

**CONTRACT FOR LANDSCAPE MAINTENANCE:**

Lakeridge Condominium Association

August 17 2017

1. Liabilities. Rupertan llc shall not be held liable for any existing landscape conditions like plant or palm disease, ph levels, irrigation or any loss, damage or delay caused by fire, civil or military authority, inclement weather, animals, vandalism or any other causes beyond their control.

2. Payments. Rupertan llc shall provide the client with a monthly invoice on the first day of each contractual service month representing the monthly installment due for the month. The client's failure to receive the invoice shall not constitute just cause for late payment or non-payment. All invoices are due on the 15<sup>th</sup> of each month.

3. Renewal of Contract. This Contract shall automatically renew from the termination date stated in paragraph 1 herein for a term equal to the term referred to herein. Either party may cause this contract NOT TO RENEW by mailing a "Letter of Intent" to the other party at least 30 days prior to the ordinary termination date of this contract, by certified mail, stating that they do not wish to renew the contract. All renewals will be governed by a negotiated fee.

4. Liabilities. Rupertan shall not be held liable for any existing landscape conditions like plant or palm disease, ph levels, irrigation or any loss, damage or delay caused by fire, civil or military authority, inclement weather, animals, vandalism or any other causes beyond their control.

5. Any extra service requested will be invoiced separately from your normal monthly lawn service invoice.

6. Liquidated Damages: The monthly installments due under this contract are intended to reflect an equal payment for the service provided for the full term of this contract. The monthly installments do not necessarily reflect the actual cost of work performed for a given month. Upon the cancellation or termination of this contract by either party for any reason, Rupertan llc, shall have the right to audit the contract and produce a final adjusted bill representing payments for services and materials actually delivered during the duration of the contract, less any previous payments. Payment of this invoice shall be made by the client upon receipt.

7. As per my signature approval, I, the customer, acknowledge that this is a binding contract and should a dispute result from partial or non-payment of any portion of this service agreement it is agreed that the prevailing party shall be entitled to all costs of collections of such sums resulting due to the partial or non-payment. These costs shall include, but not be limited to, all attorney's fees and costs incurred prior to the necessity of litigation to collect such monies and all fees and costs incurred shall litigation be initiated

8. Cancellation. During any active term, this contract may be canceled by either party by providing to the other a "30 Day Written Notice of Cancellation"

Executed this 4<sup>th</sup> day of DECEMBER, 2017

Lakeridge Condominium Association

Russ Chafee  
SIGNATURE

RUSS CHAFEE

PRINT NAME

JESUS GONZALEZ

PRESIDENT

Jesus Gonzalez

August 17, 2017

Lakeridge Condominium Association  
1776 6<sup>th</sup> NW  
Winter Haven, FL 33881

COMMON AREAS:

LANDSCAPE AND TURF MAINTENANCE SPECIFICATIONS

**Mowing**

1. Mow all common ground turf areas. The mowing is to perform a maximum of once per week between April 1, and October 31<sup>st</sup> and a maximum of twice per month between November 1 and March 31 as needed to keep the grass from growing more than 2 to 3 inches as measured on a flat paved surface. Clippings may be left on the turf as long as no readily visible clumps remain on the grass surface 24 hours after mowing.
2. Various mowing patterns will be employed to ensure even distribution of clippings and to prevent ruts in the turf by mowing equipment. Mower blades will be kept sharp at all times to prevent tearing of grass.
3. All surfaced areas will be blown free of debris with each mowing.

**Edging**

1. Rupertan llc shall neatly edge and trim off all walks and other paved areas will be performed on every visit. All areas not accessible to machinery shall be hand-clipped around all plant beds, curbs, and street, trees etc., and maintain the shape and configuration of all planting areas in a clean manner free of imperfections. Edging of all hard surfaces shall be performed with each mowing service and edging of soft surfaces shall be performed during every other mowing cycle.

**Shrub and Groundcover Maintenance**

**Pruning**

1. Rupertan llc shall prune and maintain a natural shape of the shrub, but not when the plant is in flower.
2. Although it is not horticulturally recommended for proper plant growth, if a client so desires to have formal shrub appearance on the project we shall shear shrubs according to the desired shape subject to the cost of labor and dump fees.
3. Shrubs and hedges shall not be allowed to grow over the sidewalk or driveways, or to obstruct any entrance ways.
4. Any damages incurred to shrubs material because of an act of God are not included in this Contract and shall be considered and billed extra.

