LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS AGREEMENT ("**Agreement**") is made and entered into effective the 2nd day of August 2026, by and between:

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida, whose mailing address is c/o DPFG Management & Consulting, LLC d/b/a Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**District**"); and

VERDEGO, LLC, a Florida limited liability company, whose address is 3335 N. State Street, Bunnell, Florida 32110 ("**Contractor**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a project manual and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. SCOPE OF SERVICES.

a. The Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **Exhibit C** ("**Work**").

b. The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **Exhibit C** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires

maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **Exhibit B**.

c. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work.

d. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

e. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

3. MANNER OF CONTRACTOR'S PERFORMANCE.

a. The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all work performed under **Exhibit A** (Scope of Services) utilizing the Contractor's standard forms and documentation procedures. Upon request by the District, the Contractor shall provide any additional supporting documentation, records, or information reasonably necessary to verify services performed, compliance with the Scope of Services, or related project requirements. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

b. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

c. Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the

Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

d. Contractor shall maintain at all times strict discipline among its employees and shall not employ for performance of Work contemplated under this Agreement any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No solicitation of any kind is permitted on District property.

4. INSPECTIONS.

a. The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("**District Representatives**"). The District Manager and General Manager shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates its **General Manager,** to act as the District Representative. The Contractor shall not take direction from anyone other than the District Manager or the General Manager (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District Representative shall serve as the primary point of contact regarding this Agreement. In the event the District Representative is unavailable or the District Representative is unable to provide necessary direction, the Contractor shall immediately contact the District Manager. The District shall have the right to change its designated representative at any time by written notice to the Contractor.

b. The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month.

c. The Contractor agrees to meet with a District Representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items ("**Field Inspection Report**") that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Field Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning, and the Board of Supervisors for the District will be notified; the third offense shall constitute

cause for termination of this Agreement at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Field Inspection Report, (but in no circumstance no longer than a one (1)-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.

d. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

5. SUBCONTRACTORS. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. [RESERVED].

7. COMPENSATION; TERM.

a. This Agreement shall be effective as of August 2, 2026 ("**Effective Date**"). The initial term of this Agreement shall begin on the Effective Date and continue through September 30, 2027, identified as "Year 1" in the proposal attached as **Exhibit B** ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for up to four (4) annual renewals with the same terms set forth herein, in the District's sole discretion. Notwithstanding anything to the contrary herein, the District's obligation to pay under this Agreement are contingent upon an annual appropriation by the District's Board of Supervisors and the levy of a valid operations and maintenance special assessment. In the event that such annual appropriation is not made, this Agreement shall be terminated with no further obligations of the Contractor.

b. As compensation for the Work, the District agrees to pay Contractor **Three Hundred Eighty-Six Thousand, Eight Hundred Thirty-Five Dollars and Zero Cents** ($386,835.00) for Work provided during the Initial Term, in monthly amounts of **Twenty-Seven Thousand, Six Hundred Thirty-One Dollars and Seven Cents** ($27,631.07). Compensation for any renewal term will be as stated in the proposal attached as **Exhibit B**. For the Initial Term and any renewals, if exercised, such compensation covers only the items specified as Parts 1 – 5 in the Contractor's Proposal Form – Part IV – Pricing ("**Contract Amount**"), attached hereto as **Exhibit B.** Additionally, for the services specified as Part 6 and Additional Services in the Contractor's Proposal Form – Part IV – Pricing,

attached hereto as **Exhibit B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.

c. *Additional Work*. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("**ASO**"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **Exhibit B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

d. *Payments by District*. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall be for services actually rendered in the preceding month and shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et seq., Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

e. *Payments by Contractor*. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof,

free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:

i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than $2,000,000 combined single limit bodily injury and property damage liability, and further including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iii. Employer's Liability Coverage with limits of at least $1,000,000 per accident or disease.

iv. Commercial Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Contractors Pollution Liability with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability.

b. The District and its respective staff, supervisors, officers, agents, and consultants shall be named as additional insureds on all above listed policies except Workers' Compensation and Employer's Liability Coverage. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

c. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

d. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely

responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

e. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

f. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.

g. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due Contractor.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. WARRANTY AND COVENANT.

a. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District

or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement, or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the Work.

b. Contractor hereby covenants to the District that it shall perform the Work:

i. using its best skill and judgment and in accordance with generally accepted professional standards; and

ii. in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform.

c. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. ENVIRONMENTAL ACTIVITIES. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. ACCEPTANCE OF THE SITE.

a. **Inspection; limited representation.** Contractor confirms it had a reasonable opportunity to visually inspect the readily accessible portions of the Site before submitting its proposal. Based on that inspection, Contractor represents that the Site and existing landscaping and irrigation system appeared, to the best of its knowledge, generally consistent with applicable community standards. This representation does not extend to material pre-existing conditions as described in Section 13.d, as documented under Section 13.b, nor to conditions not reasonably discoverable by visual inspection, including latent defects, concealed conditions, non-apparent deferred maintenance, or components near the end of their useful life.

b. **Site documentation inspection.** Between July 27, 2026 and July 31, 2026, on a date and time coordinated with the District Representative, Contractor shall conduct an on-site inspection of the Site together with the District Representative or the District Representative's designee. During the inspection, Contractor shall photograph the Site and identify, in a written report, any material existing deficiencies in the landscaping and irrigation system. Contractor shall deliver the photographs and report to the District Representative no later than 5:00 p.m. on July 31, 2026. Subject to Section 13.a, the conditions reasonably identified in that report shall constitute material pre-existing conditions as described in Section 13.d.

