

Licensed, Bonded and Insured
Guaranteed Installation
MasterCard/VISA/Discover

NO STAIRS
X

GUTNER GUY, INC.
Seamless Gutters and Downspouts

Serving Martin, St. Lucie,
Palm Beach & Indian River Counties
1130 NE Dixie Highway
Jensen Beach, Florida 34957

Gate Code 234
Confirmed _____
Left Message _____
DATE _____
DATE OF ESTIMATE 6/24/18
DATE ACCEPTED _____

Sold to: Lexington Lakes - Mooreen
Home Phone _____ Work 772 731 4102
Cellular 301 617 6026 Fax # _____
E-Mail Address LEXINGTONLAKES1@COMCAST.NET

Phone: 772-334-3139
561-361-3139
Fax: 772-334-3129
gutterguy@bellsouth.net

Bill Williamson
PROPOSAL

GUTTER SIZE _____ 5"
"K" STYLE _____ 6"
1/2 ROUND _____ 7"
ROLL FORM _____ 8"
CUSTOM _____ 2x3
DOWNSPOUT _____ 3x4
SIZE _____ 4x5
ROUND _____
COLLECTION BOX _____
ALUMINUM _____
COPPER _____
GALVANIZED _____
COLOR _____ GUTTER _____
DOWNSPOUT _____
SPIKES & FERRULES _____
HIDDEN HANGERS _____
WEDGES _____
REMOVE & DISPOSE _____
FOOTAGE _____
PRICE _____

DIAGRAM & ESTIMATOR NOTES:

- ① 1551 Wilshire Front Gate & bushes; Area for end cap
- ② 1571 Wilshire Above 2nd main Terrace side Downer to be had on a side cap
- ③ 3116 Brandon Lake (New at left side)
- ④ 2763 Birmingham (Change out Damaged Downspout (1.5 story))

- ⑤ ADD 0.5 2738 BIRMINGHAM
- ⑥ ADD 0.5 2740 BIRMINGHAM
- ⑦ ADD 0.5 2753 BIRMINGHAM
- ⑧ ADD 0.5 2780 BIRMINGHAM
- ⑨ ADD 0.5 2781 BIRMINGHAM

\$ 500.00

⑩ 2740 Birmingham - 2nd story downspout ~~150.00~~

PLEASE REVIEW ALL DETAILS OF ESTIMATE, CALL US WITH ANY QUESTIONS YOU MAY HAVE
5 Year Labor Guarantee • 20 Year Product Warranty • 1 Year Warranty on Repairs
PAYMENT DUE UPON COMPLETION OF JOB

O - DOWNSPOUTS
<--- WATERFLOW
* - SPLASHGUARDS

Approved By: Maureen Moore
6.29.18

Method of Payment: CHECK / CREDIT CARD

Quote good for 60 days

Bartlett Brothers Security
 2694 SE Willoughby Blvd
 Stuart, FL 34994
 772-287-1466 Fax 772-286-9251
 License# EF-0001198

PROPOSAL




PROPOSAL No. 10002534
 Proposal Date 3/14/18
 SalesPerson 1
 Site Contact
 Telephone 772-781-4102
 Fax Number

Prepared For
 Lexington Lakes
 3101 SE Lexington Lakes Drive
 Stuart, FL 34994

Job Site
 Lexington Lakes
 3101 SE Lexington Lakes Drive
 Stuart, FL 34994

Back Gate

Proposed Items

Qty	Description	Part Number
1.00	Dual Beam Barcode Reader 	Ba-440
1.00	Outdoor Access Control System 	Doorking 1838
1.00	Doorking Cellular Interface	Doorking 1800
1.00	Concrete Mounting Pad 2x2x2 	Concrete Pad
Misc. Wire & Hardware		

Optional Items

Qty	Description	Part Number
Approximate price for Cellular Service- \$65.00 per month.		

PROPOSAL

Bartlett Brothers Security
2694 SE Willoughby Blvd
Stuart, FL 34994
772-287-1466 Fax 772-286-9251
License# EF-0001198

PROPOSAL No. 10002534
Proposal Date 3/14/18
SalesPerson 1
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Prepared For
Lexington Lakes
3101 SE Lexington Lakes Drive
Stuart, FL 34994

Job Site
Lexington Lakes
3101 SE Lexington Lakes Drive
Stuart, FL 34994

Bidding

Price Of Proposed Job	
Total Parts And Labor	13,590.00
Sales Tax	815.40
Total Job Price	14,405.40

Terms And Conditions

This Proposal is valid for 90 days. 50% Due at signing of contract and balance due within 30 days of completion unless otherwise specified. 1 year parts and labor warranty on all products unless otherwise stated above not including Acts of God or vandalism. Bartlett Bros. Security will beat any competitive bid.

Payment Schedule

Deposit	7,202.70
Final	7,202.70

This proposal may be withdrawn by us if not accepted within 90 days

Please sign below to indicate your acceptance of this proposal

Signature

(Title)

Date Signed

MAGIC MIKE PROFESSIONAL SERVICES LLC

QUOTE

Superior Services for Outstanding results.

3415 Greenway Drive
Jupiter, Florida 33415
Phone 561.454.9335 | 561.510.1991
MagicMike@Engineer.com

DATE February 28, 2018

TO
Lexington Lakes Condos
Property Manager
Maureen Dore
3101 SE Lexington Lakes Dr
Stuart, FL. 34994
Phone 772.781.4102

LOCATION: LEXINGTON LAKES CONDO
ASSOC STUART, FLORIDA

P.O. # NONE

Description of Services **Amount**

- ✓ PRESSURE WASHING : *owner drives*
- POOL AREA, DRIVEWAYS ALL PARKING PADS, SIDEWALKS, COMMON GROUND, ISLAND CURBS, PLAYGROUND EQUIPMENT, GUARD SHACK AND FRONT ENTRANCE TO INCLUDE COMMUNITY SIGNAGE
- TWICE A YEAR SERVICES (6 MONTH INTERVALS)
- GENERAL COMMUNITY POLICING AND WASTE MANAGEMENT OF TRASH BINS (TO INCLUDE DOG WASTE REMOVAL) SERVICE MONDAY, WEDNESDAY, FRIDAY
- ✓ CLUBHOUSE GENERAL CLEANING, WINDOW WASHING, MINOR REPAIRS (LIGHT BULBS, AC FILTERS, ETC), TO DUSTING AND VACCUMING SERVICE DAYS FOR COMMUNITY IS MONDAY, WEDNESDAY, FRIDAYS

CONTRACT IS FOR 1 YEAR TERM, PAYMENT FOR SERVICES UPFRONT - *pay for the month at the beginning of the month? Not for the entire year?*

✓ *supplies included?*
✓ *how many hours?*

Total
USD \$26,500.00

WE THANK YOU FOR THE OPPORTUNITY TO SERVICE YOUR NEEDS.

