

SERVICES AGREEMENT

THIS SERVICES AGREEMENT ("Agreement") is made and entered into this **26th day of October, 2015**, by and between **WATERFALL METROPOLITAN DISTRICT NO. 1**, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"), and **INTEGRITY LAWN PROFESSIONALS, LLC** ("Contractor"), collectively referred to herein as the "Parties."

RECITALS

WHEREAS, the District was organized pursuant to the laws of the State of Colorado in order to construct, operate and maintain certain public facilities and improvements in accordance with its approved service plan; and

WHEREAS, pursuant to Section 32-1-1001(1)(d)(I), C.R.S., the District is permitted to enter into contracts affecting the affairs of the District; and

WHEREAS, the District desires to procure **landscape maintenance** services relating to the operation and maintenance of certain District facilities and infrastructure; and

WHEREAS, Contractor has experience in providing such services and is willing and able to provide such services to the District for reasonable consideration; and

WHEREAS, the District desires to engage Contractor to render such services as are needed by the District; and

WHEREAS, the Parties desire to enter into this Agreement to establish the terms and conditions by which Contractor shall provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

AGREEMENT

1. Appointment of Contractor. The District hereby retains Contractor for purposes of performing such services described in Section 2 of this Agreement, subject to the terms and conditions of this Agreement. Contractor hereby agrees to perform the Services pursuant to the terms and conditions set forth herein.

2. Scope of Services. Contractor shall perform the Services for the District as outlined in the Scope of Services in **Exhibit A** attached hereto and incorporated herein by reference ("Services"). The District may request Contractor to supply or perform additional services. Any requests for additional services shall be described in a work order, as attached hereto as **Exhibit B** ("Work Order"), and shall be executed by the Parties prior to the performance of any additional

services by Contractor. No Work Order shall be authorized by the District unless funds have been appropriated for payment as provided in Section 13 hereof. Contractor shall have no right or authority, express or implied, to take any action, expend any sum, incur an obligation, or otherwise obligate the District in any manner whatsoever, except to the extent specifically provided in this Agreement. Contractor shall at all times conform to the stated policies established and approved by the District.

A. General Duties. In connection with performing the Services, Contractor agrees to:

(1) Provide all Services in a good and workmanlike manner and in accordance with any and all approved plans, documents, and specifications described in Contractor's proposal to provide such Services to the District;

(2) Furnish, or cause to be furnished, all labor, materials, equipment, permits and accessories, as necessary, to provide such Services;

(3) Take all precautions necessary for safely and prudently conducting the Services required by this Agreement, including maintaining insurance as required by Section 7 hereof;

(4) Advise the District of the status of the Services required by this Agreement on a regular basis and work in coordination with the District's staff and consultants to assure that the District has the most complete information available for the exercise of the District's powers and discretionary authority; and

(5) Refrain from entering into any contract, oral or written, in the name of the District, and from incurring any debt, liability or obligation for or on behalf of the District. All obligations incurred by Contractor shall be the obligations of Contractor whom shall hold the District harmless therefrom.

B. Compliance with Applicable Law. Contractor shall provide the Services as set forth herein in full compliance with all applicable laws, ordinances, rules, and regulations of any federal, state, county, or municipal body or agency thereof having jurisdiction in which this Agreement is performed. Contractor declares that Contractor has complied with all federal, state and local laws regarding business permits, certificates and licenses that may be required to carry out the Services to be provided pursuant to this Agreement.

C. Subcontractors. Contractor is solely and fully responsible to the District for the Services to be provided pursuant to this Agreement, including all acts and omissions of subcontractors and persons employed by them. Contractor will require any subcontractors to obtain the required insurance coverage pursuant to Section 7 hereof and to agree to indemnify the District in the same manner as Contractor pursuant to Section 10 hereof.

D. No Right or Interest in District's Assets. Contractor shall have no right or interest in any assets of the District, or in any lien with respect thereto, arising out of this Agreement or the performance of the Services contemplated herein.

3. Compensation. Contractor shall be paid as set forth in **Exhibit A** attached hereto and incorporated herein by reference and in accordance with the procedures set forth in this Section 3. Contractor shall obtain written approval from the District prior to charging for any Services that vary from those costs set forth in Exhibit A attached hereto. Any proposed changes to the Services by Contractor resulting in additional compensation to be paid by the District shall be subject to annual appropriations by the District as set forth in Section 13 hereof. The District is exempt from Colorado sales and use taxes. Contractor shall use reasonable efforts to ensure that costs for Services set forth in Exhibit A and charged to the District do not include sales and use taxes.

A. Monthly Reports and Invoices. Contractor shall submit to the District monthly reports in a form acceptable to the District which describe the work completed to date and the work yet to be performed, and summarizes costs paid to date by the District and the amount currently due to Contractor. Contractor shall submit its report together with its invoice to the District no later than the 5th day of each month for Services completed in the preceding month. The District shall pay Contractor's invoice within forty-five (45) days from the 5th day of each month. The District reserves the right to inspect all Services completed and invoiced prior to payment as set forth in Section 3.B. herein. In the event inspected services are not accepted for payment by the District, the terms of Section 3.B. herein shall apply.

B. Inspection of Services. The District may inspect the Services provided at any time throughout the term of this Agreement and shall notify Contractor if, in the District's discretion, any or all Services are not provided in accordance with this Agreement. Failure by Contractor to properly provide the Services required by this Agreement shall constitute a default hereunder. In such case, the District shall provide written notice of said default to Contractor. Contractor shall have two (2) days to cure the default unless otherwise agreed to by the Parties. If Contractor fails to cure the default within the time period provided, the District shall be entitled to pursue all remedies provided by law and in equity, including specific performance, and to recover all costs and reasonable attorney fees incurred in any suit or claim brought by the District to enforce the terms of this Agreement. In addition, in the event of default by Contractor, the District may hire a third party to complete the Services and Contractor agrees to pay all additional costs incurred for the completion of the Services by a third party.

C. Compensation Upon Termination. In the event this Agreement is terminated as provided in Section 5 hereof, the District shall pay Contractor for all of the Services satisfactorily performed prior to the designated termination date. Compensation for work in progress shall be prorated as to the percentage of work completed as of the date of notice of termination or the effective date of termination, as applicable. In ascertaining the Services actually rendered hereunder up to the date of notice of termination or the effective date of termination of this Agreement, consideration shall be given to both completed work and work in progress pertaining to the Services contemplated herein.

The table below is to be used in determining the actual dollar amounts owed to either the District or Contractor in the event the Service Agreement is terminated before the end of a 12-month period (assuming a leveled billing system). The percentages apply only to Categories A, B and C from the Summary Bid Form (Exhibit "A-2") and are representative of the dollar amount of the actual work performed.

To determine this dollar amount, add each month's percentage between the Services Agreement start date and termination date. Multiply this percentage by the A, B and C total to determine the amount of actual work done. The difference between this total, compared to the amount actually paid [$1/12 \times (A+B)$], is the amount owed to either the District or the Contractor.

Mth	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
%	2	3	10	12	10	10	10	10	10	12	8	3

Example: Category A plus Category B and Category C from the Service Agreement Summary Bid Form is \$12,000.00. The Service Agreement start date is January 1. The termination date is July 31. The total of the percentages = 58%. $58\% \times \$12,000 = \$6,960.00$, which represents the actual work done. The actual amount paid was $\$1,000.00/\text{month} \times 7 \text{ months} = \$7,000.00$. Because the actual amount of work done is less than the actual amount paid, the Contractor owes the District \$40.00.

D. Lien Release. Upon receipt of payment from the District for Services rendered, Contractor hereby agrees to certify, and submit to the District a "Release and Certification of Payment" form as attached hereto as **Exhibit C**, that all costs, charges and expenses incurred by it or on its behalf for work, labor, services, materials and equipment supplied and/or used in connection with its work pursuant to this Agreement through the payment date and/or termination date of this Agreement, have been duly paid and that, to the best of its knowledge and belief (based upon reasonable investigation), each of its subcontractors and material men have duly paid all costs, charges and expenses incurred by them or on their behalf for work, labor, services, materials and equipment supplied and/or used by them in connection with Contractor's Services provided pursuant to this Agreement through the payment date and/or termination date of this Agreement, and that in consideration of receipt of payment, Contractor releases and discharges the District and the District's premises and property from all claims, liens and obligations of every nature arising out of or in connection with the performance of Contractor's Services provided through the payment date.

4. Term. The term of this Agreement shall begin on the date set forth above, shall be effective as of such date regardless of the date of execution hereof, and shall expire upon completion of the Services; provided that, in the event the completion of Services occurs in a fiscal year following the effective date of this Agreement, such Services to be performed in the following fiscal year shall be subject to annual appropriations by the District as set forth in Section 13 hereof. This Agreement may be extended in writing upon mutual agreement of the Parties. Any extension of this Agreement shall be subject to annual appropriations by the District as set forth in Section 13 hereof.