c. **Acceptance "as is" for routine maintenance.** Contractor accepts the Site "as is" for purposes of the routine Work described in the Scope of Services attached as Exhibit A. At no additional cost, Contractor is responsible for ordinary care, health, and maintenance of the existing landscaping and irrigation system consistent with industry-standard practices and this Agreement together with its Exhibits, including routine repair or replacement of components that fail or wear out in the ordinary course (e.g., routine pruning, minor irrigation repairs).

d. **Material pre-existing conditions.** Contractor is not responsible for the costs to repair, replace, or remediate material pre-existing deficiencies, latent or concealed conditions, defective original design or installation, material age-related deterioration, or material damage not caused by Contractor. Contractor must notify the District promptly, and no later than three (3) business days, after discovering any such defect. Any resulting repair, replacement, or remediation outside of the regular Work may proceed only after full execution of a written change order signed by both Parties.

e. **Contractor-caused damage.** Contractor remains responsible, at its own cost, for damage directly caused by its negligence, willful misconduct, or material failure to perform the Work.

14. TAX-EXEMPT DIRECT PURCHASES. The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

a. The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

b. Contractor shall furnish detailed Purchase Order Requisition Forms ("**Requisitions**") for all materials to be directly purchased by the District.

c. Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

d. The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

e. Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The Contractor's possession of the materials will constitute a bailment. The Contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

f. After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

g. The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

h. All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. SUCCESSORS; ASSIGNMENT. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

19. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. E-VERIFY REQUIREMENTS. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

21. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

23. AGREEMENT; AMENDMENTS. This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency between this document and the exhibits attached hereto, this Agreement shall control. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

24. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be St. Johns County, Florida.

25. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

26. NOTICES. Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. **If to the District:** Sweetwater Creek Community Development District
c/o DPFG Management & Consulting, LLC d/b/a
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746
Attn: Sweetwater Creek CDD, District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Sweetwater Creek CDD, District Counsel

B. **If to Contractor:** VerdeGo, LLC
3335 N. State Street
Bunnell, Florida 32110
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal

holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

27. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

28. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Vesta District Services** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that, pursuant to Section 287.058(1)(c), *Florida Statutes*, the District may unilaterally cancel this Agreement if the Contractor refuses to allow public access to all documents, papers, letters, or other material made or received by the Contractor in conjunction with this Agreement, unless such records are exempt under Florida law.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, PUBLICRECORDS@VESTAPROPERTYSERVICES.COM, AND 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.

29. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

30. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

31. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

33. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

34. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

35. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement as set forth below.

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

ronald cervelli
ronald cervelli (Jul 29, 2026 17:17:20 EDT)

By: Ronald Cervelli

Its: Chairman

VERDEGO, LLC,
a Florida limited liability company

By: Alan Hall

Its: Vice President

Exhibit A: **Scope of Services**
Exhibit B: **Proposal Pricing (Part IV of Proposal Form)**
Exhibit C: **Maintenance Map**

EXHIBIT A
Scope of Services

Definitions:
All capitalized terms used herein that are defined in Section 4.a. of the Agreement and not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

General Requirements:
The Contractor shall provide labor, equipment, and materials to maintain the landscape and irrigation for the lands owned by the Sweetwater Creek Community Development District.

Reporting:
The Contractor will notify the General Manager by phone or email whenever the crew is onsite and has performed a service. **Weekly services reports shall be emailed to the General Manager in pdf format outlining the completed services for the week, any discrepancies from what was required, a date specific to complete the work, and any notes of issues that are outside the scope of work that need addressed. The Contractor shall ensure photos documentation, descriptions and locations are included in all reporting.**

The Contractor shall email a monthly Landscape and/or Irrigation Maintenance report in pdf format to the General Manager. The report will be included in the monthly Board meeting agendas. The report will summarize the work completed in the prior month by departments and locations within the community, and will include photo documentation of: **Pest Control, Trees and Shrubs, Annuals, Ornamental Grasses, Chemical Applications, Mowing, Irrigation, Irrigation Repairs, Sod Replacement, and special projects needing attention.**

Quality Control Inspections:
A qualified representative from the Contractor's firm shall accompany the District Representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection.

Monthly Pest Inspections: Turf, Beds, Trees, Shrubs, Ornamentals and Groundcover shall be completed by a qualified technician or representative of the company. The monthly reports shall include a summary of findings and treatments by location with photo documentation.

Attendance at Meetings:
Upon request of the District, the Contractor shall attend regularly scheduled District meetings.

Licensure:
Contractor must have and maintain the appropriate licensure for business operation within St. Johns and the State of Florida. This includes irrigation licensing, pest control business license and applicable business license.

IN THE EVENT THAT THE PROPERTY IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING TO BRING THE PROPERTY UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

PART 1: GENERAL LANDSCAPE AND LAWN MAINTENANCE

Mowing:

All grass areas and pond banks shall be mowed according to the following schedule, ensuring completion within four (4) days after commencement of each mowing event:

- Growing Season (March 1 – October 31):
    - All Bermuda Turf: Weekly, maintained at a height of 0.75–1.25 inches for Celebration Bermuda and 1.5–2 inches for other Bermuda varieties.
    - St. Augustine Turf and Bahia Roadsides: Weekly, maintained at a height of 3.5–4 inches.
    - Pond Banks: Weekly, maintained at a height of 4–4.5 inches to minimize erosion.
- Dormant Season (November 1 – February 28/29):
    - All Bermuda Turf and St. Augustine Turf: Twice monthly.
    - Bahia Roadsides: Twice monthly.
    - Pond Banks: Once monthly.
- Grass and weeds within turf shall not exceed 5 inches in height.
- No more than one-third of the leaf blade height shall be removed during any single mowing.
- Rotary mowers with mulching decks are required, with the mulching kit in the "closed" position at all times, particularly when mowing pond banks and parks.
- Pond banks shall be mowed in a counterclockwise direction to reintroduce nutrients into the soil.
- Clippings may remain on the lawn if no visible clumps are present post-mowing. Large clumps must be collected and removed or left to dry for no more than one day and redistributed. In case of fungal disease outbreaks, clippings shall be collected until the disease is controlled.
- Mowers must blow clippings away from pond banks to prevent debris from entering water.
- Contractor shall restore any damage caused by mowing equipment within 24 hours at their sole cost.

