

*Summit at Fern Hill
Community Development
District*

June 15, 2026

Revised Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



Page 1

EXCELLENCE



ACCOUNTABILITY



RESPECT

Summit at Fern Hill Community Development District

Board of Supervisors

Antonio Bradford, Chairperson
Matthew Roth, Vice Chairperson
Yonatan Derar, Assistant Secretary
Tiebe Kiflom, Assistant Secretary
Shawn Connolly, Assistant Secretary

District Staff

Heather Jackson, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer
Ruben Nesbitt, District Accountant
Janice Swade, District Administrative Assistant

Revised Workshop Meeting Agenda

Monday, June 15, 2026, at 6:00 p.m.

The Workshop of the **Summit at Fern Hill Community Development District** will be held on **Monday, June 15, 2026, at 6:00 p.m. at the Summit at Fern Hill Clubhouse, located at 10340 Boggy Moss Drive, Riverview, Florida.**

Following is the Agenda for the Meeting :

1. CALL TO ORDER AND ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. DISCUSSION OF OPERATIONS

4. DISCUSSION OF POOL FURNITURE PROPOSALS.....Page 3

5. DISCUSSION OF JANITORIAL PROPOSALS.....Page 11

6. DISCUSSION OF PINE LAKE EROSION REPAIR PROPOSAL.....Page 17

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

ADMIRAL OUTDOOR

Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-56417-00007174
Created Date 6/5/2026

Opportunity Owner ADAM FARRELL
Prepared By ADAM FARRELL
Email adamf@admiral-outdoor.com

Bill To SUMMIT AT FERN HILL CDD
Bill to Address 10340 BOGGY MOSS DRIVE
RIVERVIEW, FL 33578
US

Ship To SUMMIT AT FERN HILL CDD
Ship to Address 10340 BOGGY MOSS DRIVE
RIVERVIEW, FL 33578
US





Bill to Contact Name HEATHER JACKSON 941.356.8514
and Phone

Ship to Contact HEATHER JACKSON 941.356.8514
Name and Phone

A/P Email alba.sanchez@inframark.com

Payment Terms 50% DEPOSIT / BALANCE PRIOR TO
SHIPMENT

FOB Point ORIGIN
Carrier BEST WAY
Est Ship Date 6/30/2026

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
11110SL		Classic Sling Dining Chair	\$206.10	12.00	\$2,473.20	COLORS PRIOR TO ORDER
11203SL		Classic Sling Chaise Lounge	\$318.60	25.00	\$7,965.00	COLORS PRIOR TO ORDER
648ALH-BO		48" Round Aluminum Dining Table Boardwalk With Hole	\$602.42	3.00	\$1,807.27	COLORS PRIOR TO ORDER
SHIPPING - NT		SHIPPING (NON TAX)	\$1,546.00	1.00	\$1,546.00	

ADMIRAL OUTDOOR

Subtotal	\$13,791.47
Sales Tax	\$0.00
Total	\$13,791.47

ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

A/P Contact: _____ Email: _____ Phone: _____

Approved By: _____ Date: _____

By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please verify billing and shipping addresses, quantities, model number and color selections.

TERMS AND CONDITIONS

Pricing: Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards subject to a 3% processing fee. All furniture remains the property of Admiral Outdoor until the invoice is paid in full.

Returns/Cancellations: No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

Freight: All products are shipped FOB / Factory. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Purchaser must note any damage or missing items on the freight bill upon delivery and contact the seller within three (3) business days.

FREIGHT AND SALES TAX ARE ESTIMATES ONLY AND MAY BE SUBJECT TO CHANGE BASED ON FINAL DESTINATION AND DATE OF SHIPMENT. ADDITIONAL FREIGHT OR SALES TAX ARE THE RESPONSIBILITY OF THE PURCHASER AND SUBJECT TO CURRENT PAYMENT TERMS.