✓ Bees

QUOTE IS GOOD FOR 30 DAYS

Over The Top



ROOF REPAIR Inc.

CCC#1330925

772-888-6535
5669 S.E. Katharine Ave
Stuart, FL 34997
Overthetoproofrepair.com
1/8/18

Proposal

Proposal Submitted to: Lexington Lakes C/O Mrs. Maureen Dore
Address: 2744 Birmingham
Email: Lexingtonlakes1@comcast.net

Job Name: Valley rebuild
Phone: 772-781-4102
Job Location: Stuart

We hereby submit specifications and estimates for repair of roof at above noted location. See drawing on page two for location and scope. Work is to consist of:

- Remove roof tiles
- Replace deteriorated decking
- Re work flashing at bottom of valley, replacing with new as needed
- Install new gooseneck vents
- Install new Modified GMS Underlayment with trowel grade cement
- Seal perimeter of repair with fiberglass mesh and modified cement
- Re install roof tiles with Tile Bond Adhesive
- Repair all cracked tiles on residence with RT 600

Work is warrantied to be free of leakage for a period of one year from receipt of final payment

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

(\$1,475.00) One Thousand Four Hundred Seventy-Five Dollars and _____00/100
with payments to be made as follows: Due in full up on completion

Any alterations or deviations from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully

Submitted **Charlie Jamison**

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as specified above.

Signature Maureen Dore Date of Acceptance 1.9.18



**ELITE
HOLIDAY
DECOR™**

Estimate

Installations: www.eliteholidaydecor.net
Retail Sales: www.eliteholidaydecor.com

6040 46th Ln. Vero Beach, FL 32967
Office: (772)933-9349
Cell: (772)766-6701

Customer Info:

Lexington Lakes Condo Association (Maureen Dore)
(772)781-4102 office / (772)341-0975 cell
3101 SE. Lexington Lakes Drive
Stuart, FL 34994

Description of Services Provided

Item	Total
Installation of 6 LED commercial brass drop in uplights on 6 Oak Trees along SE. Indian St.	\$1,260.00
Stainless steel commercial grade 300 watt transformer including mounting	\$289.00
Outsourced electrical work to install outlet for transformer on the corner of Lexington Lakes Dr. and SE. Indian St. (Estimated Cost*)	\$400.00
Approximately 250 ft of direct burial cable needed for installation	\$133.00
Power posts, brass connectors, mounting hardware, etc.	\$223.00
Subtotal	\$2,305.00
Sales Tax	\$161.35
TOTAL COST:	\$2,466.35

A-1 Gutters & More... LLC



LICENSED & INSURED
COMMERCIAL / RESIDENTIAL
4071 SW Bamberg Street
Port St. Lucie, FL 34953

Ph. 772-344-0750 Cell 772-359-5584 Fax 772-344-0758

NAME <u>Maureen Done</u>		DATE <u>3/6</u>	BILLING ADDRESS (IF DIFFERENT)	
BILLING ADDRESS			EMAIL <u>LexingtonLakes1@Comcast.net</u>	
CITY, STATE, ZIP			HOME PHONE	SCHEDULE DATE
GATE CODE #	SUBDIVISION <u>Lexington Lakes</u>		CELL PHONE <u>772-781-4102</u>	
PAYMENT DUE UPON COMPLETION			GUTTERS	
103			5" <input type="checkbox"/> 6" <input checked="" type="checkbox"/> 7" <input type="checkbox"/>	
<u>3137 Lec Lakes - als very loud</u>			DOWNSPOUTS	
<u>3151-203 - reattach gutter on top level</u>			2X3 <input type="checkbox"/> 3X4 <input checked="" type="checkbox"/> 4X5 <input type="checkbox"/>	
<u>3021 - Rescal seam on back top level</u>			SPLASH BLOCKS	
<u>2782 Birmingham - top level back resealed</u>			YES <input type="checkbox"/> NO <input type="checkbox"/>	
<u>2746 - left back left corner of patio reattach</u>			<input type="checkbox"/> 1 STORY	
<u>2974 - 18ft cameo splash guard front of house</u>			<input checked="" type="checkbox"/> 2 STORY	
			<input type="checkbox"/> 3 STORY	
			COLOR <u>Cameo</u>	
			TEAR DOWN HAUL AWAY	
			YES <input type="checkbox"/> NO <input type="checkbox"/>	
			HIDDEN HANGERS	
			YES <input type="checkbox"/> NO <input type="checkbox"/>	
			WEDGES	
			YES <input type="checkbox"/> NO <input type="checkbox"/>	
WE HAVE FINANCING - 24 MONTHS SAME AS CASH			ELECTRICITY ON SITE	
COMMENTS: <u>Additional cost for sealing additional</u>			YES <input type="checkbox"/> NO <input type="checkbox"/>	

CONDITIONS: Gutters. **PRICE QUOTE GOOD FOR 30 DAYS**

1. It is understood that there are no verbal agreements and all terms discussed are covered by this contract. This is a proposal until signed by an officer of the Corporations and Homeowner, at which time it becomes an executed contract. Any changes after final measurements will be charged accordingly.
2. A full three Year unconditional guarantee** against defects in purchased assembly, materials and workmanship issued and will take effect upon completion. Any warranty work necessary shall not be done until final payment is received. Owner's failure to make full payment to contractor, according to the contract and work orders shall void their agreement.
3. ** Hurricane/Tropical guarantee applies up to Category 3 storm. Structure for system attachment must be determined prior to installation for Hurricane/Tropical guarantee to apply. Guarantee applies to A1 Gutters and More... Components that will be repaired or replaced free of charge within the guarantee period.
4. This Guarantee does not cover damage caused by or resulting from tornadoes, customer abuse or modification done by customer or any other contractors other than A1 Gutters & More...
Payment will be made as outlined, purchaser agrees to pay all attorney fees if his contract should go to court for collection for any reason and pay 1.5% interest per month on any unpaid balance.