String Trimming

- Trimming around obstacles (e.g., fence posts, signs, lights) and at pond edges, bridge entrances, control structures, and mitered end sections shall occur at every mowing event.
- Trimming height shall match or slightly exceed mowing height to prevent scalping, particularly at pond banks to minimize erosion.
- Trimmings shall not enter water bodies, and excessive clippings shall be hand-removed.

Edging

- Hard-edged areas (curbs, sidewalks, bike paths, trails) shall be vertically edged at every mowing event.
- Soft-edged areas (tree rings, shrub, and groundcover bed lines) shall be edged every other week during the growing season and monthly during the dormant season.
- Chemical edging is prohibited.
- All edging shall meet the DISTRICT's satisfaction.

Weeding

- All ground cover, turf areas, shrub beds, tree rings, natural areas, and hardscape shall be kept reasonably free of weeds and grasses, and maintained in a neat, orderly, and cultivated condition at all times, as determined by the DISTRICT at its sole discretion.
- Weed control shall be achieved through:
    - Careful application of pre- and post-emergent herbicides, including as part of fertilizer mixtures or spot treatments on an as-needed basis.
    - Hand pulling when weeds dominate planting beds, as post-emergent herbicides are prohibited in such cases.

- All shrub beds, tree rings, and other landscape beds shall be maintained during each mowing service by removing all weeds, trash, and undesirable material (e.g., leaves and debris) to ensure a neat and tidy appearance.
- Non-selective, post-emergent herbicides shall not be used to control weed or sod growth around structures (e.g., street signs, utility boxes, streetlights, pavement, tree rings).
- The Contractor shall be responsible for:
    - Replacing any turf or ornamental plants damaged or killed by herbicide application or overspray (selective or non-selective) at their sole expense.
    - Repairing any damage caused by herbicide overspray to plants or turf.
    - Keeping fence lines clear of weeds, undesirable vines, overhanging limbs, and landscape shrubs growing through.
- All paved areas, including but not limited to pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, and bike lane edges along roadways, shall be kept free of weeds and debris.
- Weed control in paved areas shall be achieved through:
    - Mechanical means (e.g., line trimmer).
    - Careful application of pre- and post-emergent herbicides, avoiding non-selective herbicides in curbline expansion joints to prevent chemical travel into turf, which could cause regularly spaced dead patches behind curbs and sidewalks.
- Weeds greater than two (2) inches in height or width in paved areas shall be hand-pulled, not sprayed.
- No sprays with dyes may be used on any paved areas.

Cleanup

- The contractor shall ensure the premises are left in a neat and orderly condition after all work is completed. All clippings, trimmings, debris, dirt, or other unsightly material shall be removed immediately from the premises and disposed of outside the community.
- The contractor shall ensure all palm fronds and down tree limbs are picked up and disposed of.
- All debris, including grass clippings, shall be promptly removed using the contractor's own waste disposal methods, never utilizing property dumpsters.
- Grass clippings shall be blown off sidewalks, streets, curbs, and other hardscape areas within two hours of mowing and edging, and directed into turf areas, not mulched bed areas or tree rings, which must remain free of clippings.
- High traffic areas (e.g., pickleball courts, fitness center sidewalks, pool areas, walking trails) shall be blown clean immediately after mowing and edging.
- No clippings or debris shall be blown into storm drains, curb inlets, or pool areas.
- All hard-scape areas, roads, sidewalks, parking lots, curbs, and storm gutters shall be kept free of dirt, silt, and other debris after each weekly maintenance operation.

Debris And Trash Removal

- Grounds shall be policed for trash and debris prior to each mowing event.
- Trash along the water's edge, in and around all common areas including random signage (e.g., realtor, yard sale, for rent signs), shall be bagged and removed during every service visit.

General Requirements-Landscape Maintenance

- The Contractor shall perform 52 weekly visits year-round, endeavoring to complete work by Friday each week.
- A knowledgeable supervisor must be present during every maintenance visit.
- Contractor vehicles shall not block traffic or lines of sight, must display company logos, and be licensed and tagged.
- Lawn shall not grow in an unsightly manner. Any issues shall be corrected within 24 hours of DISTRICT notice.

- Maintenance activities (mowing, edging, trimming, blowing) shall be completed in small, manageable sections.
- Grass clippings, trimmed weeds, turf, dirt, or debris shall not remain on surfaces for more than two hours. High-traffic areas (park sites, sidewalks, pickleball courts, fitness center, parking lots) shall be cleaned immediately after mowing and edging.
- If a mowing event is missed, the Contractor shall perform the service within the same week (including Saturdays with prior approval) or provide a credit for future services or an additional mowing event, as determined by the DISTRICT.
- The Contractor shall provide all necessary equipment, protective clothing, and gear without additional charges to the DISTRICT.
- The Contractor shall train personnel in the DISTRICT's Landscape Maintenance Program, general horticultural practices, and wetland species identification to prevent damage to wetlands, littoral shelves, mitigation areas, and uplands.
- The Contractor shall be responsible for all damage caused by mowing, trimming, or fertilizing activities, including repairs to surfaces damaged by equipment.