ADMIRAL OUTDOOR

Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-56438-00007202
Created Date 6/8/2026

Opportunity Owner ADAM FARRELL
Prepared By ADAM FARRELL
Email adamf@admiral-outdoor.com

Bill To SUMMIT AT FERN HILL CDD
Bill to Address 10340 BOGGY MOSS DRIVE
RIVERVIEW, FL 33578
US

Ship To SUMMIT AT FERN HILL CDD
Ship to Address 10340 BOGGY MOSS DRIVE
RIVERVIEW, FL 33578
US

Bill to Contact Name HEATHER JACKSON 941.356.8514
and Phone

Ship to Contact HEATHER JACKSON 941.356.8514
Name and Phone

A/P Email alba.sanchez@inframark.com

Payment Terms 50% DEPOSIT / BALANCE PRIOR TO
SHIPMENT

FOB Point ORIGIN
Carrier BEST WAY
Est Ship Date 7/20/2026

Product	Quote Line Item Details	Price	Quantity	Total Price
9973 - RE-SLING	RE-SLING CHAISE LOUNGE	\$167.65	25.00	\$4,191.25
9975 - RE-SLING	RE-SLING CHAIR	\$120.28	12.00	\$1,443.36
SHIPPING - NT	SHIPPING (NON TAX)	\$1,621.20	1.00	\$1,621.20
			Subtotal	\$7,255.81
			Sales Tax	\$0.00
			Total	\$7,255.81

ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

A/P Contact: _____ Email: _____ Phone: _____

Approved By: _____ Date: _____

By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please verify billing and shipping addresses, quantities, model number and color selections.

ADMIRAL OUTDOOR

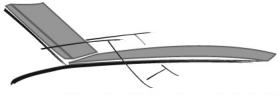
TERMS AND CONDITIONS

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FLORIDA PATIO FURNITURE INC.

506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
6/5/2026	32835

Name / Address
Inframark 313 Campus Street Celebration, Florida 34747 Heather 941-356-8514 hjackson@inframark.com

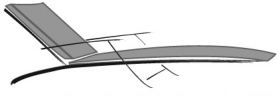
Ship To
Inframark 313 Campus Street Celebration, Florida 34747 Heather 941-356-8514 hjackson@inframark.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal C.O.D.	6/5/2026	Greg	Palmetto

Item	Quantity	Description	Cost	Total
C-150	25	Classic Safety Chaise Lounge, 12" Seat Height Stackable, Horizontal Strap, 1" Round Extrusion	223.65	5,591.25T
C-50	25	Classic Dining Chair, Stackable, 1" Round Extrusion, Horizontal Strap COLORS TO BE DETERMINED	128.10	3,202.50T
Freight		Shipping Charge	150.00	150.00

Subtotal		\$8,943.75
Sales Tax (6.5%)		\$571.59
Total		\$9,515.34

Phone #	Fax #
941-722-5643	941-723-9223



FLORIDA PATIO FURNITURE INC.

506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
6/5/2026	32836

Name / Address
Inframark 313 Campus Street Celebration, Florida 34747 Heather 941-356-8514 hjackson@inframark.com

Ship To
Inframark 313 Campus Street Celebration, Florida 34747 Heather 941-356-8514 hjackson@inframark.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal C.O.D.	6/5/2026	Greg	Palmetto

Item	Quantity	Description	Cost	Total
I-149	25	Island Breeze Stackable Sling Chaise Lounge, 14" Seat Height (1.5"x.75" Flat Extrusion)	358.05	8,951.25T
I-49	25	Island Breeze Sing Dining Chair, Stackable, 1.5" x .75" Flat Extrusion COLORS TO BE DETERMINED	157.50	3,937.50T
Freight		Shipping Charge	150.00	150.00

Subtotal		\$13,038.75
Sales Tax (6.5%)		\$837.77
Total		\$13,876.52

Phone #	Fax #
941-722-5643	941-723-9223



Outdoor Furniture

C O N N E C T I O N

Comfort under the sun.