**Weed Control**

1. Shrub and ground cover beds will be kept reasonable weed free and will be performed weekly, with respect to site conditions and time of year. Every plant and shrub bed will be weeded and/or hoed no less than once every other week and were safe and practical to control weeds through the use of approved chemicals, at Contractor's sole risk and manual weeding.
2. Flowers, leaves, and other landscape debris (i.e. clippings) shall be removed from shrub and groundcover areas every other week unless heavier accumulation requires weekly removal.

**Tree Maintenance****Pruning**

1. Removal of dead limbs and branches from all trees to a height of 8' shall occur continuous throughout the year. No pruning should be performed on live wood that would affect the fullness or intended character of planting. Trees shall be pruned in a manner to select and develop permanent scaffold branches that are attached; to provide radical orientation so as not to overlay on another; to eliminate narrow "V" shaped branch forks that lack strength; to reduce toppling and wind damage by thinning out crowns; to maintain growth within the space limitations and to balance the crown with the roots; to maintain growth within the space limitations and to balance the crown with the roots. An average "Clear Trunk" height of eight (8) feet will be maintained. For trees located adjacent to driveways, lower branches shall be kept trimmed at a height of 8 feet
2. All pruning cuts will be made flush. "Stubbing" will not be permitted. Pruning for general cleanup of trees it's recommended in the winter or fall.

**Miscellaneous Provisions**

1. Dead plants and those in a state of decline shall be brought to Owner's attention in writing.
2. Lack of performance of contractual items by Contractor must be submitted to Contractor by Owner in writing, Contractor will respond to notice within 24 hours or receipt.
3. The owner shall be notified, in writing, of Owner-initiated circumstances that are, in the opinion of the Contractor, hindering the ability to Contractor to execute terms of this Contract. Owner will respond to notice within 24 hours of its receipt.

**Litter Control**

1. Paper, glass, bottles, cans and small branches shall be removed from the landscape areas on a weekly basis
2. All walkways shall be kept clear of debris from the maintenance operation
3. Rupertan llc shall vacuum, clean or use suitable devices to remove grass clipped during cutting operations.
4. All parking lots shall be blown and debris shall be removed.

**Hardscape Weeding**

1. Removal of weeds and grass from sidewalks, curbs, and parking areas will be performed each visit.

July 4, 2022

Lakeridge Condominium Association  
1776 6<sup>th</sup> Nw  
Winter Haven Fl 33881

Dear: Lake Ridge Condominium

*After much deliberation, we at Rupertan, have deemed it necessary to adjust our rates in order to keep up with inflation gas prices materials and the most important thing our guys. Beginning – September 1, 2022, there will be a \$200 increase to our monthly fee.*

*This was a tough decision to make, and we understand how it affects our customers. Therefore, we thank you for your ongoing support and trust that these changes will help us continue providing you with premium quality and service*

*As always, we welcome any questions or comments.*

Executed this 7<sup>th</sup> day of July, 2022

Lake Ridge

*Russ Chafee*

SIGNATURE

Russ CHAFEE.

PRINT NAME



Lakeridge Condominiums <lakeridgemedi@gmail.com>

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## Monthly Services

1 message

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**Rupertan** <mail@serviceautopilot.com>  
Reply-To: Rupertan <billing@rupertan.com>  
To: Lakeridge Condominium Association <lakeridgemedi@gmail.com>

Tue, Aug 27, 2024 at 2:17 PM



Lakeridge Condominium Association  
1776 6th St NW  
Winter Haven, FL 33881

Dear Lakeridge Condominium Association,

*After much deliberation, we at Rupertan, have deemed it necessary to adjust our rates in order to keep up with inflation gas prices materials and the most important thing our guys. Beginning –January 1, 2025, there will be \$100 increase to our monthly fee.*

*This was a tough decision to make, and we understand how it affects our customers. Therefore, we thank you for your ongoing support and trust that these changes will help us continue providing you with premium quality and service*

*As always, we welcome any questions or comments.*

Sincerely,

Rupertan

**Thank you for your business!**

P.o. Box 2488  
Eagle Lake, FL 33839

863-662-5430 | [billing@rupertan.com](mailto:billing@rupertan.com)