5. Termination. The District shall have the right to terminate this Agreement, with or without cause, at any time, by providing written notice to Contractor of such termination and specifying the effective date of termination thereof. Contractor shall be entitled to receive compensation in accordance with Section 3.C. of this Agreement for any satisfactory work completed pursuant to the terms of this Agreement prior to the effective date of termination. Contractor may terminate this Agreement, with cause, by delivery of written notice of termination to the District at least thirty (30) days prior to the effective date of termination. Such notice shall specify the extent of termination and the effective date. Contractor shall stop rendering services pursuant to this Agreement upon the effective date of termination. Upon any termination and payment of all undisputed amounts owed to Contractor, Contractor shall transfer title and deliver to the District all Work Product, as defined and described in Section 6 hereof, which shall be deemed from and after the effective date of this Agreement to be the property of the District.

6. Ownership of Work Product. Any and all Work Product, as such term is defined herein, created, prepared, and/or produced by Contractor pursuant to this Agreement shall become the sole and exclusive property of the District under all circumstances, whether or not Contractor completes the Services set forth hereunder or the Agreement is terminated. Upon request by the District, all Work Product shall be delivered to the District in hard copy and in an electronic format compatible to the District's computer applications at Contractor's expense. Upon payment to Contractor for its Services, the District shall have the right to use and re-use all Work Product resulting from Contractor's efforts performed pursuant to this Agreement in any way or manner deemed appropriate by the District. Any modification of the documents, without written verification, completion, or adaptation by Contractor, as appropriate for the specific purpose intended, will be at the District's sole risk and without liability or legal exposure to Contractor or to its officers, directors, members, partners, agents, employees, and subcontractors. The District's use of any or all such Work Product for its own purposes shall not be a violation of any patent or copyright thereof. Contractor agrees that the copyright and other intellectual property rights (as are applicable) in and to any component of the Work Product, and to the design and content of the Work Product, are hereby assigned and shall belong exclusively to the District. Upon request by the District, Contractor shall promptly execute whatever legal documents or other materials that the District deems necessary to secure, perfect, or substantiate the District's exclusive rights and interest in any Work Product created pursuant to this Agreement. For purposes of this Agreement, "Work Product" includes, but is not limited to, any and all finished or unfinished design, development and/or construction documents, drawings, reports, writings, data, studies, graphics, maps, plans, specifications, electronic files and other documents, materials and information, in every form and/or format, which Contractor prepared and/or used in connection with this Agreement. All drawings, specifications and other documents prepared by Contractor pursuant to this Agreement are not intended or represented to be suitable for reuse by the District or others on extensions of the work or on any other project.

7. Insurance.

(A) Minimum Scope and Limits of Insurance. Contractor shall acquire and maintain in full force and effect during the entire term of this Agreement, and at its sole cost and expense, including any extensions of this Agreement, the minimum insurance coverages and

limits set forth in this Section 7(A), to provide protection from claims that may arise out of or result from Contractor's performance or obligations pursuant to this Agreement, whether such performance is by Contractor, by anyone directly or indirectly employed by Contractor, or by anyone who acts on behalf of Contractor, including any subcontractors of Contractor. The minimum insurance coverages and limits to be acquired by Contractor are as follows:

(1) Commercial General Liability Insurance:

General Aggregate	\$ 2,000,000
Products and Completed Operations	\$ 1,000,000
Personal and Advertising Injury	\$ 1,000,000
Each Occurrence	\$ 1,000,000
Damage to Rented Premises	\$ 100,000
Medical Expenses (Any one person)	\$ 5,000

(2) Comprehensive Automobile Liability Insurance shall include all motor vehicles owned, hired, leased, or borrowed, with a combined single limit for bodily injury and property damage of not less than \$1,000,000 each occurrence.

(3) Workmen's Compensation and Employer Liability Insurance

Worker's Compensation	Per Colorado Statutes
Employers' Liability	\$ 1,000,000 each accident

(4) Umbrella Policy: \$ 1,000,000

Unless otherwise indicated, all policies listed herein shall be on an occurrence basis.

B. Waiver of Subrogation. All coverages specified herein shall waive any right of subrogation against the District and its directors, officers, employees, and agents.

C. Additional Insured Parties. The District shall be named as an additional insured on all policies (with the exception of workers' compensation insurance). The Contractor's insurance coverage shall be primary insurance and non-contributory with respect to all other available insurance sources.

D. Certificates of Insurance. Contractor shall provide to the District certificates of insurance showing the insurance coverages and required endorsements described above, prior to performing any Services pursuant to this Agreement.

E. Notice. Contractor agrees to provide the District with a minimum 10-day notice for the cancellation of any insurance policies required by this Agreement due to the non-payment of a premium and with a minimum of a 30-day notice for any change to or cancellation of an insurance policy other than for non-payment of a premium.

F. Subcontractor Insurance. If Contractor subcontracts any portion(s) of the Services, the Contractor shall require that each subcontractor retained by Contractor to acquire and maintain insurance coverage as set forth in this Section 7. The Contractor shall require each subcontractor to provide to Contractor insurance certificates and endorsements, including necessary updates to the same, demonstrating compliance with this Section 7. The Contractor shall retain all subcontractor insurance certificates and endorsements for the duration of the Contract. The Contractor shall, upon District request, submit them to the District for review. Failure to acquire and maintain subcontractor insurance certificates is a material breach of this Agreement.

G. Non-limiting. No provision, term or condition contained in this Section 7 of the Agreement shall be construed as limiting in any way the indemnification provision contained in Section 10 hereof, or any rights, immunities and protections provided to the District by the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.*, C.R.S., or the extent to which Contractor may be held responsible for payments of damages to persons or property.

8. Illegal Aliens.

A. Certification. Prior to the execution of this Agreement, Contractor shall certify to the District, as attached hereto as **Exhibit D**, that at the time of certification, it does not knowingly employ or contract with an illegal alien who will perform work under this Agreement and that Contractor will participate in either the E-Verify Program administered by the U.S. Department of Homeland Security and the Social Security Administration, or in the Colorado Department of Labor and Employment's Employment Verification Program (the "Department Program"), as further described in Section 8.F. herein, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement.

B. Prohibited Acts. Contractor shall not:

(1) Knowingly employ or contract with an illegal alien to perform work under this Agreement; or

(2) Enter into a contract with a subcontractor that fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement.

C. Verification.

(1) Contractor has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement through participation in either the E-Verify Program or the Department Program.

(2) Contractor shall not use either the E-Verify Program or the Department Program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.

(3) If Contractor obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, Contractor shall:

(i) Notify the subcontractor and the District within three (3) days that Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

(ii) Terminate the subcontract with the subcontractor if, within three (3) days of receiving the notice required pursuant to subparagraph (i) hereof, the subcontractor does not stop employing or contracting with the illegal alien; except that Contractor shall not terminate the contract with the subcontractor if during such three (3) days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

D. Duty to Comply With Investigations. Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment (the "Department") made in the course of an investigation conducted pursuant to Section 8-17.5-102 (5), C.R.S. to ensure that Contractor is complying with this Section 8 of the Agreement.

E. Breach. If Contractor violates a provision of this Section 8, the District may terminate the Agreement for breach of the Agreement. If the Agreement is so terminated, Contractor shall be liable for actual and consequential damages to the District. The District shall notify the Colorado office of the Secretary of State if Contractor violates a provision of this Section 8 of the Agreement and the District terminates the Agreement.

F. Department Program. If Contractor participates in the Department Program in lieu of the E-Verify Program, Contractor shall notify the Department and the District of such participation. Contractor shall, within twenty (20) days after hiring an employee who is newly hired for employment to perform work under the Agreement, affirm that the Contractor has examined the legal work status of such employee, retained file copies of the documents required by 8 U.S.C. Sec. 1324a, and has not altered or falsified the identification documents for such employees. Contractor shall provide a written, notarized copy of the affirmation to the District.

9. Independent Contractor. Contractor is an independent contractor and nothing contained herein shall be construed as constituting any relationship with the District other than that of owner and independent contractor, nor shall it be construed as creating any relationship whatsoever between the District and any of the Contractor's employees. Neither the Contractor nor any of Contractor's employees are or shall be deemed employees of the District. Contractor is not, and shall not act as, the agent of the District. The employees who assist Contractor in the performance of the Services shall at all times be under Contractor's exclusive direction and control and shall be employees of Contractor and not employees of the District. Contractor shall pay all wages, salaries, and other amounts due Contractor's employees in connection with the performance of the Services and shall be responsible for all reports and obligations respecting such employees including, without limitation social security tax, income tax withholding,

unemployment compensation, worker's compensation, employee benefits and similar matters. Further, Contractor has sole authority and responsibility to employ, discharge, and otherwise control Contractor's employees. Contractor has sole authority and responsibility as principal for Contractor's agents, employees, subcontractors and all others Contractor hires to perform or assist in performing the Services.