Tree Pruning

- All trimmings from pruning shall be removed immediately from the premises and disposed of outside the community.
- Deciduous Trees: Prune during dormancy to ensure uniform growth, removing dead or broken branches and sucker growth at the base by hand year-round.
- Evergreen Trees: Prune in early summer and fall to maintain proper growth and head shape.
- General Pruning:
    - Remove branches up to 4 inches in diameter and up to 15 feet in height to prevent encroachment onto buildings, roofs, signage, play structures, fences, walls, or to ensure streetlights and traffic signage are not obstructed.
    - Maintain clearance of:
        - 12 feet above sidewalks.
        - 14.5 feet above roadways.
        - 8 feet in medians.
        - 10–15 feet under limbs over sidewalks, nature trails, parking lots, and roadways, per DOT specifications and tree species.
    - Prune to remove dead wood, limb up multi-stem trees blocking irrigation, and clear bike paths of overhanging vegetation.
- Crape Myrtles:
    - Prune in March after the threat of frost using the pencil pruning method, avoiding "hat racking."
    - Remove dead wood and sucker growth.
- Moss Removal:
    - Remove Spanish and ball moss from all trees up to 15 feet on an as needed / directed basis.

Shrub Pruning

- All trimmings from pruning shall be removed immediately from the premises and disposed of outside the community.
- Prune shrubs to maintain their natural shape, fullness, and intended function, avoiding balled or boxed forms unless required by design.
- Remove dead or broken limbs as needed to ensure a neat and clean appearance.
- Prune flowering shrubs immediately after blossoms cure, restricting top pruning to shaping terminal growth.
- Maintain appropriate distances from pedestrian and vehicular areas.

- Pruning shall be performed with horticultural skill under the supervision of a highly trained foreman to maintain the DISTRICT's aesthetic standards.
- Sterilize pruning equipment between shrub groupings, especially when fungal diseases are present.
- Wetland Areas
    - Where wetlands are adjacent to turf areas (along roadways or lake banks), cut back wetland material to prevent reduction of the turf area size.

General Requirements- Tree, Shrub Pruning

- Ensure all plant material within clear sight lines and visibility triangles at roadway intersections and medians is maintained at or below required heights.
- Contractor shall identify non-compliant areas and, after conferring with the DISTRICT's representative, prune to achieve compliance. If pruning is insufficient due to permanent grades, propose and execute an alternative solution.
- Keep mulch pulled away from the base of all landscape lights (especially LEDs with circuit boards) at all times.
- All pruning activities shall comply with University of Florida agriculture standards.

PART 2: CHEMICAL, FERTILIZATION, WEED CONTROL, LAWN PEST PROGRAM

Soil Analysis

- Conduct soil testing once annually before March fertilization to determine pH, nitrogen (N), phosphorus (P), potassium (K), and other nutrient levels to guide fertilizer selection.
- Submit test results to the DISTRICT's General Manager to ensure proper growth, color, and health of all sod and plant material.

Turf Fertilization

- Bermuda and St. Augustine Turf:
    - Fertilize five times per year with granular slow-release fertilizers, applying 1 lb of total nitrogen per 1,000 sq. ft. per application, with nitrogen in slow-release form.
    - Follow the University of Florida IFAS Guidelines for high-maintenance South Florida turf (south of a line from Tampa to Vero Beach), unless soil tests indicate otherwise and also consider University of Florida IFAS Guidelines for North Florida (Northeast Florida in particular):
        - St. Augustine Sod:
            - February: Complete fertilizer based on soil tests + pre-emergent herbicide (PreM).
            - April: Soluble nitrogen at 0.5 lbs. N/1,000 sq. ft.
            - May: Slow-release nitrogen (SRN) at 1.0 lbs. N/1,000 sq. ft.
            - July: SRN at 1.0 lbs. N/1,000 sq. ft.
            - September: SRN at 1.0 lbs. N/1,000 sq. ft.
            - November: Complete fertilizer based on soil tests + PreM.
        - **Bermuda Sod:**
            - February: Complete fertilizer based on soil tests + PreM.
            - March: Soluble nitrogen at 0.5 lbs. N/1,000 sq. ft.
            - April: SRN at 1.0 lbs. N/1,000 sq. ft.
            - May: Complete fertilizer based on soil tests.
            - June: SRN at 1.0 lbs. N/1,000 sq. ft.
            - July: Foliar iron (ferrous sulfate, 2 oz/3-5 gal. H2O/1,000 sq. ft.).
            - September: SRN at 1.0 lbs. N/1,000 sq. ft.
            - November: Complete fertilizer based on soil tests + PreM.
        - **Bahia Sod:**
            - February: Complete fertilizer based on soil tests + PreM.
            - April: Soluble nitrogen at 0.5 lbs. N/1,000 sq. ft.
            - June: SRN at 1.0 lbs. N/1,000 sq. ft.
            - October: Complete fertilizer based on soil tests + PreM.
        - **Zoysia Sod:**
            - February: Complete fertilizer based on soil tests + PreM.
            - April: Soluble nitrogen at 0.5 lbs. N/1,000 sq. ft.
            - May: SRN at 1.0 lbs. N/1,000 sq. ft.
            - July: SRN at 1.0 lbs. N/1,000 sq. ft.
            - September: Soluble nitrogen at 0.5 lbs. N/1,000 sq. ft.
            - November: Complete fertilizer based on soil tests + PreM.
    - Maintain turf in a uniformly green, healthy, and thick condition, avoiding surge growth or burning. Replace any grass damaged due to improper maintenance at the Contractor's expense.

Ornamental Grasses:

- Fertilize four times per year according to the Contractor's submitted agronomic program.

