

RICH MULLER LAWN SERVICES

10259 N.W. 53RD ST. Sunrise, FL. 33351

CORPORATE PROFILE

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Rich Muller Lawn Services is a full service lawn maintenance company providing mowing, edging, weeding, clipping, raking, and fertilizing and landscaping service to commercial and residential clients, for the past 30 years. Customers who use our company enjoy a beautiful lawn that encompasses many of the finer points of gardening.

Rich Muller Lawn Services growing reputation for quality lawn care is a reflection of the higher standards of service and excellence which it has set for itself and more importantly the consistently met. These standards of excellence have sub stained the companies' exceptional growth during its existence.

Rich Muller Lawn Services offers a wide variety of services to effectively support the most meticulous needs of our clients. We are lawn care specialist and pride ourselves on recommending precisely the type of lawn care best suited for each client's requirements. Our specialists are professionals who are constantly trained in the latest lawn care techniques. You can count on us for skilled and efficient services. Rich Muller Lawn Services provides warranties, maintenance, and follow up services for your lawn. We look forward to servicing your needs.

RAISING THE STANDARDS

OF WHAT A

LAWN SERVICE SHOULD BE

"BRINGING THE "WOW" FACTOR BACK TO YOUR COMMUNITY"

Ground maintenance specifications agreement between

Cypress Lakes HOA

And

Rich Muller Lawn Service Inc.

This agreement is entered into this 18 day of December 2025

Between Cypress Lakes HOA

and Rich Muller Lawn Service Inc. (Landscaper), for the purposes of lawn/landscaping care and maintenance for:

Cypress Lakes HOA

1071 NW 110th Lane

Coral Springs, FL 33071

Maintenance Standard

Lawn areas shall be maintained, cared for, and evenly trimmed as prescribed in the following grounds maintenance program. Mowing will be at even height to promote healthy growth. Blades will be kept at a 3-1/2"-4" height as conditions dictate.

Shrubs, beds, existing ornamental and feature trees shall be maintained in accordance with the prescribed specifications.

Maintenance of the grounds shall conform to high standards. Litter and debris shall be removed on a cutting basis, so as to be maintaining the grounds in a clean, sanitary condition.

All driveways, sidewalks, street edges, flower beds, tree bases, and pump stations will be edged and trimmed either mechanically or chemically.

All plant bed areas and bush areas shall be cleaned and weeded to produce neat, healthy, and orderly appearance. Bushes shall be trimmed to a maximum height of (6) feet or may be lower/ higher, if specified by the board of directors, in a manner to promote healthy growth and appearance with special attention to shaping and landscape definition at the herein specified.

Hard Wood trees shall be trimmed up to (10) feet to allow free movement under the trees. This does not include tree trimming or shaping of any kind other than specified

GROUNDS MAINTENANCE PROGRAM

MOWING, TRIMMING, WEEDING

Turf will be serviced (28 Times) & Trimming of hedges (12 Times) per year.

Jan, Feb, March, April, May (2) Cuts / June, July, Aug, Sept (3) Cuts / Oct, Nov, Dec (2) Cuts Month

Each cutting shall include trimming around walls, fences, trees. Light poles, and other items extended onto the surface.

All walks, roadways, beds, and trees will be edged each mowing.

All grass cuttings and debris from trees and shrubs will be removed from walkways, roadways, and planter beds after each mowing.

BED, HEDGE, PLANT, SHRUBS & TREE MAINTENANCE

Bottom tree trimming or pruning under (10) feet will be done once per month.

Palms will be maintained up to 12ft. in height / dead fronds / remove seeds

All lawn debris will be removed after each operation.

Chemically spraying of weeds in bedded areas once per month or as needed and spraying driveways (pavers), concrete cracks, once every month or as needed.

Hand pruning of plant material which cannot be trimmed by hedge trimming machines.

SHRUBS: All shrubs will be cut one time per month. The front, back and tops will be cut every time. All shrubs to be cut straight, level and uniform. Quarterly trimming of large magnolia hedges and trimming 3x per year of East ficus near Turnpike.

All plant material will be trimmed away from buildings / As much as possible

WEEDS: Weeds will be pulled (or sprayed, when safe to do so) once per month.

EDGING: Reposition any boarder material dislodged by lawn equipment.

Edging will not be used to increase flower beds beyond where they were.

GENERAL PROVISIONS

Landscafer shall comply with, and abide, all laws and regulations and licensing requires by local, state, and federal governments.

Landscafer shall not be responsible for extra work necessary due to hurricanes, floods, or other acts of God. Schedule herein may vary due to weather conditions.

Clean-up procedures required after each specified above are inclusive of contract unless otherwise specified.

At the completion of each work day, Landscafer will remove from the premises all equipment and lawn debris, branches, all leaves, etc.

Landscafer will provide certificates of Insurance for liability and Workers compensation upon signing contract.

Landscafer will be responsible for broken sprinkler heads damaged by lawn crew

Principle will pay Landscafer for services rendered on a monthly basis. Payment is due by the 10th of the following month.

This agreement may be canceled by either party, for giving a 30 day written notice, by certified mail only.

At no time are any employees of landscaper to respond to request from anyone except a designated member of the Board of Directors or Management.

Once a month walk thru with Manager or Board of Directors is recommended to insure proper job is being performed, to protect Landscafer/ Association.

English/Spanish speaking foreman will be on job site at all times for proper communication with association customers. All employees on property will wear uniforms for proper identification the foreman will be wearing bright orange, all other workers will be wearing bright yellow. OSHA approved.

EXHIBIT "A"

In order to keep our costs down with all our fixed expenses continually rising, we are informing all our Association Clients that their homeowners must take responsibility and make the necessary modifications that will result in avoidable damage to their property.

Rich Muller Lawn Services, Inc will not be responsible for the following:

- 1. Any screens ripped or damaged that do not have a kick plate at the bottom or at least a 1 foot buffer bed in front of said screen to protect it.*
- 2. Any damages or injuries occurred by rocks flying into windows, cars, people, etc. unless the rocks in the bed have a properly installed border/barrier enclosing said bed to keep rocks inside. This is a safety issue for both the homeowners as well as our employees.*
- 3. Any damages to water hoses that are not properly stored and secured.*
- 4. Any cut wires or damage to outdoor lighting unless they are properly installed and buried within a planting bed. This includes proper installation of a wire guard.*
- 5. Any damage to statues, pots, etc unless they are properly placed within a planting bed with approval from the Association.*
- 6. Underground Utilities which are not installed to county code.*

PRICING:

As consideration for services rendered under this agreement, principle agrees to pay Landscaper the following fee, on a PER MONTH Basis: \$1,260.00

Service Areas: Common areas along Atlantic Blvd and Coral Springs Dr.

RICH MULLER LAWN SERVICE INC.

ACCEPTED THIS DATE:	ACCEPTED THIS DATE:
Association <u>Dan Niedzwiedz</u>	Landscaper <u>[Signature]</u>
<u>Cypress Lakes HOA</u>	<u>President</u> <u>Treasurer</u>
	RICH MULLER LAWN SERVICE INC

TERMS OF CONTRACT

Contract period shall commence on Feb 1, 2026 and will expire on Jan 31, 2027 for a 1 year term. Unless either party gives cancellation notice by certified mail by expiration date this contract will automatically be renewed for an additional year