We propose to furnish material and labor to install Seamless Gutters located at the above listed installation address for the sum of \$ 42500

We accept all Major Credit Cards. A deposit of 1/3 is required \$ _____ Balance due Day of completion \$ _____

Credit Card # _____ Expires _____ / _____ Security Code _____ Zip Code _____

Accepted by _____ Estimator _____

Date _____

Date _____

Proposal for Extra Work at Lexington Lakes

Property Name	Lexington Lakes	Contact	Maureen Dore
Property Address	3101 SE Lexington Lakes Drive Stuart, FL 34994	To	Lexington Lakes
		Billing Address	3101 SE Lexington Lakes Dr Stuart, FL 34994

Project Name Lexington Lake
Project Description Enhancement

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
✓ 1.00	EACH	CORNER LEXINGTON DR. & SHEFFIELD 3051 b/g Unit 203 - Site Prep & Labor - remove all Ferns,	\$45.00	\$45.00
✓ 1.00	EACH	Install - Foxtail Palm 25-gallon (adjust Location due to Oak Stump)	\$385.00	\$385.00
✓ 14.00	EACH	Copperleaf Plant 3-gallon	\$12.00	\$168.00
✓ 6.00	EACH	Mulch Coco br.	\$5.00	\$30.00
1.00	EACH	3131 Lexington dr Unit 104 - install Podocarpus reg 3- gallon Garage	\$12.00	\$12.00
✓ 0.50	PALLET	2975 Lexington dr. - Front yard (under Coconut Palm) Install Sod Floratan full area	\$400.00	\$200.00
✓ 0.50	PALLET	2782 / 2784 Birmingham dr. BACK PATIO - Install Sod Floratan	\$400.00	\$200.00
✓ 0.50	PALLET	North Preserve Area Behind Lexington Lake dr. - Install Sod Floratan	\$400.00	\$200.00
1.00	EACH	1590 Hampshire dr. Unit 103 / 102 - Remove Trinett (along Drive only)	\$45.00	\$45.00
12.00	EACH	Install - Green Island Ficus 3-gallon	\$12.00	\$144.00
6.00	EACH	Mulch Coco Br. bags	\$5.00	\$30.00
14.00	EACH	1551 Hampshire dr. Unit 104 - Remove Old Allamada & Install Trinett 3-gallon	\$12.00	\$168.00
10.00	EACH	Mulch Coco Br. bags	\$5.00	\$50.00
✓ 12.00	EACH	Driveway Strips - Install Sod Floratan (12-pc per driveway strip)	\$33.33	\$400.00

For internal use only

SO# 6561143
JOB# 353400223
Service Line 130

Total Price \$2,077.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
3340 SE Dixie Highway, Stuart, FL 34997 ph. (772) 220-3676 fax (772) 287-1164

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Maureen Dore
Signature

Property manager

Maureen Dore

February 15, 2018

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager Exterior

Signature

Title

Peter Roppolo

February 15, 2018

Printed Name

Date

Job #: 353400223

Proposed Price \$2,077.00

SO # 6561143

Proposal for Extra Work at Lexington Lakes

Property Name	Lexington Lakes	Contact	Maureen Dore
Property Address	3101 SE Lexington Lakes Drive Stuart , FL 34994	To Billing Address	Lexington Lakes 3101 SE Lexington Lakes Dr Stuart , FL 34994
Project Name	Lexington Lake		
Project Description	Mulch		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
25.00	YARD	Mulch Install - Front Berm Coco Brown (missed area No Charge)	\$.00	\$.00
85.00	YARD	Mulch Install - Building Foundations Front & sides only - Coco Brown	\$42.10	\$3,578.50

For internal use only

SO# 6561146
JOB# 353400223
Service Line 160

Total Price \$3,578.50

THIS IS NOT AN INVOICE

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3340 SE Dixie Highway, Stuart, FL 34997 ph (772) 220-3676 fax (772) 287-1164

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
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14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Maureen Dore
Signature

Property manager

Maureen Dore

February 15, 2018

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager Exterior

Signature

Date

Peter Roppolo

February 15, 2018

Printed Name

Date

Job #: 353400223

Proposed Price \$3,578.50

SO # 6561146

Licensed, Bonded and Insured
Guaranteed Installation
MasterCard/MSA/Discover

GUTNER GUY, INC.
Seamless Gutters and Downspouts

Serving Martin, St. Lucie,
Palm Beach & Indian River Counties

1130 NE Dixie Highway
Jensen Beach, Florida 34957

Sold to: LEXINGTON LAKES
Home Phone: MAUREEN Work: _____
Cellular: 772 781 4102 Fax #: _____
3101 SE LEXINGTON LAKES DR.
STUART
E-Mail Address: LEXINGTON.LAKES1@COMCAST.NET

Phone: 772-334-3139
561-361-3139
Fax: 772-334-3129
gutterguy@bellsouth.net

Bill Williamson
PROPOSAL

DIAGRAM & ESTIMATOR NOTES: REPAIRS - LIST ATTACHED.
SEE MAUREEN ON SITE

- GUTTER SIZE 5" _____ 6" 6x2
- "K" STYLE 6x2
- 1/2 ROUND _____
- ROLL FORM _____
- CUSTOM _____
- DOWNSPOUT 2x3 _____ 3x4 _____ 4x5 _____
- SIZE ROUND _____
- COLLECTION BOX _____
- ALUMINUM _____ K
- COPPER _____
- GALVANIZED _____
- COLOR GUTTER EGGSHELL
- DOWNSPOUT _____
- SPIKES & FERRULES _____
- HIDDEN HANGERS _____ K
- WEDGES _____
- REMOVE & DISPOSE _____
- FOOTAGE _____
- PRICE \$ 700

1. 3131 - ~~FAKE OFF KUBOW~~ - 4" CORRUGATED ON SITE - HOOK UP

2. 2974
2982 - SEAMS IN REAR LEAKING - EIGHTER SEAL SEAM OR
3012 - INSTALL END CAPS

3. 3151 - SPLASH GUARD IN REAR (2 STORIES)

4. 2744
2746



PLEASE REVIEW ALL DETAILS OF ESTIMATE; CALL US WITH ANY QUESTIONS YOU MAY HAVE
5 Year Labor Guarantee • 20 Year Product Warranty • 1 Year Warranty on Repairs
PAYMENT DUE UPON COMPLETION OF JOB

