Docusign Envelope ID: 681DD289-0358-81C7-8340-E709A265DD20

Road Runner Solutions

Paving, Sealcoating, Striping & Curb Work Agreement

This Agreement is entered into on 06-30-2026, by and between Road Runner Solutions ("Contractor") and: Lakeridge Condominium Association, Inc.

Customer: Russ Chafee

Property Address: 1776 6th St. NW Winter Haven, FL 33881

Phone: 863-299-1993 Email: lakeridgemedia@gmail.com

Scope of Work

Contractor agrees to perform the following services (check all that apply):

Asphalt Paving: yes

Asphalt Repair/Patching: all patching mentioned in quote including 2x2 metal part to be replaced with concrete.

Sealcoating: 52,034 sf of asphalt to be sealed with coal tar sealer.

Parking Lot Striping: 80 concrete stopper to be painted numbers 1-80, 2 ada spots, 4,161 lf white traffic paint includes white curb surrounding property, 543.5 lf yellow traffic paint, 18 white straight arrows, 2 yellow speed bumps, 5 yellow bollards, 3 white stop bars, no parking stencil 1 12' stalls, one hr parking stencil, concrete stopper guest stencil 4"-6", ev parking 2, no parking stencil for concrete stopper, no parking stencil with hashing.

Curb Installation/Removal/Relocation: cut out existing curb push back for proper operation of gate.

Crack Filling n/a

Other: _____

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Any work not specifically listed above is excluded unless authorized by a written change order signed by both parties.

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Contract Price

Total Contract Amount: $21,435.56

Payment Terms:

* Deposit: $10,717.78 Due upon signing.
* Progress Payment (if applicable): $n/a
* Final Balance: $10,717.78 Due immediately upon completion unless otherwise agreed in writing.

Invoices not paid when due may be subject to interest and reasonable collection costs as permitted by law after 30 days.

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Customer Responsibilities

The Customer agrees to:

* Provide unrestricted access to the work area.
* Remove all vehicles, equipment, trailers, and personal property before work begins.
* Identify all private underground utilities, irrigation systems, septic tanks, invisible fences, drain lines, lighting wires, or other concealed improvements.
* Obtain any required HOA approvals unless otherwise agreed.
* Ensure property lines are correctly identified for curb relocation or installation.

Contractor is not responsible for damage to unmarked or undisclosed underground improvements.

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Scheduling

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Work dates are estimates only and may change due to weather, equipment availability, material shortages, or other conditions beyond Contractor's control.
(Sep 2nd - Sep 11th)

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Asphalt & Sealcoating Information

Customer acknowledges:

* Fresh asphalt requires curing time before heavy traffic.
* Newly sealcoated surfaces must remain closed to traffic for approximately 24–48 hours, depending on weather conditions.
* Tire marks, footprints, minor roller marks, or slight color variations may occur during curing and are considered normal.
* Sealcoating enhances appearance and protects asphalt but does not repair structural pavement failures.

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Striping

Striping will be installed according to the agreed layout. Minor variations in dimensions or placement may occur due to field conditions unless exact engineering plans are provided.

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Curb Work

Minor color variations, surface imperfections, and hairline shrinkage cracks are normal characteristics of concrete and are not considered defects.

Contractor is not responsible for cracking or movement caused by soil settlement, tree roots, freeze/thaw cycles, drainage issues, or excessive vehicle loads after installation.

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Warranty

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Contractor warrants workmanship for one (1) year from the completion date.

This warranty does not cover:

* Normal wear and tear
* Ground movement or settlement
* Water damage or poor drainage
* Tree roots
* Fuel, oil, chemicals, or salt damage
* Snowplow damage
* Heavy commercial equipment beyond intended use
* Acts of nature
* Customer abuse, neglect, or failure to maintain the surface

Warranty repairs are limited to correcting defects in workmanship and do not include replacement of entire paved areas unless deemed necessary by Contractor.

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Additional Work

Any additional work requested after this Agreement is signed must be approved in writing and may result in additional charges.

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Cleanup

Contractor will remove debris generated by its work. Restoration of landscaping, irrigation, sod, or decorative features is not included unless specifically listed in the Scope of Work.

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Limitation of Liability

Contractor’s maximum liability under this Agreement shall not exceed the total amount paid under this Agreement. Contractor shall not be liable for indirect, incidental, special, or consequential damages.

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Right to Stop Work

Contractor reserves the right to suspend work for unsafe conditions, non-payment, unforeseen site conditions, weather delays, or circumstances beyond its reasonable control.

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Entire Agreement

This Agreement constitutes the entire agreement between the parties. Any modifications must be made in writing and signed by both parties.

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Acceptance

By signing below, both parties acknowledge that they have read, understood, and agree to the terms of this Agreement.

Customer Signature: Signed by: Russ Chafee 89D887E89A7B454...

Printed Name: Russ Chafee

Date: 7/1/2026

Road Runner Solutions Representative

Signature: ***CAMERON EWERS***

Printed Name: Cameron Ewers