Shrub, Tree, Groundcover, and Palm Fertilization

- **Shrubs, Trees, and Groundcovers:**
  - Fertilize three times per year (March, June, October) with a complete fertilizer (4-6 lbs. N/1,000 sq. ft./year, minimum 50% slow-release nitrogen), based on soil test results.
  - Apply by hand, broadcasting evenly around plants, avoiding direct contact with stems or trunks, and never piling fertilizer around plants.
  - Brush or blow off any fertilizer remaining on plant leaves to prevent burn. Replace any plant material damaged by fertilization burn at the Contractor's expense.
- **Palms**:
  - Fertilize four times per year (March, June, September, November) with 1.5 lbs. of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 sq. ft. of canopy.
  - Use 100% slow-release nitrogen, potassium, and magnesium, with water-soluble micronutrients.
  - Broadcast evenly under the dripline, keeping fertilizer at least 6 inches from the trunk.
  - Apply fungicide every 90 days.
- **Seasonal Annuals:**
  - Fertilize every 30 days with water-soluble nitrogen.
- **Additional Applications:**
  - Apply additional micronutrients or manganese to palms and magnolias as needed.
  - If environmental conditions require additional nutrient applications to maintain uniformly green and healthy turf, the Contractor shall notify the DISTRICT's representative and propose adjustments.

Weed Control

- Apply a minimum of two pre-emergent herbicide applications (fall and spring) to all irrigated Bermuda and St. Augustine turf areas.
- Use post-emergent herbicides as needed to maintain acceptable weed control levels.
- Follow the University of Florida "Guides to Insect Disease, Nematodes and Weed Control" for all chemical applications.
- All spraying must be performed by or under the direct supervision of a licensed applicator, with all chemicals and pesticides purchased at the Contractor's expense.
- Replace any trees, sod or plant material damaged by the application of chemical, fertilization, weed and pest control, at the Contractor's expense.
- Submit an outline of the agronomic weed control program with the fertilization program in the proposal package.

General Requirements-Fertilization and Weed Control

- **It Is The Contractor's Responsibility To Replace Any Plant Material Damaged By Fertilization Burn Due To His Mishandling Of Product.**
- Comply with St. Johns County fertilizer ordinances, including the Florida Green Industries Best Management Practices (GIBMP) guidelines, prohibiting fertilizer application:
  - During rain at the application site.
  - Within the time period of a flood, tropical storm, or hurricane watch/warning issued by the National Weather Service for any portion of St. Johns County.
  - Within 36 hours prior to a rain event, it is likely to produce 2 inches or more in a 24-hour period.
- Apply fertilizers uniformly based on annual soil tests. Correct any streaking immediately at no cost to the DISTRICT.

- Use spreader deflector shields with broadcast or rotary spreaders to deflect fertilizer granules away from impervious surfaces and surface waters. Do not apply fertilizer within 10 feet of the landward extent of any surface water.
- Immediately sweep or blow fertilizer off hard surfaces into lawns or beds to avoid staining. The Contractor is responsible for removing any stains caused by mishandling fertilizer.
- Provide fertilizer analysis tags to the DISTRICT to verify correct formulation and quantity. Payment will not be made until verification and proper application are confirmed.
- Notify the DISTRICT five working days in advance of scheduled fertilization. Failure to notify may result in forfeiture of payment for unnotified applications.
- The Contractor shall submit a comprehensive agronomic program for St. Augustine, Bermuda, and ornamental grasses in the proposal package.

List fertilization for those plant materials requiring specialized applications, attach a separate sheet if needed.

PART 3: PEST CONTROL: TREES, SHRUBS, ORNAMENTALS, GROUND COVER

- The Contractor shall conduct bi-monthly site visits to perform visual inspections of the entire site, including turfgrass, shrub beds, tree bases, mulch areas, and edges near structures/water features, to identify active mounds (defined as those with visible soil disturbance or ant activity).
- The Contractor shall conduct monthly inspections of all trees, ornamental plants, groundcovers, and other landscape features to identify pest, weed, and disease issues not addressed by the turf fertilization and weed control program or otherwise not specifically outlined in other Parts of the Scope of Services.
- The Contractor shall provide a monthly allowance for pest control treatments (e.g., pesticides, herbicides, or other treatments for trees, ornamentals, groundcovers, etc.), excluding those already included in the turf fertilizer section. The monthly allowance shall be determined by the Contractor based on their professional experience and expertise, reflecting the anticipated needs for pest and disease control.
- The Contractor shall fill in the monthly allowance in the table below and calculate the total annual allowance. The monthly allowance is not expected to be used equally each month; some months may require no treatments, while others may require more extensive treatments. The intent is to establish an annual allowance to cover pest control services. The total annual allowance should represent a reasonable estimate of the comprehensive pest control costs over the year, inclusive of labor, materials, and any necessary equipment or certifications.
- Before any pest control applications or treatments are performed, the Contractor shall submit a detailed proposal to the General Manager or District Manager for approval. Treatments shall only be invoiced in the month following the actual rendering of services, reflecting the portion of the allowance used for that specific event.
- All pest control applications shall comply with the University of Florida "Guides to Insect Disease, Nematodes and Weed Control" and be performed by or under the direct supervision of a licensed applicator, with all chemicals purchased at the Contractor's expense.