O - DOWNSPOUTS
<--- WATERFLOW
* - SPLASHGUARDS

Approved By: Maureen Doe Method of Payment: CHECK CREDIT CARD
4-16-18

Quote good for 60 days

Proposal for Extra Work at Lexington Lakes

Property Name	Lexington Lakes	Contact	Maureen Dore
Property Address	3101 SE Lexington Lakes Drive Stuart, FL 34994	To	Lexington Lakes
		Billing Address	3101 SE Lexington Lakes Dr Stuart, FL 34994
Project Name	Lexington Lake		
Project Description	Enhancement		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	BUILDING 1571 HAMPSHIRE DR - Unit 204 Side - Remove Holly Tree, & Sod Floratan 10-pc	\$145.00	\$145.00
1.00	EACH	UNIT 204 SIDE - Install Magnolia Tree 25-gallon w/ Mulch Coco Br Bg	\$435.00	\$435.00
12.00	EACH	UNIT 204 BACK - Install Cocoplum 3-gallon (north of Frangi Pangi & Oak - Property Line	\$12.00	\$144.00
14.00	EACH	UNIT 204 BACK - Install Faxahatchee Reg Grass 3- gallon (Facer, from Boug North to Ext. Fak.) Includes Removal Beg, Oyster, Ixora Dwf	\$14.00	\$196.00
6.00	EACH	BUILDING 1560 HAMPSHIRE - UNIT 104 - Install Ixora Nora Grant 3-gallon (Fill-in Along Walk & at Parking End)	\$12.00	\$72.00
4.00	EACH	BUILDING 3151 Lexington Dr UNIT 204/104 - Install Liriope 1-gallon (side doors between at strip)	\$6.00	\$24.00

*\$500.
Pallet
of Sod*

For internal use only

SO# 6621707
JOB# 353400223
Service Line 130

Total Price \$1,016.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
3340 SE Dixie Highway, Stuart, FL 34997 ph. (772) 220-3676 fax (772) 287-1164

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature: _____ Title: **Propoerty manager**

Signature: **Maureen Dore** Title: _____
Printed Name: _____ Date: **May 07, 2018**

BrightView Landscape Services, Inc. "BrightView"
Account Manager Exterior

Signature: _____ Title: _____
Printed Name: **Peter Roppolo** Date: **May 07, 2018**

Job #: **353400223** Proposed Price: **\$1,016.00**
SO #: **6621707**

Bartlett Brothers Security, Inc.

Stuart, FL 34994

772-287-1466

2694 S.E. Willoughby Blvd.

PROPOSAL

Date	Work Order #
3/14/2018	3481

Name / Address
Lexington Lakes Condo Assn. 3101 SE Lexington Lakes Dr.. Stuart, FL 34994

			Project
Description	Qty		
We checked the back gate camera. We need to replace (3) Wireless Antennas. Price- \$695.00 + tax **Note: Some trees need to be trimmed before we can do the installation.	1		
		Subtotal	\$695.00
		Sales Tax (6.0%)	\$0.00
		Total	\$695.00

Signature _____

Fax #
772-286-9251

Over The Top



CCC#1330925

772-888-6535

8888 SE Rigdon Way

Hobe Sound, FL 33455

Overthetoproofrepair.com

5/21/18

Proposal

Proposal Submitted to: Lexington Lakes C/O Mrs. Maureen Dore

Job Name: back room leak

Address: 2781 Birmingham

Phone: 772-781-4102

Email: Lexingtonlakes1@comcast.net

Job Location: Stuart

We hereby submit specifications and estimates for repair of roof at above noted location. See drawing on page two for location and scope. Work is to consist of:

- Remove roof tiles
- Replace deteriorated decking if needed
- Re work flashing at bottom of valley, replacing with new as needed
- Install new Modified GMS Underlayment with trowel grade cement
- Seal perimeter of repair with fiberglass mesh and modified cement
- Re install roof tiles with Tile Bond Adhesive
- Repair all cracked tiles on residence with RT 600

Work is warrantied to be free of leakage for a period of one year from receipt of final payment

Detail B is to be performed only if proved necessary during course of repair at detail A or if leak should persist. Should work at detail B be performed an additional \$1600.00 will become due in full.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

(\$1,120.00) One Thousand One Hundred Twenty Dollars and _____00/100

with payments to be made as follows: Due in full up on completion

Any alterations or deviations from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully

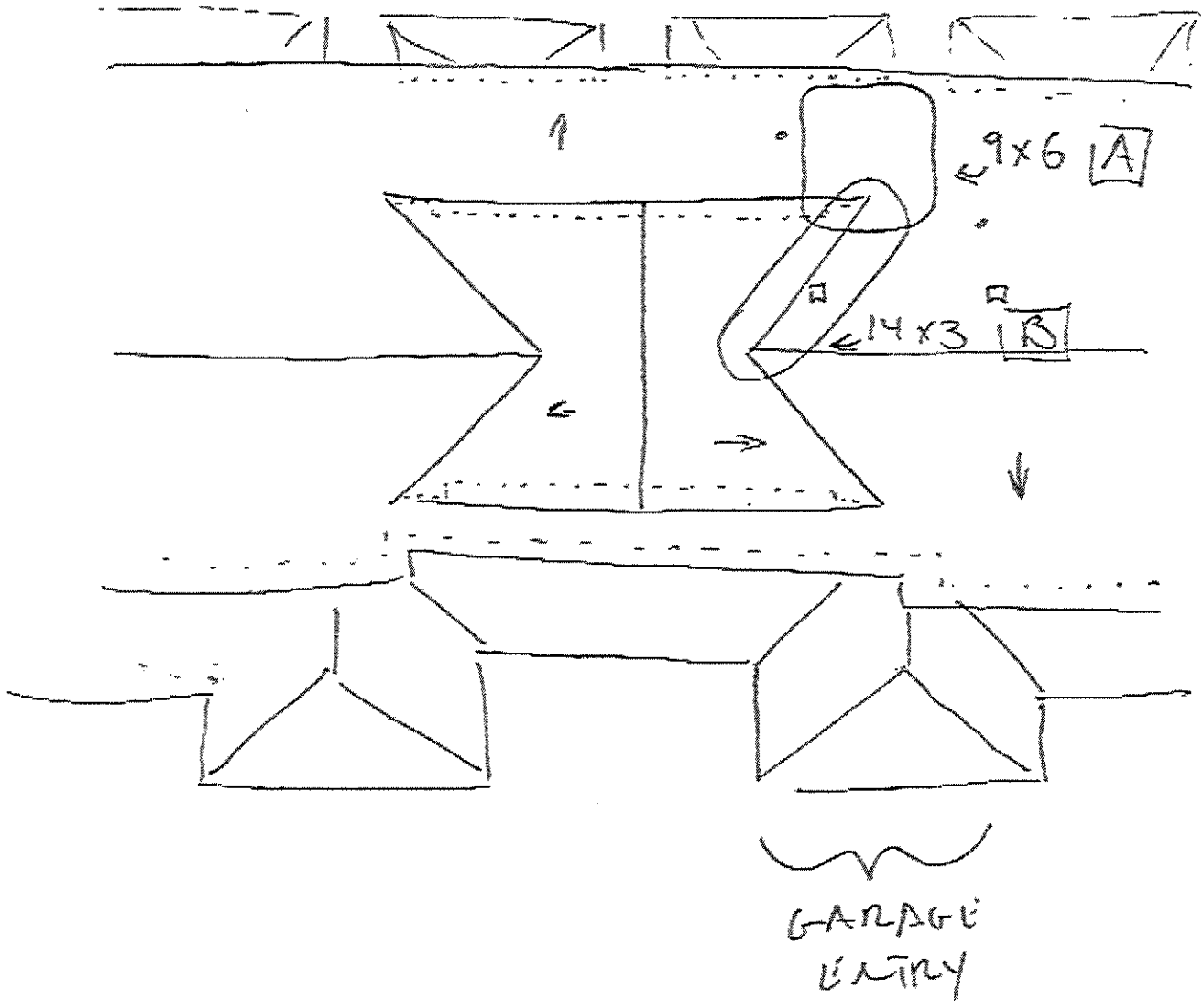
Submitted **Charlie Jamison**

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as specified above.

Signature Maureen Dore Date of Acceptance 5.22.18

DETAIL DRAWING OF TILE RESIDENCE LOCATED
AT 2781 BIRMINGHAM, STUART FL



PG. 2 of 2



772-888-6535
8888 SE Rigdon Way
Hobe Sound Fl, 33455
Overthetoproofrepair.com
6/7/2018

Proposal

Proposal Submitted to: Lexington Lakes C/O Mrs. Maureen Dore
Address: ^{2996 Lex Lakes} ~~2282~~ Birmingham
Email: Lexingtonlakes1@comcast.net

Job Name: wall rebuild
Phone: 772-781-4102
Job Location: Stuart

We hereby submit specifications and estimates for repair of roof at above noted location. See drawing on page two for location and scope. Work is to consist of:

- Remove roof tiles
- Clean flashings at wall and rework laps with new mastic
- Install new Modified GMS Underlayment with trowel grade cement
- Seal perimeter of repair with fiberglass mesh and modified cement
- Re install roof tiles with Tile Bond Adhesive
- Maintain hurricane shutter fixture with caulking as needed. Seal any open holes from old hardware in wall with caulking.

Should leak persist, window and/or hurricane shutter hardware will need to be examined by appropriate vendor.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

(\$800.00) Eight Hundred Dollars and _____00/100

with payments to be made as follows: Due in full up on completion

Any alterations or deviations from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully

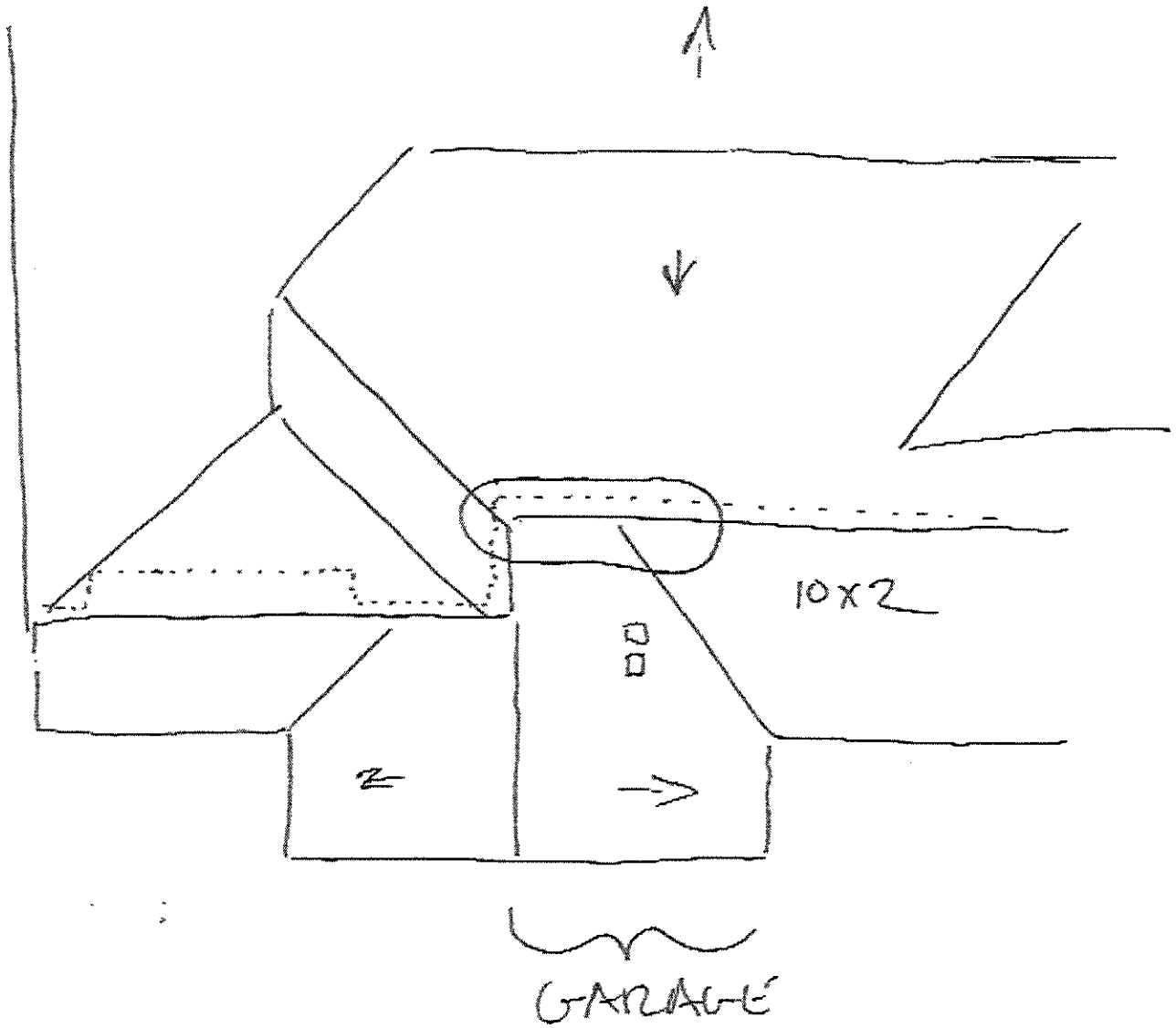
Submitted **Charlie Jamison**

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as specified above.

