.

During the winter season, mowing will generally occur one week, with trimming and weed-control services performed during the alternate week, while maintaining four property visits per month.

3. Additional Landscape Areas:

American Landscape will provide additional quotes, upon request by the Evergreen Association,

for landscape services or maintenance areas that are outside the scope of this Agreement.

Additional areas may include, but are not limited to:

☐ Bimini North along the Crane Watch Golf Course property near the wetland area.

☐ Bimini South along the fence line bordering Evergreen and Canoe Creek.

☐ Trees located on both roundabouts.

☐ Trees located along Windward Lane.

☐ Other landscape areas or services not specifically identified or included in this

Agreement.

No additional work shall be performed without prior authorization from the Evergreen Association.

4. Inclement Weather:

In the event of inclement weather that prevents scheduled service, American Landscape will

make reasonable efforts to return on the next business day.

If weather conditions persist for multiple days and prevent service, American Landscape will

resume service on the next regularly scheduled service day.

5. Holiday Schedule:

American Landscape will be closed for one (1) week each year between Christmas and New

Year's Day. The specific week will be determined by American Landscape and communicated to

the Association in advance.

6. Monthly Landscape Maintenance Fee:

The monthly fee for the landscape maintenance services described in this Agreement is:

\$2,000.00 per month

Annual Landscape Maintenance Cost: \$24,000.00

7. Fertilization:

American Landscape will provide fertilization services two (2) times per year.

☐ Spring application: April

☐ Fall application: October

☐ Twelve (12) bags per application

☐ \$95.00 per bag

☐ \$1,140.00 per application

☐ Annual fertilization cost: \$2,280.00

8. Irrigation Inspection:

American Landscape will inspect the community irrigation system four (4) times per year.

Each inspection is priced at \$400.00, for an annual inspection cost of:

\$1,600.00 per year

Following each inspection, American Landscape will identify necessary repairs and provide a

proposal to the Association.

Normal wear-and-tear repairs shall be the responsibility of the Evergreen Association. If damage

is directly caused by American Landscape, American Landscape shall be responsible for repairing the damage.

No irrigation repair work outside of damage caused by American Landscape shall be performed

without prior approval from the Association.

9. Pest Control:

American Landscape does not provide pest-control services under this Agreement. American

Landscape does not maintain the required license to perform pest-control services, and such

services should be performed by a properly licensed pest-control professional.

10. Total Contract Cost:

Based upon the services outlined above, the anticipated annual cost is:

Service Annual Cost

Landscape Maintenance \$24,000.00

Fertilization \$2,280.00

Irrigation Inspections \$1,600.00

Total Annual Cost \$27,880.00

The Association may elect to pay the annual fertilization and irrigation costs through equal monthly payments as part of the overall monthly contract payment.

Based upon the annual total of \$27,880.00, the combined monthly payment would be approximately \$2,323.33 per month.

Any additional services, repairs, or work outside the scope of this Agreement shall require prior

approval by the Evergreen Association and shall be separately quoted unless otherwise agreed to

in writing.

11. Contract Term:

The term of this Agreement shall be three (3) years, beginning Oct 1 st , 2026 and continuing

through October 31 st , 2029.

The exact commencement and expiration dates shall be identified on the fully executed Agreement.

12. Cancellation:

Either party may terminate this Agreement, for any reason or no reason, by providing the other

party with thirty (30) days' written notice.

Upon termination, the parties shall be responsible for services properly performed or approved

prior to the effective date of termination. Any prepaid amounts for services that have not yet

been performed shall be credited or refunded to the Evergreen Association, as applicable.

13. Authorization:

By signing below, the parties acknowledge that they have reviewed and agree to the scope of

services, pricing, terms, and conditions outlined in this Agreement.

EVERGREEN ASSOCIATION:

Authorized Representative: _____

Name/Title: _____

Signature: _____

Date: _____

AMERICAN LANDSCAPE:

Authorized Representative: _____

Name/Title: JAMES SULLIVAN

Signature: James Sullivan

Date: 9-10-2026