PEST CONTROL TREES, SHRUBS, ORNAMENTALS, GROUND COVER		
MONTH	**TREATMENTS (Indicate which months treatments are most likely necessary, and the type of treatment / application to be used)**	**ALLOWANCE PER MONTH**
January		$
February		$
March		$
April		$
May		$
June		$
July		$
August		$
September		$
October		$
November		$
December		$
TOTAL ANNUAL ALLOWANCE		**$**

PART 4: SEASONAL FLOWER ROTATION

- Contractor shall install 2,000 (4") annuals four (4) times per year for a total of 8,000 (4") annuals per year, at the direction of the General Manager. Areas include the Fitness Center, intersection of North Loop Pkwy., and Ensenada Dr., and at the North Guard House.
- The District desires uniformity in the colors of the seasonal flowers throughout the District. The contractor shall coordinate all rotations with the General Manager.
- At any time during the contract, The District reserves the right to subcontract any annual installation to an outside vendor

PART 5: IRRIGATION MAINTENANCE PROGRAM
Provide Pricing in Part 5 for Irrigation Services at 3 Days / Week
Provide Pricing Based on Scope Outlined Below

The Contractor shall perform monthly inspections and maintenance of all irrigation system components within the District, encompassing approximately **152 zones, 10 controllers, 9 pump stations pulling from ponds, and 7 wells pulling from the ground**. Routine maintenance includes the following tasks, with all activities reported to the General Manager.

Irrigation Controllers

- Conduct semi-automatic start of each controller.
- Verify proper operation and program timing adjustments based on site conditions, daylight saving time, and seasonal requirements.
- Lubricate and adjust mechanical components as needed.
- Test backup programming support devices.
- Ensure proper operation of automatic rain shutoff devices. If absent, include a proposal for installation in the 30-day irrigation audit.

Water Sources

- Perform visual inspections of water sources.
- Clean all ground strainers and filters.
- Test pumps weekly at design capacities and confirm backflow preventers are operational, reporting issues immediately to the District Manager.
- Test automatic protection devices.

Irrigation Systems

- Manually test and inspect each irrigation zone for full functionality.
- Clean, raise, and adjust sprinkler heads for optimal arc pattern and coverage.
- Clear debris from valve irrigation boxes.
- Ensure drip tubing is covered with mulch before leaving the property.

Reporting Requirements

- Weekly services reports shall be emailed to the General Manager in pdf format outlining the completed services for the week, any discrepancies from what was required, a date specific to complete the work, and any notes of issues that are outside the scope of work that need addressed.
- Submit detailed monthly reports to the General Manager by email, including:
    - Photos: This is a mandatory requirement
    - Irrigation Wet Check and Repairs Completed.
    - Maintenance tasks performed.
    - General comments.
- Maintain copies of reports for Contractor records and provide copies to the General Manager or designee weekly.

Additional Repairs

Non-routine repairs, such as those involving automatic valves, control wires, controllers, pumps, or other major components, are excluded from routine maintenance. The Contractor shall:

- Provide photo documentation, location, and details
- Submit a separate price list for such repairs.
- Provide written estimates for below-ground repairs (e.g., valves, pumps, wiring) for District Manager approval before proceeding.
- In emergencies, make diligent efforts to contact the General Manager and District Manager with an estimated cost prior to repairs. Mainline breaks or valves stuck in the "open" position are considered emergencies.
- All controllers, valves and major irrigation components shall not be discarded, rather they will be provided to the General Manager after completion.

Responsibilities

- **"Upon the successful negotiation of an annual agreement for services, and within the first ninety (90) days of the contract beginning, the contractor shall be required to locate and provide the District with the locations of all control valves for the purpose of using the irrigation services map."** This shall be done at no additional cost to the District.
- Upon contract execution, the Contractor assumes responsibility for all unreported maintenance deficiencies for components 2 inches or smaller (sprinkler heads, nozzles, drip lines, main/delivery lines, and fittings), performing repairs immediately.
- Notify the General Manager of the irrigation technician's weekly schedule.
- Ensure shrubs, groundcovers, and turf around sprinkler heads are trimmed for maximum clearance and coverage.
- Report all known repair needs before leaving the property.

Watering Compliance

- Adhere to all St. Johns County, St. Johns River Water Management District, and other governmental watering regulations, adjusting zone times based on site and climatic conditions.
- Ensure turf and plant material remain healthy. If irrigation system limitations prevent adequate coverage, notify the District Manager and apply for a variance.
- Any fines imposed by local or state agencies for violations will be deducted from the Contractor's monthly payment.

Emergency Services

- Provide emergency service availability after normal working hours, including an emergency contact number for the District Manager and General Manager.
- Address mainline breaks and stuck-open valves as emergencies.

Freeze Protection

- Include a description and per-application cost for providing freezing protection for pumps and wells.

NOTE: Contractors shall ensure 8 hours per day for irrigation, 3 days = 24 hours per week

PART 6: PINE BARK MULCH AND PINE STRAW APPLICATIONS
This Part is not to be included in the Annual Pricing Form
Provide Separate Pricing Based on Scope Outlined Below

The Contractor shall determine the appropriate quantities of mulch and pine straw required for the specified areas based on field measurements conducted at the time of bidding. The Contractor is responsible for ensuring accurate measurements and calculations to provide sufficient coverage for all designated areas. **Application Schedule: First top-dressing in October; the Second top-dressing in April.**

Installation shall meet the following requirements and include all labor and material:

Pine Bark Mulch Installation

- Locations: Fitness Center, Guard House, Privado Ct. (Privado Park), and the Roundabout.
- Material: Grade "A" Medium Pine Bark Mulch, per specifications.
- Depth Requirement: Each top-dressing shall achieve a uniform depth of 3 inches after compaction.
- Responsibility: The Contractor shall calculate and propose the necessary cubic yards of mulch for each application based on field measurements to ensure adequate coverage and compliance with specifications.