Signature Maureen Dore Date of Acceptance 6.8.18

DETAIL DRAWING OF THE RESIDENCE LOCATED AT
2996 LEXINGTON LAKES DR. STUART FL



pg. 2 of 2



772-888-6535
8888 SE Rigdon Way
Hobe Sound Fl, 33455
Overthetoproofrepair.com
6/7/2018

Proposal

Proposal Submitted to: Lexington Lakes C/O Mrs. Maureen Dore
Address: 1550 Hampshire #204
Email: Lexingtonlakes1@comcast.net

Job Name: pipe flashing
Phone: 772-781-4102
Job Location: Stuart

We hereby submit specifications and estimates for repair of roof at above noted location. See drawing on page two for location and scope. Work is to consist of:

- Remove roof tiles
- Replace deteriorated decking if needed
- Remove existing pipe flashing
- Install new pipe flashing
- Install new Modified GMS Underlayment with trowel grade cement
- Seal perimeter of repair with fiberglass mesh and modified cement
- Re install roof tiles with Tile Bond Adhesive

Work is warrantied to be free of leakage for a period of one year from receipt of final payment

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

(\$800.00) Eight Hundred Dollars and _____ 00/100
with payments to be made as follows: Due in full up on completion

Any alterations or deviations from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully

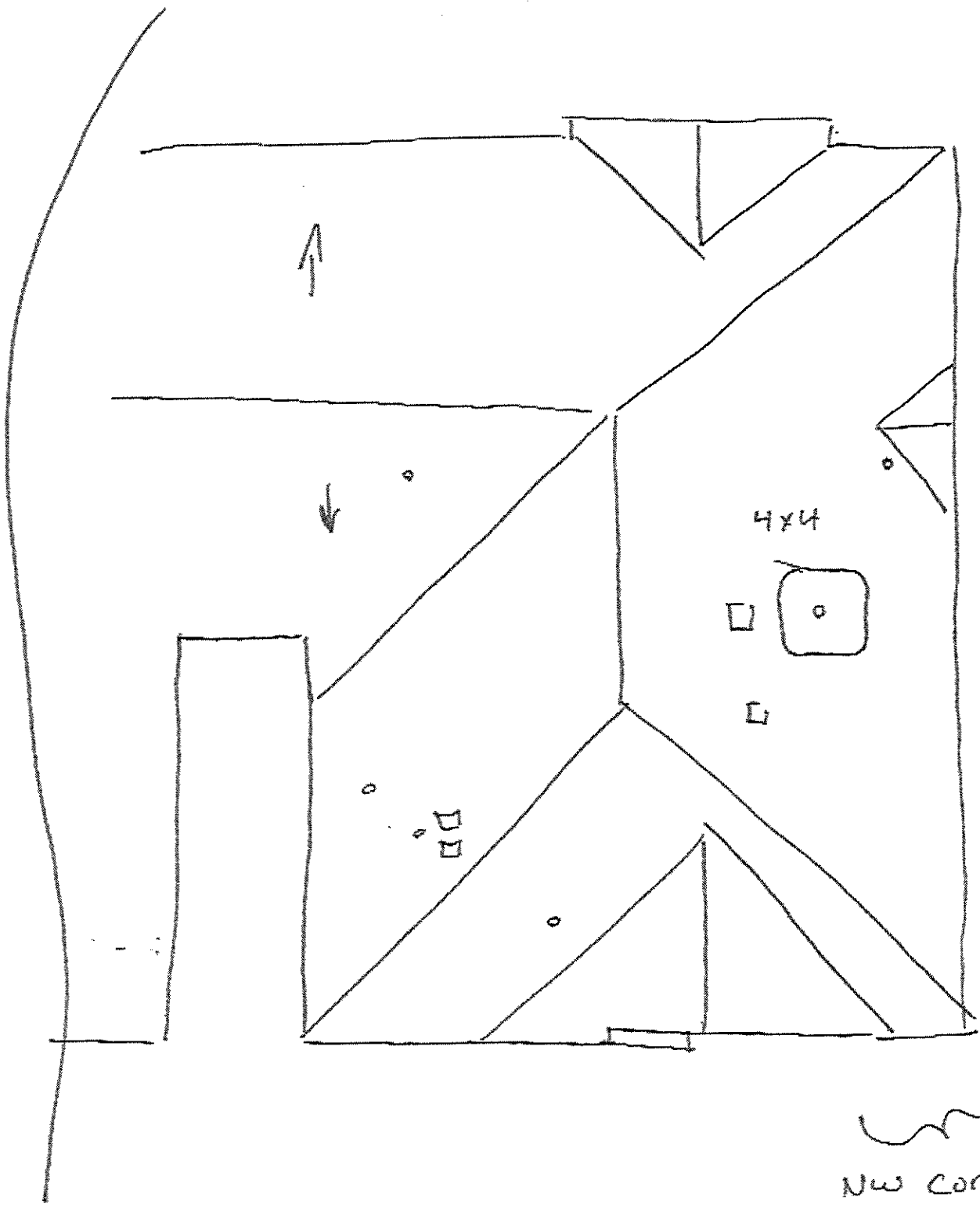
Submitted **Charlie Jamison**

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as specified above.