10. Indemnification. Contractor shall indemnify, assume all responsibility for, and hold harmless the District and each of its directors, officers, consultants, employees, servants, agents, and authorized volunteers, from and against any and all claims, demands, suits, actions, proceedings, judgments, losses, damages, injuries, penalties, costs, and expenses (including reasonable attorneys' fees), and liabilities arising, or alleging to arise, directly or indirectly, in whole or in part, from the intentional or negligent acts or omissions of Contractor or any of its subcontractors, agents or employees, in connection with Contractor's performance, duties, and obligations pursuant to this Agreement; provided, however, that Contractor shall not be liable for any claim, loss, damage, injury or liability caused by the negligence or fault of the District or any third party under the control or supervision of the District. The obligations of the indemnifications extended by Contractor to the District under this Section 10 shall survive termination or expiration of this Agreement.

11. Governmental Immunity. Nothing in this Agreement shall be construed to be a waiver, in whole or in part, of any right, privilege, or protection afforded the District or its directors, officers, employees, servants, agents, or authorized volunteers, pursuant to the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S.

12. Liability of the District. No provision, covenant or agreement contained in this Agreement, nor any obligations herein imposed upon the District shall constitute or create an indebtedness or debt of the District within the meaning of any Colorado constitutional provision or statutory limitation.

13. Subject to Annual Appropriations. The District does not intend hereby to create a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever. The District's payment obligations hereunder, including for any Work Orders authorized pursuant to Section 2 hereof, are subject to annual appropriations. The District has appropriated sufficient funds for this Agreement for the current fiscal year. Any extension of this Agreement or any Services resulting in additional compensation and approved by the District shall be subject to annual appropriations by the District.

14. Annual Bidding. The District shall be entitled to bid each calendar year's services pursuant to this Agreement as it deems necessary to comply with current law regarding contracts for such services. Contractor shall have no claim against the District if this Agreement is not extended for any budget year.

15. Notices. Any notices, demands, or other communications required or permitted to be given by any provision of this Agreement shall be in writing and may be personally delivered; sent by certified mail, return receipt requested; sent by electronic mail, delivery receipt requested; or sent by a nationally recognized receipted overnight delivery service for earliest

delivery the next day. Any such notice shall be deemed to have been given as follows: when personally delivered to the party to whom it is addressed; when mailed, three delivery (3) days after deposit in the United States mail, postage prepaid; when by electronic mail, on the day sent if sent on a day during regular business hours (9 a.m. to 5 p.m.) of the recipient, otherwise on the next day at 9 a.m.; and when by overnight delivery service, one (1) day after deposit in the custody of the delivery service. The addresses for mailing, transmitting, or delivering notices shall be as follows:

If to the District: Waterfall Metropolitan District No. 1
c/o Pinnacle Consulting Group, Inc.
Attention: Carla Hawkins
Pinnacle Consulting Group Inc.
1627 E. 18th Street
Loveland, CO 80538
970-669-3611/970-669-3612F
Email: jimw@pinnacleconsultinggroupinc.com

With a Copy to: Icenogle Seaver Pogue, PC.
Attn: Alan D. Pogue
4725 S. Monaco St., Suite 225
Denver, Colorado 80237
Email: APogue@ISP-law.com

If to the Contractor: Integrity Lawn Professionals, LLC
Attention: Donovan Carstens
640 Cottonwood Drive
Loveland, CO 80538
720-352-9151
Email: info@integritylawnprofessionals.com

16. Modification. This Agreement may not be amended, modified, or changed, in whole or in part, without a written agreement executed by both the District and Contractor. Additional services to be provided pursuant to the terms and conditions of this Agreement shall be authorized via Work Order, as provided in Section 2 hereof.

17. Assignment. Contractor shall not assign or transfer its rights hereunder, or subcontract any work hereunder, either in whole or in part, without the prior written consent of the District. Any attempted assignment or transfer shall be void and shall constitute a breach of the Agreement and cause for termination of this Agreement. Regardless of the District's consent, no assignment or transfer shall release Contractor from Contractor's obligation to perform all other obligations required to be performed by Contractor hereunder for the term of the Agreement. Consent to one assignment shall not be deemed to be consent to any subsequent assignment nor the waiver of any right to consent to such subsequent assignment.

18. No Waiver. The delay or failure of either party at any time to require performance or compliance by the other of any of its obligations or agreements shall in no way be deemed a

waiver of those rights to require such performance or compliance. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought. The waiver of any right or remedy in respect to any occurrence of event shall not be deemed a waiver of any right or remedy in respect to any other occurrence or event, nor shall any waiver constitute a continuing waiver.

19. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.

20. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable in any circumstance, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or of the offending provision in any other circumstance.

21. Attorneys' Fees. In the event that litigation is brought by either party hereto in connection with this Agreement, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any terms, conditions, or provisions hereof.

22. No Third Party Beneficiaries. This Agreement is entered into for the sole benefit of the District and Contractor and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under, or to this Agreement.

23. Headings. The headings, captions and titles contained herein are intended for convenience and reference only and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.

24. Binding Agreement. This Agreement shall inure to and be binding upon the respective Parties hereto and their successors and permitted assigns.

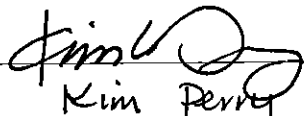
25. Entire Agreement. This Agreement, including all Exhibits attached hereto, constitutes the entire Agreement between the Parties with respect to any matter referenced herein and supersedes any and all other prior writings and oral negotiations.

26. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and together shall constitute one and the same instrument.


(Remainder of Page Left Intentionally Blank.)

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

**WATERFALL METROPOLITAN DISTRICT
NO. 1**


By: Kim Perry
Its: President

ATTEST:


By: Jim Niemczyk
Its: Secretary

INTEGRITY LAWN PROFESSIONALS, LLC

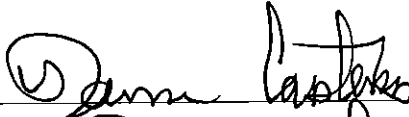

By: Donovan Carstens
Its: Owner

EXHIBIT A

SCOPE OF SERVICES AND PAYMENT FOR SERVICES

EXHIBIT A

SCOPE OF WORK WATERFALL METROPOLITAN DISTRICT

Contractor is hereby made aware that the District anticipates that the landscape maintenance at this site shall be of the very highest quality. All Work is to be performed in accordance with the Service Description and Specifications (Exhibit "A-1") and shall be strictly managed, executed, and performed by experienced personnel.

The Service Description and Specifications (Exhibit "A-1") to be performed by the Contractor include the complete care and guarantee of all planted trees, plants, groundcovers, and lawn areas within the limits of the District.

The Contractor shall provide all materials, equipment, and labor required and/or inferred to perform the tasks described in Exhibit "A-1" at the frequencies identified in Exhibit "A-2".

The Contractor shall pay all federal, state and local taxes, including excise, use and sales taxes, unless specifically exempt per the terms of the Service Agreement.

The District reserves the right to modify the scope of work, i.e. the quantity or type of materials used, the frequency of performance, etc.

1.0 Warranties

Contractor warrants that work performed and all goods delivered under this Services Agreement shall be free from any defects in workmanship and material, and shall conform strictly to these specifications. Contractor further warrants that all work shall be performed using Contractor's best efforts and shall be in conformance with industry standards for workmanship.

Contractor shall replace, at Contractor's expense, all plant material which, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the work specified herein. All work shall be timely performed, time being of the essence of this Services Agreement.

By executing this Services Agreement, Contractor represents that he has examined carefully all of the contract documents, is acquainted with the premises where the work is to be performed and all conditions relevant to the work, and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the work. Contractor acknowledges that the contract documents are sufficient for the proper and complete execution of the work.

2.0 Liabilities

It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or scope of work of these specifications that may result in the damage, and/or loss of plant material. This responsibility includes, but is not limited to, the following:

- a. Vandalism and/or other abuse of the property, which results in damage to the plant material.
- b. Areas of the site that continually hold water.
- c. Areas of the site that are consistently too dry.

Contractor shall list any such items on the bi-monthly landscape maintenance report along with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for the repair of such items.

3.0 Personnel

Contractor personnel performing work on the premises shall be in a uniform to be designed by the Contractor. The Contractor shall have a reasonable time within which to obtain uniforms for new employees. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. Worn and tattered uniforms shall be promptly replaced.

Contractor personnel may not smoke in or around the building(s). General rudeness or discourteous acts by Contractor employees towards tenants, guests, management, other service contractors, etc. will not be tolerated. No Contractor solicitation of any kind is permitted on property. Contractor may be asked to park in designated areas.

