

# **C.J.'s Landscaping and Groundskeeping Inc.**

11201 NW 27<sup>th</sup> Street, Plantation, FL 33323 Cell: 954 907-0967

Email: Captcary@gmail.com

5-23-2025

International Village Association Inc.  
3700 Inverrary Drive, Suite 101  
Lauderhill, FL 33351

Reference to: **Grounds Maintenance proposal**

**Lawn maintenance: 24 cuts per year @ \$3,000.00 per service.**

Edging: All sidewalks, driveways, and streetways within scope of Owner's property.

Mowing: Entire scope of said property to be mowed at each service.

Hedge trimming: All hedges trimmed, and raked every 2 months or as needed.

Clean up: All cut grass from lawnmowers and leaves shall be blown off the streets, driveways, front and back patios, and parking spaces and left in a clean condition after each service.

**To supply the tools and provide the labor necessary for Lawn Maintenance and hedge Trimming, shall be \$72,000 per year, \$6,000.00 per month.**

Billing will be invoiced after each **completed service**, per the schedule above.

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## **Terms & conditions**

**Insurance:** C.J.'s Landscaping and Groundskeeping Inc. will maintain adequate General Liability Insurance to meet statutory or owner requirements throughout the term of this agreement.

**Indemnification:** C.J.'s Landscaping indemnifies/replaces customer for any damages, claims, or causes of action arising solely from any negligent acts or omissions on the part of C.J.'s Landscaping and Groundskeeping Inc.

**Payment Terms:** All invoices are due maximum net 30 days. The Owner shall pay the Contractor the sum of **\$72,000.00 per year** for performance of the labor and services and the provision of materials set forth herein. Contractor shall receive additional compensation in accordance with contractors' usual rates for labor and material and services provided for Owners benefit, which exceeds the scope of work described herein.

The annual compensation described above shall be paid after the completion of each service completed, commencing \_\_\_\_\_ Compensation for additional labor and services and materials provided which exceeds the scope of work described herein shall be paid upon receipt of an invoice therefore. Any portion of any monthly payment or invoice that becomes thirty (30) days or more past due shall accrue interest at the rate of 1.5% per month. C.J.'s Landscaping and Groundskeeping inc. reserve the right to suspend its services under this agreement in the event the account is delinquent. In the event Contractor retains an attorney to enforce or interpret the terms of this contract, Contractor shall be entitled to recover its reasonable attorney's fees and costs through all appellate levels.

## **Canceling Services and Renewals:**

This contract shall be automatically renewed on an annual basis unless Contractor shall have received in writing a notice of termination from Owner at least thirty (30) days prior to the termination of this contract. Contractor reserves the right to modify the annual compensation on an annual basis, by providing written notice to Owner at least thirty (30) days prior to the commencement of a new term.

Owner may cancel this agreement with just cause during the term, upon thirty (30) days written notice to Contractor. Just cause is defined as the failure to comply with the terms and conditions of this agreement. In addition, either party may cancel this agreement without just cause by giving the other party thirty (30) days written notice of intent to cancel. If the agreement is terminated before a full twelve (12) month period, the agreement will revert to a pay as performed basis and any invoices due to C.J.'s Landscaping and Groundskeeping Inc. will become immediately due and payable.

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IN WITNESS WHEREOF, this agreement has been executed by the parties in the presence of the witnesses set forth hereafter.

**Witnesses:**

**OWNER**

Signature \_\_\_\_\_

By: \_\_\_\_\_

Signature \_\_\_\_\_

Capacity: \_\_\_\_\_

\_\_\_\_\_  
Signature

**Contractor**

CJ's Landscaping and Groundskeeping  
11201 NW 27<sup>th</sup> Street, Fl 33323  
Plantation, FL 33323

By: \_\_\_\_\_

**President of CJ's Landscaping and  
Groundskeeping inc.**

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