Signature Maureen Dore Date of Acceptance 6.8.18

DETAIL DRAWING OF THE RESIDENCE LOCATED AT
1550 HAMPSHIRE # 204 STUART FL



PG. 2 of 2



772-888-6535
8888 SE Rigdon Way
Hobe Sound FL, 33455
Overthetoproofrepair.com
5/22/18

Proposal

Proposal Submitted to: Lexington Lakes C/O Mrs. Maureen Dore
Address: 2805 Birmingham
Email: Lexingtonlakes1@comcast.net

Job Name: Eave rebuild
Phone: 772-781-4102
Job Location: Stuart

We hereby submit specifications and estimates for repair of roof at above noted location. See drawing on page two for location and scope. Work is to consist of:

- Remove roof tiles
- Replace deteriorated decking if needed
- Re work flashing at bottom of valley, replacing with new as needed
- Install new Modified GMS Underlayment with trowel grade cement
- Seal perimeter of repair with fiberglass mesh and modified cement
- Re install roof tiles with Tile Bond Adhesive
- Repair all cracked tiles on residence with RT 600

Work is warranted to be free of leakage for a period of one year from receipt of final payment

- Detail B is to be performed only if proved necessary during course of repair at detail A or if leak should persist. Should work at detail B be performed an additional \$1600.00 will become due in full.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

(\$1,120.00) One Thousand One Hundred Twenty Dollars and _____00/100
with payments to be made as follows: Due in full up on completion

Any alterations or deviations from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully

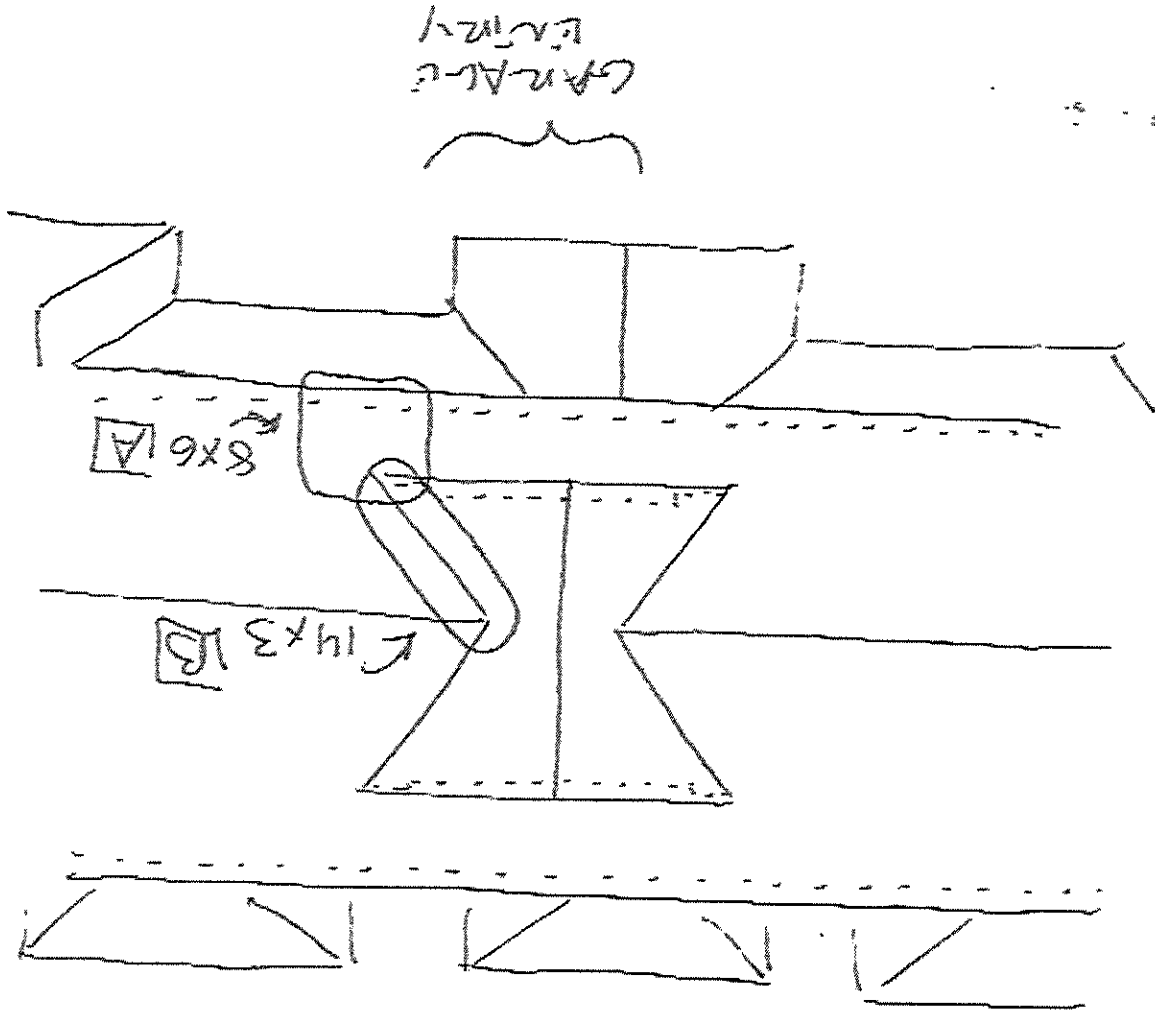
Submitted **Charlie Jamison**

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as specified above.

Signature Maureen Dore Date of Acceptance 5.23.18

PG. 2 of 2



DETAIL DRAWING OF THE RESIDENCE LOCATED AT 2805 BUNNINGHAM DR., STUART FL

Proposal for Extra Work at Lexington Lakes

Property Name	Lexington Lakes	Contact	Maureen Dore
Property Address	3101 SE Lexington Lakes Drive Stuart , FL 34994	To	Lexington Lakes
		Billing Address	3101 SE Lexington Lakes Dr Stuart , FL 34994
Project Name	Lexington Lake		
Project Description	Enhancement		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
2.00	PALLET	Driveway Strips - Removal & Sod Floratan Install (From the List Provided for Twenty Driveways) Wilshire, Hampshire & Sheffield	\$500.00	\$1,000.00
1.00	PALLET	Per List - Select Areas - Removal & Sod Floratan Install (List of Lex Lake Dr & Birmingham)	\$500.00	\$500.00

For internal use only

SO# 6653767
JOB# 353400223
Service Line 130

Total Price \$1,500.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
3340 SE Dixie Highway, Stuart, FL 34997 ph. (772) 220-3676 fax (772) 287-1164

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Maureen Dore Property manager
Signature Title

Maureen Dore June 07, 2018
Printed Name Date

BrightView Landscape Services, Inc. "BrightView"
Account Manager Exterior
Signature Title

Peter Roppolo June 07, 2018
Printed Name Date

Job #: 353400223 Proposed Price: \$1,500.00
SO # 6653767

Proposal for Extra Work at Lexington Lakes

Property Name	Lexington Lakes	Contact	Maureen Dore
Property Address	3101 SE Lexington Lakes Drive Stuart, FL 34994	To	Lexington Lakes
		Billing Address	3101 SE Lexington Lakes Dr Stuart, FL 34994