4.0 Safety

Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this agreement. Contractor shall comply with all applicable OSHA standards, Federal, State, and Local Laws and Regulations. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work under this agreement, utilizing safety equipment such as bright vests, traffic cones, traffic control devices, etc.

5.0 Payment

Payment for services rendered shall be made in accordance with the terms of the Services Agreement and performance described herein based on the Total Contract Price summarized in Exhibit "A-2".

Payment for Landscape Maintenance (Category A), Seasonal Perennial Maintenance (Category B), and Irrigation Management (Category C), as identified in Exhibit "A-2" comprise the Base Payment amount and may be invoiced in twelve (12) equal monthly installments. The Contractor shall submit a detailed summary of all services performed for Categories A, B, and C with the monthly invoice.

6.0 Scheduling

Scheduling of maintenance visits will be determined by the District. The Contractor shall notify the District at least 48 hours in advance of the scheduled maintenance visit when services cannot be performed on schedule and an alternate date shall be suggested.

The District may at any time request alterations to the landscape maintenance services provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials or labor.

7.0 Billing

It is the Contractor's responsibility to inspect and manage the need for the frequencies of the specified items in Exhibit "A-2". It is also the responsibility of the Contractor to notify the District of maintenance performed to ensure they do not exceed the frequencies.

Labor unit prices including a per supervised man-hour cost and a per labor hour cost shall be provided for any proposed Contractor work outside the this scope that the District requests. Any such work must be approved in writing by the District before it is begun by the Contractor.

8.0 Additional Work

Additional work being requested by the District determined to be outside the scope of specified items in Exhibit "A-2" must be approved in writing by the District before it is begun by the Contractor.

The Contractor shall submit a Work Order (Exhibit "B") to the District that details:

- a. A brief description of the nature of the work, a list of materials, and the total cost to complete work.
- b. The number of man-hours required to perform the work and the total calendar days required to complete the work.
- c. A description of possible associated future costs, i.e., mulch, additional irrigation heads.

9.0 Weekly Inspections

Contractor is responsible for a weekly inspection of the property during the months of May through September and twice a month from October through April and for the performance of all items required and referred to in these specifications.

10.0 Bi-Monthly Landscape Maintenance and Irrigation Management Report

The Contractor shall submit a monthly landscape maintenance and irrigation management report to the District. The Contractor is responsible for notifying the District of any existing and potential problems. These reports are very important in protecting both the District and Contractor when discrepancies occur. The Contractor may use its own formatted worksheet form upon approval of the District. Any items not called to the attention of the District that result in any damage to the property will become the liability of the Contractor.

11.0 Monthly Landscape Maintenance Inspection

District will perform a monthly site inspection with the Contractor. At that time, the District may compile a list of landscape related items that should be performed before the next site inspection. All scheduled inspections will proceed with or without the attendance of the Contractor.

12.0 Grade Evaluation/Scoring

The District will be responsible for the graded evaluation of the property. The final grade evaluation will be determined by the timely and quality execution of the Contractor's landscape maintenance functions. The Contractor's monthly performance will be determined by the final score based on the Monthly Landscape Maintenance Inspection Gradesheet (Exhibit "A-3"). Items are not scored if the work is being performed to industry standards.

13.0 Exhibits

The Exhibits attached to this Service Agreement and made a part hereof are:

Exhibit "A-1"	Service Description and Specifications
Exhibit "A-2"	Landscape Maintenance Summary and Itemized Pricing Forms
Exhibit "A-3"	Monthly Landscape Maintenance Inspection Gradesheet
Exhibit "A-4"	District Maps
Exhibit "A-5"	Irrigation Information
Exhibit "B"	Work Order
Exhibit "C"	Release and Certification of Payment
Exhibit "D"	Certification Regarding Illegal Aliens

EXHIBIT "A-1"

SERVICE DESCRIPTION AND SPECIFICATIONS

The indications for Unit Price Line Items after each specification correspond to the Itemized Pricing Forms ("Exhibit A-2") and are to be performed to the frequencies specified.

I. FESCUE AND BLUEGRASS TURF MAINTENANCE

A. Mowing

Turf shall be cut at a height of two (2) inches to four (4) inches as conditions dictate. No more than one-third (1/3) of the grass blade is to be removed when cutting. Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds. *(Unit Price Line Item: Mow)*

B. Edging

Contractor shall be responsible for edging or monofilament trimming along all bedlines bordered with bed edging material. e.g., metal, plastic, concrete borders. **Contractor shall be allowed to use monofilament trimmers when edging any bedlines bordered by bed edging material.** Contractor shall be required to monofilament trim these areas at the same mow height.

Contractor shall be responsible for edging with metal blade edgers all curbs, walkways and turf bed lines not bordered by bed edging material. Treewells located within Fescue/Bluegrass turf areas shall be edged with metal blade edgers only. All edged turf areas will have a perpendicular appearance. Angled or beveled hardlines or bedlines are not acceptable. Weed eaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. *(Unit Price Line Item: Edge Bedlines/Edge Hardlines)*

C. Monofilament Trim

After each mowing operation Contractor shall use a weed eater or similar tool or machine to trim grass and/or weeds that cannot be mowed with larger machinery. Contractor shall be required to monofilament trim these areas at the same mow height. *(Unit Price Line Item: Monofilament Trim)*

D. Fertilization

Contractor shall have full responsibility of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf.

Contractor shall be expected to perform soil test at minimum of once per year. *(Unit Price Line Item: Turf Fertilization)*

E. Turf Weed Control

Contractor shall maintain all turf in such a way as to control and strive to eliminate weeds. The program will include pre-emergent, post-emergent, and mechanical weed control methods. *(Unit Price Line Item: Turf Weed Control)*

F. Insect And Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. *(Unit Price Line Item: Insect/Disease Control)*

G. Aeration

Contractor shall provide price to aerate Fescue/Bluegrass turf areas only. There shall be a minimum of four (4) plugs per square foot, reaching a minimum depth of at least one and one-half (1.5) inches. *(Unit Price Line Item: Aeration)*

H. Water

Contractor shall be responsible for monitoring moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during maintenance visits. Contractor shall be responsible for damage to turf that was not reported to the District in writing, and will be responsible for the replacement of said turf. Contractor shall not be responsible for the manual watering of any turf area unless it is under additional warranty. *(Unit Price Line Item: Irrigation Management)*

II. NATIVE GRASS MAINTENANCE

A. Mowing

Native grass shall be cut at a height of four (4) inches to six (6) inches as conditions dictate. Contractor shall be responsible for controlling excessive grass clippings within native grass or mulched bed areas after each mowing. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds. *(Unit Price Line Item: Mow)*

B. Edging

Contractor shall be responsible for edging or monofilament trimming along all bedlines bordered with bed edging material, e.g. metal, plastic, concrete borders. **Contractor shall be allowed to use monofilament trimmers when edging any**

bedlines bordered by edging material. Contractor shall be required to monofilament trim these areas as the same mow height.

Contractor shall be responsible for edging with metal blade edgers all curbs, walkways, native grass bed lines not bordered by edging material. Contractor shall not be required to edge treewells located in native grass areas with metal blade edgers. Contractor shall be required to clean and remove vegetation from around base of trees during each mow. Contractor shall be responsible for taking actions not to damage tree trunks with power equipment when mowing these areas. All completed edges will have a perpendicular appearance between native grass and hardlines, and native grass and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. *(Unit Price Line Item: Edge Bedlines/Edge Hardlines)*

C. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar tool or machine to trim grass and/or weeds that cannot be mowed with larger machinery. *(Unit Price Line Item: Monofilament Trim)*

D. Fertilization

Contractor shall have full responsibility of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous native grass. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy native grass. Contractor shall be expected to perform soil test at minimum of once per year. *(Unit Price Line Item: Native Grass Fertilization)*

E. Native Grass Weed Control

Contractor shall be responsible for two (2) post emerge herbicide applications to native grass areas. Contractor shall strive to control non-desirable vegetation in these areas. *(Unit Price Line Item: Native Grass Weed Control)*

F. Insect And Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. *(Unit Price Line Item: Native Grass Insect/Disease Control)*

G. Water

Contractor shall be responsible for monitoring moisture levels in irrigated and non-irrigated native grass areas and reporting any problems, in writing, that may be present during maintenance visits. Contractor shall be responsible for damage

to native grass that was not reported to the District in writing, and will be responsible for the replacement of said native grass. Contractor shall not be responsible for the manual watering of any native grass area unless it is under additional warranty. *(Unit Price Line Item: Irrigation Management)*

III. SHRUB AND GROUNDCOVER MAINTENANCE

A. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained to control and strive to eliminate weeds. *(Unit Price Line Item: Bed Weed Control)*