ESTIMATE

Outdoor Furniture Connection LLC
 St. Petersburg, FL 33731

Date
6/5/26

Attention: HOA

Name
Summit at Fern Hill
Address
10340 Boggy Moss Drive
City, State, Zip
Riverview, FL 33578

Quantity	Description	Unit Price	Line Total
	NEW POOL FURNITURE PROJECT		
	CLASSIC STRAP LINE ESTIMATE		
	Aluminum Extrusion 1" Round Tube		
25	C-151 - Chaise Lounge NO ARMS, 16" Seat Height, Stackable	275.00	6,875.00
25	C-50 - Dining Chair, Stackable	145.00	3,625.00
3	48" Round Dining Table, Aluminum Top	605.00	1,815.00
	Specifications:		
	Frame Finish: TBD		
	Strap Color: TBD		
	Table Top Design: TBD		

SUBTOTAL	\$ 12,315.00
Sales Tax 7.00%	\$ 862.05
DELIVERY/INSTALL	\$ 400.00
TOTAL	\$ 13,577.05

** Drop Ship would be \$200

Phone	Email	Web Site
(727) 386-3566	petemazer@gmail.com	www.outdoorfurnitureconnection.com

THANK YOU FOR YOUR BUSINESS!



Outdoor Furniture
C O N N E C T I O N

Comfort under the sun.

ESTIMATE

Outdoor Furniture Connection LLC
St. Petersburg, FL 33731

Date
6/5/26

Attention: HOA

Name
Summit at Fern Hill
Address
10340 Boggy Moss Drive
City, State, Zip
Riverview, FL 33578

Quantity	Description	Unit Price	Line Total
	NEW POOL FURNITURE PROJECT		
	ISLAND BREEZE SLING LINE ESTIMATE		
	Aluminum Extrusion .75" x 1.5" Rectangle Tube		
25	I-149 - Chaise Lounge NO ARMS, 16" Seat Height, Stackable	430.00	10,750.00
25	I-49 - Dining Chair, Stackable	180.00	4,500.00
3	48" Round Dining Table with Aluminum Top	665.00	1,995.00
	Specifications:		
	Frame Finish: TBD		
	Sling Fabric: TBD		
	Table Top Design: TBD		

	SUBTOTAL	\$ 17,245.00
	Sales Tax 7.00%	\$ 1,207.15
** Drop Ship would be \$200	DELIVERY/INSTALL	\$ 400.00
	TOTAL	\$ 18,852.15

Phone	Email	Web Site
(727) 386-3566	petemazer@gmail.com	www.outdoorfurnitureconnection.com

THANK YOU FOR YOUR BUSINESS!



JANITORIAL & PORTER SERVICES PROPOSAL

Summit at Fern Hill CDD

Submitted By: Neptune Multi Services
813-778-9857
neptunemts@gmail.com

Executive Summary

Neptune Multi Services is pleased to submit this proposal for janitorial and porter services. Our mission is to provide dependable, responsive, and professional service that enhances the appearance of the clubhouse, pool amenities, and common areas while protecting the District's investment.

Company Overview

We specialize in Community Development Districts, Homeowners Associations, clubhouses, amenity centers, fitness centers, pool facilities, and administrative offices. Our team focuses on proactive communication, consistent quality, and reliable service.

Why Neptune

- W-2 employees (not 1099 contractors)
- Staff trained using ISSA cleaning standards and industry best practices
- Fully insured
- Detailed photo reports
- Management quality inspections
- Fast local response

Scope of Services

Two complete janitorial visits per week and three porter inspections per week including restroom sanitizing, trash removal, furniture alignment, pool deck checks, interior glass cleaning, floor care, supply monitoring, and detailed facility walkthroughs.

Quality Assurance

Supervisor inspections, quality control, photo documentation, and prompt corrective action ensure the community consistently receives professional service.

MONTHLY INVESTMENT
2 Janitorial Visits Weekly
3 Porter Visits Weekly
All Labor, Supplies & Equipment Included
Photo Reports & Supervision Included
\$900.00 PER MONTH

Thank you for the opportunity to submit this proposal. Neptune Multi Services looks forward to serving Summit at Fern Hill CDD.



JANITORIAL & PORTER SERVICES PROPOSAL

Summit at Fern Hill CDD

Executive Summary

Neptune Multi Services is pleased to submit this proposal for professional janitorial services for Summit at Fern Hill CDD. Our mission is to provide dependable, responsive and consistent cleaning services while protecting the appearance and value of the District amenities.