Project Name Lexington Lake
Project Description Enhancement

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	✓ BUILDING 1571 HAMPSHIRE DR - Unit 204 Side - Remove Holly Tree, & Sod Floratan 10-pc	\$145.00	\$145.00
1.00	EACH	✓ UNIT 204 SIDE - Install Magnolia Tree 25-gallon w/ Mulch Coco Br Bg	\$435.00	\$435.00
12.00	EACH	⓪ UNIT 204 BACK - Install Cocoplum 3-gallon (north of Frangi Pangi & Oak - Property Line)	\$12.00	\$144.00
18.00	EACH	✓ UNIT 204 BACK - Install Dwarf Ixora (Not Faxahatchee Reg Grass) 3-gallon (Facer, from Boug North to Ext. Fak.) Includes Removal Beg, Oyster, Ixora Dwf	\$14.00	\$252.00
6.00	EACH	✓ BUILDING 1560 HAMPSHIRE - UNIT 104 - Install Ixora Nora Grant 3-gallon (Fill-in Along Walk & at Parking End)	\$12.00	\$72.00
4.00	EACH	✓ BUILDING 3151 Lexington Dr UNIT 204/104 - Install Liriope 1-gallon (side doors between at strip)	\$6.00	\$24.00
1.00	EACH	✓ BUILDING 1551 HAMPSHIRE - Building Middle Side Walk - Remove Macho Ferns (both Sides)	\$85.00	\$85.00
24.00	EACH	✓ Middle Side Walk - Install Podocarpus <i>Indian Hawthorn</i> 3-gallon	\$12.00	\$288.00
12.00	EACH	✓ Middle Side Walk - Mulch Coco Brown bags	\$5.00	\$60.00
1.00	EACH	✓ BUILDING 1550 HAMPSHIRE - Building Middle Side Walk - Remove Macho Ferns (both Sides)	\$85.00	\$85.00
24.00	EACH	✓ Middle Side Walk - Install Indian Hawthorn <i>Pods Dwarf</i> 3-gallon	\$12.00	\$288.00
12.00	EACH	✓ Middle Side Walk - Mulch Coco Brown bags	\$5.00	\$60.00
40.00	EACH	⓪ East Fence Line Buffer - Install Cocoplum 3-gallon (for Five openings)	\$12.00	\$480.00
25.00	EACH	✓ East Fence Line - Mulch Coco Brown bags	\$5.00	\$125.00
1.00	EACH	✓ BUILDING 1571 WILSHIRE - Middle Side walk - Remove Macho Ferns (both sides)	\$85.00	\$85.00
24.00	EACH	✓ Middle Side Walk - Install Podocarpus Dwarf 3-gallon	\$12.00	\$288.00
12.00	EACH	✓ Middle Side Walk - Mulch	\$10.64	\$127.66
1.00	EACH	✓ BUILDING 1571 WILSHIRE - Middle Side Walk - Remove Macho Ferns (both sides)	\$85.00	\$85.00
24.00	EACH	✓ Middle Side Walk - Install Podocarpus Dwarf 3-gallon	\$25.53	\$612.77
12.00	EACH	✓ Middle Side Walk Mulch Coco Brown bags	\$10.64	\$127.66
1.00	EACH	✓ BUILDING 1550 UNIT 203 - Remove Macho Ferns	\$35.00	\$35.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
3340 SE Dixie Highway, Stuart, FL 34997 ph. (772) 220-3676 fax (772) 287-1164

⓪

**Proposal for Extra Work at
Lexington Lakes**

6x

1.00 EACH
1.00 EACH

UNIT 203 - Fill-In Ilex 3-gallon
UNIT 203 - Mulch Coco Brown bags

\$17 ea
\$.00
\$.00

\$72.
\$.00
\$.00

For internal use only

SO# 6621707
JOB# 353400223
Service Line 130

New Total \$3,941.09
Total Price \$3,904.09

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3340 SE Dixie Highway, Stuart, FL 34997 ph. (772) 220-3676 fax (772) 287-1164

AMERICAN PAINTING CORPORATION

P.O. BOX 3225 Tequesta, Florida 33469 Phone (561) 746-0098

Lexington Lakes Condo Assoc. Inc.

Attn: Maureen Dore

772-781-4102

3101 S.E. Lexington Lake Dr.

Stuart, F. 34994

Date: 6-25-18

President: Jerry L. Thomas

Cell: 561-714-0322

amerpaint1975@aol.com

Proposal: Labor and Materials:

Failing Stucco at 1550 SE Sheffield. Rear Center:

Remove loose stucco and wire lath.

Install new wire lath with felt paper backing.

Apply scratch coat stucco.

Apply Topcoat stucco.

Prime with hot stucco primer.

Apply High-Build topcoat – color to match.

Notes:

- A. All surfaces not to receive paint shall be protected.
- B. Colors and finishes to be approved prior to commencement.
- C. All employees are covered with Workers Comp for your protection.
- D. \$1,000,000.00 General Liability is in force for your property protection.
- E. 3141 Lex Dr. patch and touch up 202 side – included.

Total: \$1650.00

Accepted:

Maureen Dore

Per: *Jerry L. Thomas*

MAGIC MIKE PROFESSIONAL SERVICES LLC

Superior Services for Outstanding results.

QUOTE

PO Box 1012
Jupiter, FL 33468
Phone 561.454.9335 | 561.510.1991
MagicMike@Engineer.com

DATE June 11, 2018

TO
Lexington Lakes Condos
Property Manager
Maureen Dore
3101 SE Lexington Lakes Dr
Stuart, FL. 34994
Phone 772.781.4102

LOCATION: LEXINGTON LAKES CONDO
ASSOC STUART, FLORIDA

INVOICE #:

Description of Services	Amount
MAJOR REPAIRS TO BUILDING STUCCO REPAIRS AND REPAINT	
REMOVAL OF DAMAGED STUCCO AND REBUILD OF DAMAGED AREA OBSERVED AND ASSESSED. ANY FURTHER DAMAGE MAKE INCUR FURTHER CHARGES IF OTHER FURTHER AREA NEED REPAIRS BEYOND OBSERVED	
PAINT TO BE SUPPLIED BY LEXINGTON LAKES ASSOC.	
DAMAGE REMOVAL, STUCCO PREP, INSTALLATION, FINISHING, PAINTING	
QUOTE GOOD FOR 30 DAYS FROM THIS DATE	
FL SALES TAX INCLUDED	
Total	
USD \$2466.88	

WE THANK YOU FOR THE OPPORTUNITY TO SERVICE YOUR NEEDS.

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Per: *Jerry L. Thomas*