B. Pruning

All shrubs shall be hand pruned to remove dead and/or damaged wood to allow for natural development of plant material and to create the effect intended by the District. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries. Deep hand pruning and/or structure pruning shall be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, and to promote interior growth and an aesthetically pleasing appearance. Removal of up to 50% of the height and foliage of plants shall take place during these prunings. Contractor shall be allowed to shear plant material that is approved by the District. *(Unit Price Line Item: Shrub/Groundcover Pruning)*

C. Ornamental Grass Pruning

All Ornamental grasses shall be pruned to an approximate 6 to 8 inch height removing previous year's growth and drying and declining foliage. This pruning shall take place once plants begin to "shatter" or fall apart, approximately late February. Contractor shall be allowed to use power shearing equipment for these cut backs. All pruning debris shall be removed from the site. *(Line Item: Shrub/Groundcover Pruning)*

D. Groundcover Pruning

Groundcover shall be pruned as needed to maintain separation away from base of trees, shrub masses, and hardscapes. All pruning debris shall be removed from the site. *(Line Item: Shrub/Groundcover Pruning)*

E. Fertilization

Contractor shall have full responsibility of determining the proper formulation and rates of fertilizers to maintain healthy, vigorous, growing plants. Contractor shall be expected to apply any minor nutrients that might be needed to maintain healthy plant material. Contractor shall be expected to perform soil test at minimum of once per year. *(Unit Price Line Item: Shrub/Groundcover Fertilization)*

F. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. *(Unit Price Line Item: Shrub/Groundcover Insect/Disease Control)*

G. Water

Contractor shall be responsible for monitoring moisture levels throughout the year in irrigated and in non-irrigated areas and reporting any problems, in writing, that may be present during maintenance visits. Contractor shall be responsible for damage to plants that was not reported to the District in writing and shall be responsible for replacement of these items. Contractor shall not be responsible for the hand watering of any shrub or groundcover areas not under irrigation. *(Unit Price Line Item: Irrigation Management)*

IV. TREE MAINTENANCE

A. Pruning

Contractor shall be responsible for maintaining all trees such that no branches/limbs will overhang sidewalks or parking areas lower than fifteen (15) feet from the ground. Lower branching on all trees shall be pruned as needed to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet. Trees located in natural areas shall be pruned only when their growth habit affects formal maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance.

Contractor will be responsible for pruning all ornamental trees. Pruning will include the shaping of all heads, removal of conflicting branches and removal of interior sucker growth. *(Line Item: Tree Pruning)*

B. Staking

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by District and/or Contractor. However, trees that need to be re-staked utilizing specialized equipment and

crews shall be done at a mutually agreed upon price, submitted in writing for review and approval. *(Unit Price Line Item: Tree Pruning)*

C. Fertilization

Fertilization applies to planted trees that are staked or guyed and planted trees that have a caliper of eight (8) inches or less. Native mature trees do not apply. Contractor is required to notify District and make recommendations, in writing, of all other trees that may need supplemental fertilization. *(Unit Price Line Item: Tree Fertilization)*

D. Insect And Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Only trees with a caliper of eight (8) inches or less shall be treated. Contractor is required to notify District and make recommendations, in writing, of all other trees that may need supplemental insect and disease control. *(Unit Price Line Item: Tree Insect/Disease Control)*

E. Water

Contractor shall be responsible for monitoring moisture levels throughout the year in irrigated and in non-irrigated areas and reporting any problems, in writing, that may be present during maintenance visits. Contractor shall be responsible for damage to trees that was not reported to the District in writing and shall be responsible for replacement of these items. Contractor shall not be responsible for the hand watering of any trees not under irrigation. *(Unit Price Line Item: Irrigation Management)*

V. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

As part of Contractor's weekly maintenance visits a general cleanup program will be performed. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, tumbleweeds, and other debris. A complete sweeping or blowing, by mechanical means, of the entire parking lots, loading docks, driveways, parkways, roadways, curbs, gutters, drains, and sidewalk areas will also be performed. *(Line Item: Debris Disposal)*

B. Weed Control

All parking lots, loading docks, driveways, parkways, roadways, streetscapes, curbs, gutters, drains, and sidewalk areas shall be maintained to control and strive to eliminate weeds. *(Line Item: Bed Weed Control)*

C. Disposal of Debris

All debris shall be removed and disposed of offsite. Contractor shall be responsible for removal and proper disposal of any wildlife carcass throughout property. *(Line Item: Debris Disposal)*

D. Severe Weather Cleanup

In the event of a natural disaster, such as a major ice storm, snowstorm, windstorm, or tornado, the Contractor shall not be responsible for any cleanup operation outside of the specifications in the Service Agreement.

If District elects, they may request that the Contractor utilize dedicated man-hours for the purpose of severe weather cleanup.

E. Typical Weather Cleanup

Contractor shall be responsible for cleanup of debris as a result of typical weather conditions. *(Line Item: Debris Disposal)*

F. Trail/Walking Path Maintenance

Contractor shall be responsible for maintaining trails and/or walking paths to include litter and leaf debris removal. Contractor shall also be responsible for weed and vegetation control within three (3) feet of pathways and/or trails. *(Line Item: Debris Disposal)*

VI. LEAF REMOVAL

A. Leaf Collections

Fallen leaves on lawn and planted bed areas shall be collected and removed from property no less than two (2) times per year as requested by the District. This is to be done from the beginning of November through February, or until leaves dispersement ceases. On a weekly basis, the Contractor will disperse leaves from focal areas, bed, and turf areas to prevent heavy buildup and damage to plant material by smothering. *(Unit Price Line Item: Debris Disposal)*

B. Disposal of Leaf Debris

All leaf debris shall be removed and disposed of offsite. (*Unit Price Line Item: Debris Disposal*)

VII. PLANT MATERIAL DISPOSAL

A. Removal

Dead plant material not requiring general tree surgeon services for removal shall be removed and disposed of immediately by the Contractor off site. (*Unit Price Line Item: Debris Disposal*)

B. Replacement

Contractor shall contact and advise the District, in writing, of possible plant replacements. Plant replacement or removal necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

VIII. MULCHING FOR TREE AND SHRUB BED AREAS

A. Contractor will be responsible for providing cost per occurrence of a complete application of Grade A Brown Cedar Mulch to existing mulched bed areas and tree circles as a Work Order. Mulch is to be spread at a depth of one (1) inch such that none of the old or previously laid mulch is visible. Contractor is responsible for spot mulching of any bare soil areas that result due to landscape maintenance performance, i.e., mower damage around bedlines, treewells, etc. Mulching shall include one (1) complete trenching as specified in the trenching specifications. A second complete trenching may be required in some areas or "touchup" trenching to keep mulch contained within beds, tree wells and hardscapes. Contractor shall not price mulching treewells within native turf areas.

B. Bedline edges shall be trenched and beveled at a depth of two (2) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All bed lines and tree wells bordered by turf shall be defined by creating a one-inch (1-inch) beveled trench with smooth, symmetrical, parallel bedlines. All treewells located in turf and bed areas shall have root balls raked smooth, removing all old water rings, excessive mulch and/or soil. Treewells within turf areas are to be made uniform in diameter to be consistent with similar varieties within that location.

IX. FERTILIZATION, WEED AND INSECT CONTROL

- A.** All pesticides, insecticides, fertilizers, and any other chemical products must be used in strict compliance with labels and instructions. Applications must comply with all state and federal regulations. The specifications contained herein are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide labels, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be placed in visible locations prior to spray applications.
- B.** Contractor shall be responsible for applying chemicals and fertilizers. The following rates are general guidelines and are to be used as such. Contractor is totally responsible for furnishing the District with healthy, vigorous plant material throughout the term of the Service Agreement.
- C.** Chemical forms may vary with weather conditions.
- D.** Contractor shall be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.
- E.** Contractor shall be responsible for taking general and micronutrient tests of turf and shrub bed areas. The District shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by the report within 45 days of the execution of the Service Agreement.
- F.** Contractor shall be responsible for making any extra visits necessary during the year to correct any problems that may occur during the term of the Service Agreement.
- G.** Contractor shall be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.
- H.** Contractor shall take full responsibility for replacing any plant material that is damaged by the improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

X. PERENNIAL INSTALLATION AND MAINTENANCE

E. Insect and Disease Control – Perennials

Contractor shall be responsible for weekly inspections of annual bed areas and treatment of any insect or disease related problems. Fire ants shall be treated and mounds removed as needed. *(Unit Price Line Item: Insect/Disease Control)*

F. Fertilization – Perennials

Plants shall be fertilized to maintain a healthy, vigorous growth and appearance.
(Unit Price Line Item: Fertilization)

G. Watering – Perennials

Contractor shall be responsible for monitoring moisture levels throughout the year in irrigated and in non-irrigated bed areas and reporting any problems, in writing, that may be present during maintenance visits. Contractor shall be responsible for damage to plants that was not reported to the District in writing and shall be responsible for replacement of these items. Contractor shall not be responsible for the hand watering of any seasonal color areas unless plant material has not yet established. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established.