Company Overview

Neptune Multi Services specializes in HOA and CDD clubhouse cleaning, porter services, pressure washing, maintenance support, and amenity facility care throughout the Tampa Bay area.

Why Neptune

- W-2 Employees (Not 1099 Contractors)
- Staff trained using ISSA cleaning standards and industry best practices
- Fully Insured
- Detailed Photo Reports
- Supervisor Quality Inspections

Scope of Services

Three (3) Complete Janitorial Service Visits Per Week

Services include restroom sanitizing, mirror cleaning, countertop disinfection, floor care, trash removal, liner replacement, clubhouse cleaning, interior glass cleaning, high-touch surface disinfection, furniture straightening, and routine facility inspections.

MONTHLY INVESTMENT
Three (3) Complete Janitorial Service Visits Per Week
Labor • Supplies • Equipment Included
Quality Inspections & Photo Reports

\$900.00 PER MONTH



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:

Heather Jackson
 Summit at Fern Hill CDD
 10340 Boggy Moss Drive
 Riverview, Florida 33578

Estimate #349	
Sent on	Jun 10, 2026
Total	\$760.00

Product/Service	Description	Qty.	Unit Price	Total
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Porter/Janitorial	**Summit at Fern Hill CDD** **Scope of Services**	1	\$760.00	\$760.00
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- **Amenity Center – Clubhouse****
- Thoroughly clean and mop all interior floors.
 - Clean interior windows and window sills.
 - Dust all furniture surfaces.
 - Dust and clean all light fixtures and air vents.

- **Restrooms****
- Clean and mop all floors.
 - Clean and sanitize toilets and sinks.
 - Clean mirrors and baby changing tables.

- **Patio Area****
- Wipe down all tables.
 - Straighten and organize chairs and pool furniture.
 - Empty all trash cans.
 - Blow off patio area and walkways.

- **Mail Pavilion Maintenance****
- Empty trash receptacles and replace liners.
 - Dust all mailboxes.
 - Blow off and clean pavilion floors.

- **Trash & Pet Waste Services****
- Provide service for all park-style trash receptacles located throughout the community.
 - Maintain all dog waste stations, including emptying waste containers and restocking pet waste bags as necessary, to ensure all stations remain clean, functional, and sanitary at all times.
 - Service is conducted twice a week and billed on a four-week rotation.

Any repairs that are seen that fall under janitorial/ porter that also fall under \$45.00 for materials will be covered under this proposal for no additional cost to the district

If the Board elects to proceed with this proposal, Inframark will present an addendum to the existing pool maintenance agreement to incorporate additional amenity center oversight responsibilities.

Under the proposed addendum, the Pool Service



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

Product/Service	Description	Qty.	Unit Price	Total
	<p>Technician will be responsible for the following during scheduled pool service visits:</p> <ul style="list-style-type: none"> Emptying and servicing all trash receptacles located within and around the amenity center. Emptying and servicing trash receptacles located at the mailbox kiosk adjacent to the amenity center. Monitoring the overall cleanliness and appearance of the clubhouse and amenity center facilities. Organizing and maintaining the clubhouse/amenity center interior to ensure a clean, orderly, and presentable environment. Removing visible debris and reporting any maintenance concerns observed during routine visits. Providing an additional level of oversight to help ensure the amenity center remains in a clean and welcoming condition between janitorial service visits. <p>This addendum is intended to improve the overall appearance and functionality of the amenity center while maximizing the efficiency of personnel already servicing the community on a routine basis.</p>			
			Total	\$760.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ Date: _____



Summit at Fern Hill - Erosion Repair 06.11

Date 6/11/2026
Customer Jason Liggett | Inframark | 2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
Property Summit at Fern Hill CDD | 10340 Boggy Moss Drive | Riverview, FL 33578

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Install 1 yd of top soil to fix erosion on south side of pond 6.

Demo and Prep

Items	Quantity	Unit
Topsoil 1 cuyd	1.00	cuyd
Demo and Prep:		\$528.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$7.08

PROJECT TOTAL: \$535.08

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon

completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By  _____

Michael Dunbar

Date 6/11/2026

Pine Lake Services, LLC

By _____

Jason Liggett

Date _____

Inframark