Pine Straw Installation

- Locations: All common areas and roadway beds including along Ensenada Dr., Las Calinas Blvd., Pantano Vista Way, and Rio Del Norte Rd, Mitad Cir. (La Palma Park).
- Material: High-quality pine straw, per specifications.
- Application: The Contractor shall determine the appropriate quantity of pine straw required based on field measurements to ensure uniform coverage across all specified areas.
- The District reserves the right to subcontract any mulching or pine straw application to an outside vendor at its discretion.

Location	Application	Number of Bales	Price
Ensenada Dr	Pine straw		
Las Calinas Blvd.	Pine straw		
Pantano Vista Way	Pine straw		
Rio Del Norte Rd.	Pine straw		
Mitad Cir. (La Palma Park)	Pine straw		
Ensenada Park	Pine straw		
Location	**Application**	**Number of Cubic Yards**	**Price**
Fitness Center	Pine Bark		
North Guard House	Pine Bark		
Privado Ct. (Privado Park)	Pine Bark		
Roundabout	Pine Bark		
N. Loop / Ensenada Intersection	Pine Bark		

Note: Playground mulch is NOT included in the RFP. The District will request separate proposals at the time the playground mulch is needed.

EXHIBIT B
Proposal Pricing

[See following pages]

PROPOSAL FORM
SECTION IV PRICING

NOTE: This pricing form is intended to cover pricing for the first three (3) years of the contract. The District may, in its sole discretion, renew the contract for up to two (2) additional one (1)-year terms (i.e., Year 4 and Year 5), and it is assumed that prices will remain the same through each of the two (2) additional potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the pricing stated below will be binding for the first three (3) years, and the third year of pricing will remain in effect for Year 4 and Year 5.

NOTE: Part 6 is not to be included in the Total Annual Amount. Provide individual annual pricing for these parts in the table below.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

YEAR 1 (August 2, 2026 – September 30, 2027) (14 months)	ANNUAL COST
PART 1: General Landscape and Lawn Maintenance	$ 318,746.82
PART 2: Chemical, Fertilization, Weed Control, Lawn Pest Program	$ 26,793.68
PART 3: Pest Control: Trees, Shrubs, Ornamentals, Ground Cover	$ 5,199.87
PART 4: Seasonal Flower Rotation 4 INSTALLATIONS X 2000 ANNUALS=8,000 ANNUALS PER YEAR	$ 19,600.00
PART 5: Irrigation Maintenance Program (3 days / week)	$ 16,494.63
TOTAL Parts 1 - 5	**$ 386,835.00**
PART 6: Pine Bark Mulch and Pine Straw (2 applications / YR.)	$ 89,865.00
Per Acre for Incremental Landscape Area Beyond the 0.5 Acre Buffer	$ 85.00 per Acre

YEAR 2 (October 1, 2027 – September 30, 2028) (12 months)	ANNUAL COST
PART 1: General Landscape and Lawn Maintenance	$ 269,247.25
PART 2: Chemical, Fertilization, Weed Control, Lawn Pest Program	$ 26,793.68
PART 3: Pest Control: Trees, Shrubs, Ornamentals, Ground Cover	$ 5,199.87
PART 4: Seasonal Flower Rotation 4 INSTALLATIONS X 2000 ANNUALS=8,000 ANNUALS PER YEAR	$ 19,600.00
PART 5: Irrigation Maintenance Program (3 days / week)	$ 13,939.20
TOTAL Parts 1 - 5	**$ 334,780.00**
PART 6: Pine Bark Mulch and Pine Straw (2 applications / YR.)	$ 89,865.00
Per Acre for Incremental Landscape Area Beyond the 0.5 Acre Buffer	$ 85.00 per Acre

YEAR 3 (October 1, 2028 – September 30, 2029) (12 months)	ANNUAL COST
PART 1: General Landscape and Lawn Maintenance	$ 277,324.67
PART 2: Chemical, Fertilization, Weed Control, Lawn Pest Program	$ 27,597.49
PART 3: Pest Control: Trees, Shrubs, Ornamentals, Ground Cover	$ 5,355.87
PART 4: Seasonal Flower Rotation 4 INSTALLATIONS X 2000 ANNUALS=8,000 ANNUALS PER YEAR	$ 20,188.00
PART 5: Irrigation Maintenance Program (3 days / week)	$ 14,357.37
TOTAL Parts 1 - 5	**$ 344,823.40**

PART 6: Pine Bark Mulch and Pine Straw (2 applications / YR.)	$ 91,500.00
Per Acre for Incremental Landscape Area Beyond the 0.5 Acre Buffer	$ 90.00 per Acre

Years 1-3 MUST be provided. If Years 4 and 5 Differ, please confirm below:

YEAR 4 (October 1, 2029 – September 30, 2030) (12 months)	ANNUAL COST
PART 1: General Landscape and Lawn Maintenance	$ 285,644.41
PART 2: Chemical, Fertilization, Weed Control, Lawn Pest Program	$ 26,365.41
PART 3: Pest Control: Trees, Shrubs, Ornamentals, Ground Cover	$ 5,516.55
PART 4: Seasonal Flower Rotation 4 INSTALLATIONS X 2000 ANNUALS=8,000 ANNUALS PER YEAR	$ 20,188.00
PART 5: Irrigation Maintenance Program (3 days / week)	$ 14,788.09
TOTAL Parts 1 - 5	**$ 352,502.46**
PART 6: Pine Bark Mulch and Pine Straw (2 applications / YR.)	$ 91,500.00
Per Acre for Incremental Landscape Area Beyond the 0.5 Acre Buffer	$ 90.00 per Acre