Contractor shall be responsible for removing all seasonal color at the end of season as requested by District. All plant material and other debris shall be removed off site and bed raked smooth and properly crowned after plants are removed. *(Unit Price Line Item: Irrigation Management)*

H. Bed Weed Control – Perennials

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained to control and strive to eliminate weeds.
(Unit Price Line Item: Bed Weed Control)

I. Perennial Maintenance (In addition to above)

Contractor shall be responsible for continual pruning and grooming of all perennials throughout the growing season. Maintenance should include but not be limited to removal of spent blooms, flower stalks and declining foliage. A one-time (Fall or late Winter) cutback and mulching of all foliage shall also be included in the cost.

XI. IRRIGATION SYSTEM

A. Irrigation Management

Contractor agrees to monitor, adjust and maintain all irrigation zones heads valves pipes and sprinklers. Minor adjustments include flow control, radius adjustment, nozzle cleaning, sprinkler height, valve enclosure integrity and access, and level adjustment. Contractor will notify the District of malfunction or damage to the system's integrity. Should it be determined that damage is cause of negligence by the Contractor, the Contractor shall pay the cost of such repair. Cost may be paid

directly by Contractor or deducted by District from payments due to the Contractor.

Contractor is required to furnish the District with a list of company personnel that are to be notified in the event of problems with the irrigation system in areas they are responsible to maintain.

Landscape irrigation contractors sharing central control timers or otherwise with other contractors are requested to notify the District anytime they observe irrigation problems in areas they do not maintain.

The District may choose at its discretion to integrate any non-central controlled irrigation satellite into the system at any time. If the irrigation satellite added to the District's system is located within an area that the Contractor does not maintain, the Contractor is not responsible for the condition of the irrigated zones attached. The District will only require of the Contractor to check and repair specific components of these satellites. This system is in place to conserve the limited water resources of the common areas and individual building sites. Failure to communicate, in writing, changes in watering needs of any given irrigation zone will be considered a failure to monitor the condition of the landscape.

The Contractor is responsible to coordinate prior to all insecticide treatments or fertilizer application that requires watering in schedules. (*Unit Price Line Item: Irrigation Management*)

B. Irrigation Winterization

The Contractor shall winterize the irrigation piping to insure that no damage will occur due to ice expansion within the piping. It is the Contractor's responsibility to winterize the irrigation system prior to freezing or frost warnings. If damage to real property or personal injury occurs due to Contractor's failure to winterize the system, the Contractor shall be financially responsible (See Article 3.3).

1. Shut down and lock off, if possible, all water sources into the irrigation system then blow the system clear of water using compressed air (80 psi maximum) admitted into the piping at a quick coupling valve or hose bib located at the highest elevation on the system piping.
2. Activate individual zones, higher zones first, then proceed successively towards lower elevations. Proceed through all zones twice.
3. Open hose bib at lowest elevations on main line after zones have been cleared. Allow all water in main line to be expelled before closing ball valve and removing air compressor.

4. The air compressor used to winterize the system must have an engine separate from the compressor tanks to prevent high temperature air from being injected directly into the PVC piping.
5. Remove any local program execution instructions from all irrigation controllers where applicable to prevent solenoid activation and possible heat failure due to lack of water flow. Do not disconnect power so that winter communication diagnostics can be performed when applicable.
6. Notify District in writing, within five (5) working days of completed winterization. *(Unit Price Line Item: Irrigation Winterization)*

C. Irrigation Startup

Due to seasonal progression, when deemed appropriate by the Contractor, District, the irrigation system will be activated and thoroughly inspected before beginning operations for the watering season. Equipment that fails testing must be noted and described in writing by the Contractor. Any necessary repairs must be approved by the District in writing prior to beginning work. *(Unit Price Line Item: Irrigation Startup)*

D. Waterfall and Pond Maintenance

Activate the sign waterfall when Irrigation Startup occurs. Clean and fill the pond. Service pumps and check all plumbing is operational at the time of startup. Check and refill the pond weekly and treat with algaecide/chlorine tablets, as needed, to maintain clean, healthy water. Inspect the plumbing and pumps on a monthly basis. Clean or change filters, as needed. Clean and winterize the system when Irrigation Winterization occurs. *(Unit Price Line Item: Waterfall and Pond Maintenance)*

E. Snow Removal

1. The Contractor shall snow plow, anti-ice and/or de-ice common area concrete sidewalks (see attached maps) in accordance with the terms of this Agreement. Plowing will be completed by mechanically or manually pushing snow to areas designated by District or, absent designation by District, to such areas as Contractor shall deem appropriate. Contractor shall have no obligation to plow unpaved areas at the property address.
2. The Contractor shall stock pile snow in an area which, in the opinion of the Contractor, allows the greatest usability for pedestrian access.
3. Contractor shall provide snow plowing at property will commence when there is two (2) inches on all District concrete sidewalks adjacent to roads. Concrete sidewalk and sidewalks adjacent to roadways will be last priority allowing time for City's crews to plow streets. Contractor to be in communication with District to determine holiday schedules for snow

removal service. In the event that the weather reporting shows warm weather in which the snow will melt on its own and in a timely manner the District requests services to be suspended along concrete side (depicted on the snow removal map) or until a deeper trigger of snow fall in the depth of four (4) inches. Anti-icing and/or de-icing services will commence when, in the sole judgment of the Contractor, conditions are such that anti-icing or de-icing services are required.

4. When snow accumulation is continuous, snow removal operations will be initiated when, in the judgment of the Contractor, conditions are such that removal operations are required. For purposes of this Agreement, snow accumulation will be considered "continuous" when, in the exercise of reasonable judgment and based upon weather reporting, Contractor has reason to anticipate that at least two (2) inches of snow within six (6) hours after snow plowing services have been provided.
5. When accumulation exceeds ten (10) inches or when drift conditions exist, "shovel-wide" paths will be cleared during the first visit to the site. Walks will be cleared to their full width when conditions allow further attention.
6. Chemical ice-melt or sand substitute shall be used unless directed by the District's authorized representative not to be used. Contractor will use the ice-melt/sand sparingly to avoid the product from tracking into the business. Contractor assumes no responsibility for the clean-up of ice-melt products and/or sand substitute unless arrangements therefore have been made in advance. Clean-up services generally will be provided within twelve (12) hours of request. Clean-up services will be billed separately as time and material.
7. The Contractor shall stake all curb lines and obstacles identified in advance by District. To avoid damage to sidewalks, extra caution and the proper tools need to be used during the snow removal procedures. After the season, a joint walk-through with the District will be scheduled to define and review damage, if any. This walk-through shall take place before any repair work is undertaken by District, and no claim for damages shall be commenced against Contractor unless Contractor has first had (i) the opportunity to review any repair bids or similar proposals obtained by District and (ii) the opportunity to obtain any necessary repairs. Contractor and District will mutually identify and agree upon areas needing to be staked to prevent damage. Additionally, Contractor is responsible for the maintenance of the stakes and is liable for loss or damage resulting from not adhering to staked area mutually agreed upon by the Contractor and District.

EXHIBIT "A-2"

**LANDSCAPE MAINTENANCE SUMMARY PRICING FORM
WATERFALL METROPOLITAN DISTRICT**

This summary form totals for Categories A, B, and C. The combined annual sum of all four categories is defined as the "TOTAL CONTRACT PRICE."

WATERFALL METRO DISTRICT (BOYD LAKE VILLAGE) COMMON AREAS

A. Landscape Maintenance Total	\$5,250.00
B. Perennial Maintenance Total	\$275.00
C. Irrigation System	\$850.00
TOTAL CONTRACT PRICE – REGION A	\$6,375.00

Contractor Company Name: Integrity Lawn Professionals, LLC

Contractor Representative: Donovan Carstens Title: Owner

Contractor Address: 640 Cottonwood Drive, Loveland, CO 80538

Telephone Number: 720-352-9151

Contractor Signature: _____



12 MONTH LANDSCAPE MAINTENANCE PROPOSAL
12-MONTH PROPOSAL for the 2015/2016 Season

Property: Waterfall Metro District
Address: Loveland, CO. 80538

Contact: Carla Hawkins
Phone: 970-669-3611

Services	April	May	June	July	August	Sept	Oct	Nov	Dec	Jan	Feb	March	Totals
TURF AREAS:													
Mowing	2	4	5	4	5	4	2						20
Edging	2	2	2	2	2	2	1						9
Line Trimming/Blowing	2	4	5	4	5	4	2						20
Fertilization	1			1		1							2
Post Emergent Weed App	1			1		1							2
Aeration	1												
BED AREAS:													
Hand Weeding	2	4	5	4	5	4	2	1					21
Pre Emergent Weed App	1												
Post Emergent Weed App	2	4	5	4	5	4	2						20
GENERAL CLEAN-UP													
Debris in Turf/Walks	2	4	5	4	5	4	2	2	2	2	2	2	36
Debris in Beds	2	4	5	4	5	4	2	2					22
Weed Control in Cracks/Crevices	1	1	5	4	5	4	2	2					22
Spring Clean-up	1												
Leaf Removal							1	1					2
SHRUBS, TREES & GROUNDCOVERS:													
Shrub Pruning	1	1	1	1	1	1	1				1		8
Tree Pruning (Under 12)	1	1	1	1	1	1	1				1		8
Tree Ring Spray	1	1	1	1	1	1	1	1			1	1	10
IRRIGATION:													
Irrigation System Activation	1												1
Management of System	2	2	2	2	2	2	2						14
Irrigation System Winterization							1						1
Additional Services:													
Native Mowing	1	1	1	1	1	1							6

