



12 STONES
LANDSCAPING

Comprehensive Landscaping Maintenance
Services – Proposal

**Rolls Landing Condo
Association**

**23465 Harbor View Rd,
Port Charlotte, Fl 33980**

Company Summary

Our company is not the average lawn & landscaping company. We specialize in design and place a huge emphasis on customer service, which is knowledgeable, unique, and prompt.

We are a 3rd generation full-service landscaping company with over 30 years of experience. Our company not only offers great customer-oriented service, but full access to the owner if the need arises. We will illustrate our service, and capabilities to provide quality lawn care you can trust and provide you with confidence to meet your maintenance needs.

Highlights

We specialize in commercial maintenance, custom landscape designs, irrigation maintenance and repairs, and weed prevention. Aside from what we have to offer a foreman and/or manager will be on site to provide personal communication and most importantly supervision, for the property and employees. We have worked diligently to establish a high level of excellence that is by far superior to other providers in this area.

Objective

Our objective is to provide all labor, materials, and equipment to perform all the work necessary required to maintain the Mowing, Tree Trimming, Ditch Maintenance, Entrance Maintenance, Common Area Maintenance while utilizing equipment which will not damage your turf, or cause erosion. We will work in a timely manner in conjunction with the appointed property or project coordinator.

Keys to Success

The key to successfully accomplishing the goals and objectives is:

1. Understanding and assessing the problem
2. Providing service in a timely manner
3. See results and maintain the results using the highest quality equipment and products on the market.

By adopting this maintenance development plan based on our strategy, we will guarantee the quality of the landscape in terms of its development both visually and physically. Its contents (wildlife and development) and its diversity will remain safe and attractive.

Maintenance Plan

1. Mowing property at the height of 4 to 4 ½ inches in growing season (March 1st – September 30th) and 3 to 3 1/2 inches out of season (October 1st – February 28th/29th) or as needed in the months of October 1st – February 1st or on a biweekly basis to promote greener grounds averaging **32 cuts a year**.

2. Line Trimming will be utilized around community Office, clubhouse, swales, signs, light poles and community building and lots; to maintain a uniform cut.

3. Trimming of shrubs / hedge will be performed and maintained by crew. This is for: **front entrance, office, clubhouse, all the apartment buildings** and will happen under scheduling between property manager and account manager, The goal is to keep tightness and uniformity.

Note: We are aware that there is areas around community that have growing Florida mangroves and these will not be touched or treated. This is under the Florida statutes of the Mangrove Trimming and Preservation Act (Section 403.9321403.9334).

4. Edging of entrance, roadways, and driveways will occur at least 2 times per month.

This can also change depending on health of edge and not damaging the natural shape and form of area. (If edge is starting to become too wide it may need time to grow back).

5. Palm Cleaning in common areas (under 10ft) will be done around as needed basis to promote curb appeal.

6. Blowing down all remaining debris after service.

7. Weeds will be controlled and sprayed with Round-Up Quick Pro on an as needed basis to prevent turf and encroachment in planter beds, hedges, shrubs.

A'la Carte Services:

- Mulch / Pine Straw:
- Annuals (Flowers)
- Mowing and maintenance (usually for special community occasions).
- Trimming events for hedges and palms. (usually for special community occasions).
- New areas, ditch, fence clean up.
- Pest control and ant treatments.
- Pressure washing.
- Palm Trimming over 10ft.
- Landscaping design and installation.
- Installation of Lighting
- Irrigation and wet checks
- Seal coating
- Line Stripping
- Any outdoor service can also be consulted, quoted and discussed for the convenience of customers.

Acts of God

We live on the tropic border and as a result experience a wet season, and often torrential rains. We will continue to service the properties during these times but will not mow if the turf is saturated and our equipment will damage the turf. We will trim, edge, and blow during our scheduled time if the weather permits. Entire washouts are rare, but will be rescheduled at the soonest opportunity, if feasible. Rain may cause a shift in mowing days during the summer months. Acts of God will not be reimbursed or credited as we will still be onsite to clean and keep the property as aesthetically pleasing if possible during those times. Cleanup of storm debris can be conducted, but will incur a separate charge, with prior approval. Stoppage of work due to government shutdowns of businesses or National emergencies will not be refunded.

Contract

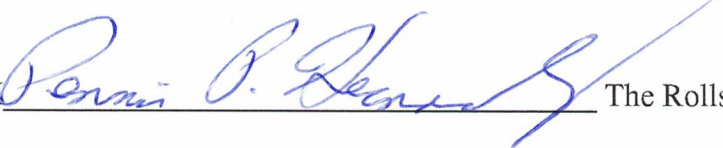
This is a contractual agreement between 12 Stones Landscaping, hereinafter, referred to as the contractor and **Rolls Landing Condo Association**, hereinafter, referred to as the property.

The contract price will begin from **January 2026 – December 31, 2026** for **\$4,200.00/per month** and is payable due net 30. Prior to the expiration of the contract, a request for a new bid can take place or contract will automatically renew for 12 months and there will be a 3-6% price increase.

As the property landscape develops or changes, adjustments will be required to our contract price. Each adjustment will be in writing and approved by the association or property management team before services are performed.

All charges for additional work or materials requested by the property management team or association are due 30 days after invoicing. The property management team or association, only for the non-performance of the specified services, may cancel this contract. Property management must notify the contractor by certified mail of the said issue and give the contractor 30 days to remedy any situation. If the contractor doesn't remedy the issue, property management may cancel the contract with a 30-day written notice by certified mail.

X _____ 12 Stones Landscaping Representative

X  _____ The Rolls Landing Condo Association



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CALENDAR & EXHIBITS

Rolls Landing Condo Association

**23465 Harbor View Rd,
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Property Name	Per Month (12 times a Year)	Yearly
<u>Rolls Landing</u>	\$4,200.00	\$50,400.00
	Services	32 Services Total
January:	X	
February:	XX	
March:	XX	
April:	XX	
May:	XXX	
June:	XXXX	
July:	XXXXX	
August	XXXX	
September:	XXXX	
October:	XX	
November:	XX	
December:	X	