GRAND TOTAL: \$6,375
MONTHLY TOTAL: \$ 531.25

Authorization: _____ DATE: _____
Billing Address: _____
Email Address: _____

Start Date: 12/1/2015
End Date: 11/30/2016

Date: _____
Donovan Carstens
Northern Colorado Maintenance Manager

Northern Colorado Headquarters
640 Cottonwood Dr. Loveland, CO 80538
Phone: 720-352-9151; Email: info@integritylawnprofessionals.com

WATERFALL METROPOLITAN DISTRICT

SUPPLEMENTAL PRICING

1. Backflow Certification	\$85.00/device
2. Backflow Winterization (price per occurrence to remove, store, and reinstall backflows at a District furnished storage unit)	\$100.00/device
3. Hand Watering (500 gallon or larger tank)	\$35.00/hour
4. Irrigation Repairs	\$50.00/hour
5. Irrigation Locates	\$50.00/hour
6. Mulch - Cedar mulch, delivered and spread on site (includes trenching as specified)	\$85.00/cy
7. Sodding – Fescue sod laid and rolled, site ready (removal not included)	\$0.56/sf
8. Sodding – Bluegrass sod laid and rolled, site ready (removal not included)	\$0.56/sf
9. Additional aeration and overseeding of Fescue/Bluegrass turf areas only. Fescue/Bluegrass turf areas shall be overseeded during the months of May-June with certified Grade A turf-type Fescue/Bluegrass seed at a rate of three and one-half (3.5) pounds per 1000 square feet. Fescue/Bluegrass lawns will be aerated with a spoon or core-type aerating machine. There shall be a minimum of four (4) plugs per square foot, reaching a minimum depth of at least one and one-half (1.5) inches. In conjunction with the aeration process a machine such as a “power seeder” or “slice seeder” shall be used to reestablish a quality lawn. Contractor shall be responsible for aerating and seeding only the turf areas that have less than 80% turf density. Only weak and thin turf areas will require overseeding.	\$250.00/1000 sf
10. Snow Removal Rates (include operator)	<p><u>PER HOUR</u></p> <ul style="list-style-type: none"> • ATV \$78 • Hand Shovel \$45 • Plow Truck \$115 <p>Ice Melt \$.80 per lbs.</p>

The prices above shall be commensurate with the Services Agreement term.

EXHIBIT "A-3"

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET
WATERFALL METROPOLITAN DISTRICT**

Site Quality Rating	
Exceptional	95 - 100 %
Meets Requirements	80 - 94 %
Does Not Meet Requirements	79% or below



* All opportunities are 5 points each

Turf & Streetscape	POINT DEDUCTIONS	COMMENTS
Mowing		
Edging		
Lawn Fertility		
Tree Pruning		
Weed Control		
Insect and Disease		
Irrigation Management		

SHRUB BEDS/PRENNIALS	POINT DEDUCTIONS	COMMENTS
Pruning		
Plant Fertility		
Bed Weed Control		
Mulch		
Insect and Disease		
Irrigation Management		

NATIVE AREAS	POINT DEDUCTIONS	COMMENTS
Mowing		
Weed Control		
Insect and Disease		
Irrigation Management		

GENERAL SERVICE	POINT DEDUCTIONS	COMMENTS
Site Cleanliness		
Reporting		

TOTAL DEDUCTIONS

POINT DEDUCTIONS

Note: If any item above does not exist on a site, there are no positive or negative points. (i.e. If there is no seasonal color, total points would be 70, not 100)

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EXHIBIT "A-4"

**DISTRICT MAPS
WATERFALL METROPOLITAN DISTRICT**



BOYD LAKE VILLAGE
Waterfall Metropolitan District No. 1

▨ = District Common Areas for landscape and snow removal services



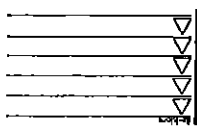
2016

bha
 1400 Oakdale Pike
 Fort Collins, CO 80525
 970.779.2527
 970.779.1227

Landscaping/Architecture
 Planning/Design
 Construction

WATERFALL 4TH SUBDIVISION

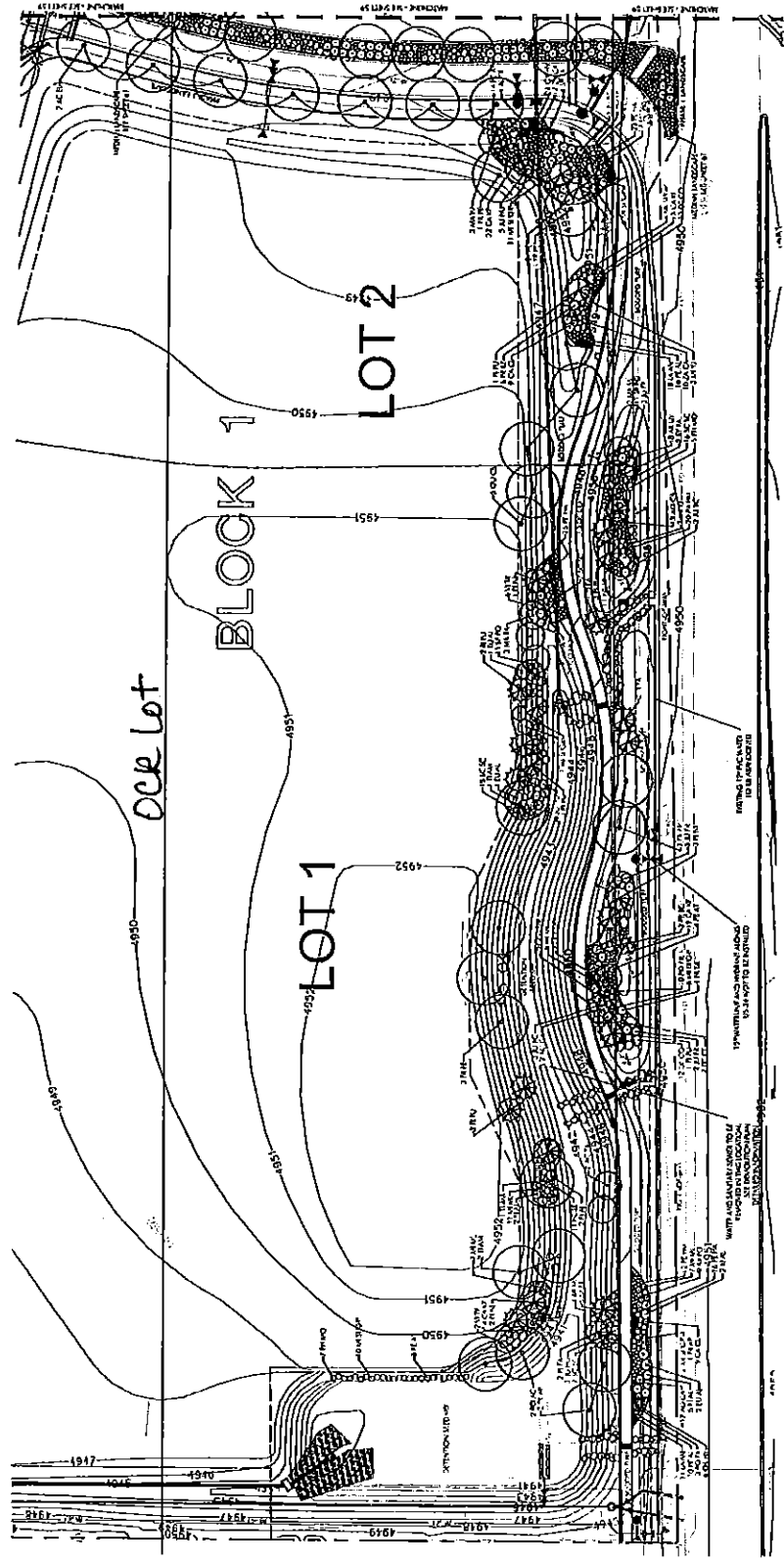
BOYD LAKE VILLAGE LLC
 2314 E. 13TH STREET FORT WALKO, CO

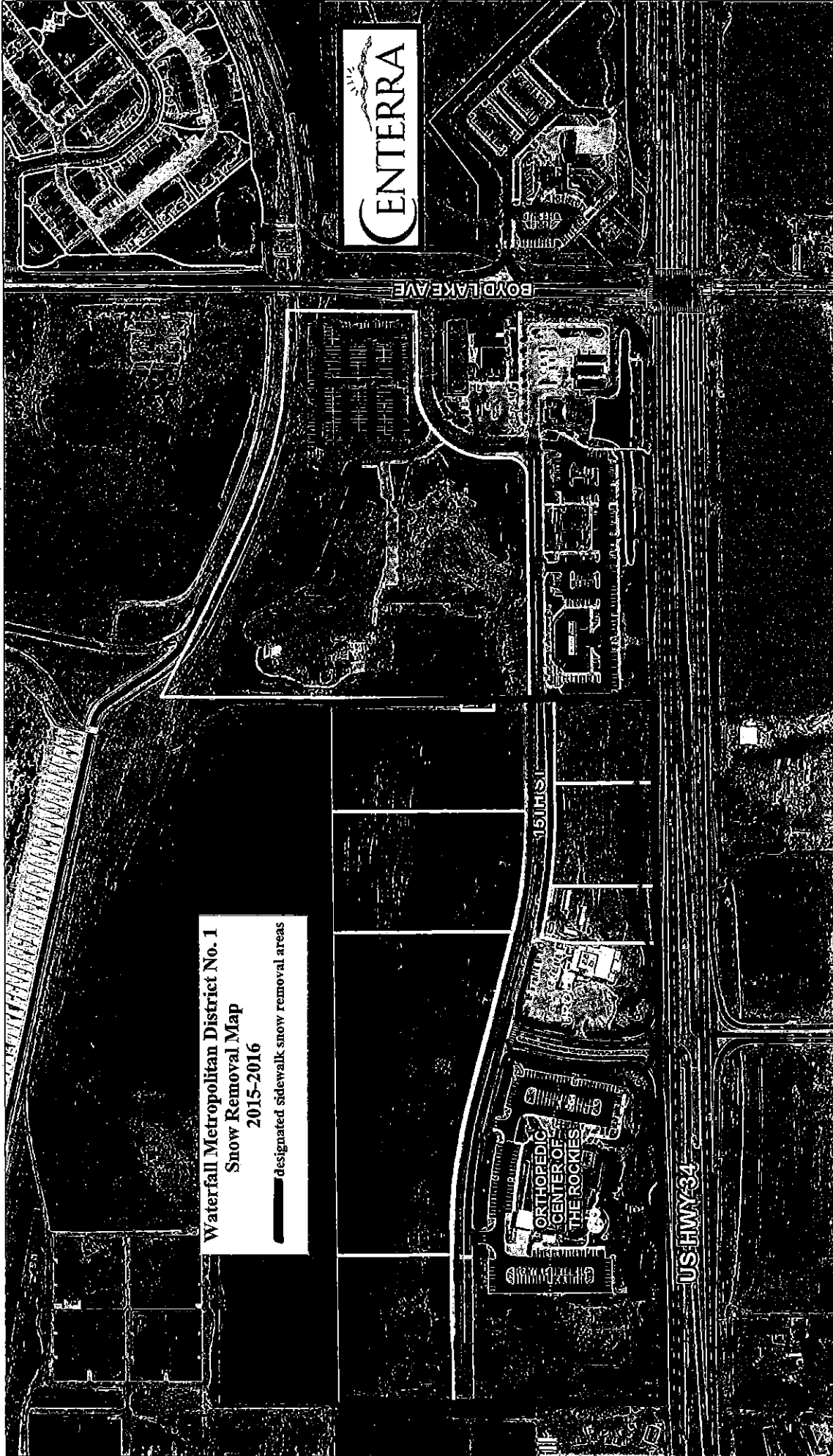


Project Number: 0410010
 Sheet Date: 04/2010
 Sheet Number: 60 of 62

Designed by: WP
 Drawn by: WP
 Checked by: WP
 Created by: WP

Contract Title:
 LANDSCAPE PLAN





Waterfall Metropolitan District No. 1
Snow Removal Map
2015-2016
— designated sidewalk snow removal areas

CENTERRA

BOYDLAKE AVE

GREY

15th St

ORTHOPEDIC
CENTER OF
THE ROCKIES

US HWY 34

BOYD LAKE VILLAGE
LOVELAND, CO



EXHIBIT "A-5"

**IRRIGATION INFORMATION
WATERFALL METROPOLITAN DISTRICT**

Waterfall Metro District Common Areas
Horstman Place & 15th Street, Loveland CO
Clock: Hunter ICC
Zones: 32
Backflow: 1-1/2 inch

EXHIBIT B
WORK ORDER

WORK ORDER

Pursuant to Section 2 of that certain Services Agreement, dated October 26, 2015, between INTEGRITY LAWN PROFESSIONALS, LLC (“Contractor”) and WATERFALL METROPOLITAN DISTRICT NO. 1 (“District”), the District hereby authorizes Contractor to provide the additional services described herein and Contractor hereby agrees to provide such services, subject to the terms and conditions set forth herein.

Article 1 – Description of Services

Contractor shall provide to the District the additional services described in Exhibit 1 attached to this Work Order. Such additional services shall be provided in the same manner and subject to the same requirements as Contractor is required to provide the “Services” in the Service Agreement.

Article 2 – Compensation

In consideration for the additional services to be provided by Contractor pursuant to Article 1 of this Work Order, Contractor shall be paid the amount(s) as set forth in **Exhibit 1** attached hereto and in accordance with the procedures set forth in Section 3 of the Services Agreement. The District has appropriated sufficient funds to compensate Contractor for the additional services described herein.

Except as otherwise provided herein, the terms and conditions of the Services Agreement remain in full force and effect and are applicable to the performance of this Work Order.

IN WITNESS WHEREOF, the Parties have executed this Work Order as of the ____ day of _____, 20____.

WATERFALL
METROPOLITAN DISTRICT NO. 1

INTEGRITY LAWN PROFESSIONALS,
LLC

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT C

RELEASE AND CERTIFICATION OF PAYMENT

RELEASE AND CERTIFICATION OF PAYMENT

Waterfall Metropolitan District No. 1

With reference to the SERVICE AGREEMENT (the "Contract") dated the 24th day of April, 2015, between the undersigned CONTRACTOR and WATERFALL METROPOLITAN DISTRICT NO. 1 ("DISTRICT"), for **landscape maintenance and snow removal services**, CONTRACTOR hereby certifies that all costs, charges, and expenses incurred by it or on its behalf for work, labor, services, materials, and equipment supplied and/or used in connection with its Services provided pursuant to said Contract through _____, 201___, have been duly paid.

CONTRACTOR further certifies that, to the best of its knowledge and belief (based upon reasonable investigation), each of its subcontractors and material men have duly paid all costs, charges and expenses incurred by them or on their behalf for work, labor, services, materials and equipment supplied and/or used by them in connection with CONTRACTOR's Services provided pursuant to said Contract.

In consideration of the receipt of \$ _____, representing payment for Billing Number _____ for services rendered by CONTRACTOR through _____, 201___, pursuant to the Contract, CONTRACTOR hereby releases and discharges the DISTRICT, and the DISTRICT'S premises and property from all claims, liens and obligations of every nature arising out of or in connection with the performance of CONTRACTOR's Services provided through _____, 201___.

CONTRACTOR:
INTEGRITY LAWN PROFESSIONALS, LLC

By: _____

Title: _____

Witness:

By: _____

EXHIBIT D

CERTIFICATION REGARDING ILLEGAL ALIENS

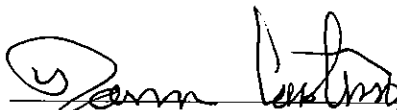
**CERTIFICATION
REGARDING ILLEGAL ALIENS**

To: WATERFALL METROPOLITAN DISTRICT NO. 1

I, Donovan Carstens, as Owner of Integrity Lawn Professionals, the prospective "Contractor" for that certain contract for landscape maintenance services ("Agreement") to be entered into with Waterfall Metropolitan District No. 1, do hereby certify on behalf of said Contractor that, as of the date of this Certification, Contractor does not knowingly employ or contract with an illegal alien who will perform work under this Agreement and that Contractor will participate in either the E-Verify Program administered by the U.S. Department of Homeland Security and the Social Security Administration, or in the Colorado Department of Labor and Employment's Employment Verification Program pursuant to Section 8-17.5-102(5)(c), C.R.S. in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement.

Executed on the 11 of March, 2016.

**INTEGRITY LAWN PROFESSIONALS,
LLC**


By: Donovan Carstens
Its: Owner