YEAR 5 (October 1, 2030 – September 30, 2031) (12 months)	ANNUAL COST
PART 1: General Landscape and Lawn Maintenance	$ 294,213.74
PART 2: Chemical, Fertilization, Weed Control, Lawn Pest Program	$ 27,156.37
PART 3: Pest Control: Trees, Shrubs, Ornamentals, Ground Cover	$ 5,682.05
PART 4: Seasonal Flower Rotation 4 INSTALLATIONS X 2000 ANNUALS=8,000 ANNUALS PER YEAR	$ 20,188.00
PART 5: Irrigation Maintenance Program (3 days / week)	$ 15,231.73
TOTAL Parts 1 - 5	**$ 362,471.89**
PART 6: Pine Bark Mulch and Pine Straw (2 applications / YR.)	$ 91,500.00
Per Acre for Incremental Landscape Area Beyond the 0.5 Acre Buffer	$ 90.00 per Acre

PART 6: PINE BARK MULCH AND PINE STRAW APPLICATIONS

This Part is not to be included in the Annual Pricing Form

Provide Separate Pricing Based on Scope Outlined Below

The Contractor shall determine the appropriate quantities of mulch and pine straw required for the specified areas based on field measurements conducted at the time of bidding. The Contractor is responsible for ensuring accurate measurements and calculations to provide sufficient coverage for all designated areas. **Application Schedule: First top-dressing in October; the Second top-dressing in April. Installation shall meet the following requirements and include all labor and material:**

Pine Bark Mulch Installation

- Locations: Fitness Center, Guard House, Privado Ct. (Privado Park), and the Roundabout.
- Material: Grade "A" Medium Pine Bark Mulch, per specifications.
- Depth Requirement: Each top-dressing shall achieve a uniform depth of 3 inches after compaction.
- Responsibility: The Contractor shall calculate and propose the necessary cubic yards of mulch for each application based on field measurements to ensure adequate coverage and compliance with specifications.

Pine Straw Installation

- Locations: All common areas and roadway beds including along Ensenada Dr., Las Calinas Blvd., Pantano Vista Way, and Rio Del Norte Rd, Mitad Cir. (La Palma Park).
- Material: High-quality pine straw, per specifications.
- Application: The Contractor shall determine the appropriate quantity of pine straw required based on field measurements to ensure uniform coverage across all specified areas.
- The District reserves the right to subcontract any mulching or pine straw application to an outside vendor at its discretion.

Location	Application	Number of Bales	Price
Ensenada Dr	Pine straw	3,050	$24,420.00
Las Calinas Blvd.	Pine straw	2,800	$22,400.00
Pantano Vista Way	Pine straw	200	$1,600.00
Rio Del Norte Rd.	Pine straw	200	$1,600.00
Mitad Cir. (La Palma Park)	Pine straw	240	$1,920.00
Ensenada Park	Pine straw	800	$6,400.00
Location	**Application**	**Number of Cubic Yards**	**Price**
Fitness Center	Pine Bark	170	$11,050.00
North Guard House	Pine Bark	30	$1,950.00
Privado Ct. (Privado Park)	Pine Bark	150	$9,750.00
Roundabout	Pine Bark	70	$4,550.00
N. Loop / Ensenada Intersection	Pine Bark	65	$4,225.00

Note: Playground mulch is NOT included in the RFP. The District will request separate proposals at the time the playground mulch is needed.

PROPOSAL FORM
SECTION IV PRICING
RATES FOR ADDITIONAL SERVICES

Provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

GENERAL LANDSCAPE SERVICES	HOURLY RATE
Mowers w/operator	$60.00 per acre
Bush-Hog w/operator	$125 per acrea
General Laborer-with hand equipment	$60.00 per hour
General Laborer-trash pickup	$60 per hour- excessive trash fee extra
Chem / Fert Technician liquid with truck	$350 per acre
Chem / Fert Technician with granular applicator	$300 per acrea
Certified Irrigation Technician	$65.00 per hour
General Laborer-Irrigation Breaks/Repairs	$65.00 per hour (parts not included)
Vine Removal	N/A
EMERGENCY OR DISASTER DEBRIS REMOVAL	**HOURLY RATE**
Supervisor with transportation	$95.00 per hour
Chainsaw w/operator	$95.00 per hour
Bobcat w/operator	$195.00 per hour
Front End Loader/Bucket Tractor w/operator	$195.00 per hour
Grapple, Loader w/operator	$195.00 per hour
Dump Truck for Debris Removal w/operator	$150.00 per hour
Certified Arborist	
Horticulturalist Consultant	
Freeze Protection	
After Hours Emergency Services	dependent on the project

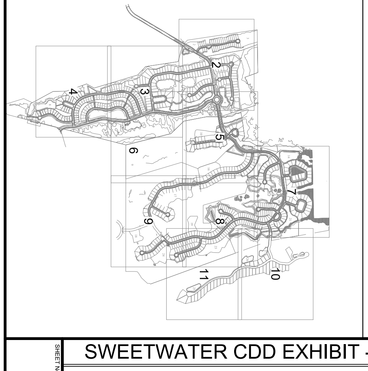
Costs for equipment and personnel are only payable when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply the District with all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

EXHIBIT C
Maintenance Map

[See following pages]

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HATCH & SYMBOL LEGEND

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- POND BANK
- METER READING LOCATION
- STAFF READING LOCATION
- WELL INSTALLED W/OUT METER



GRAPHIC SCALE
0
1"=500'
500'
750'
1000'

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SWEETWATER CDD EXHIBIT - OVERALL

SWEETWATER CDD

ST. JOHNS COUNTY, FL

PREPARED FOR

SWEETWATER CDD

SHEET No.
1
OF 11

Matthews | DCCM

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DWG BY:	MTW
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JOB No.:	23723

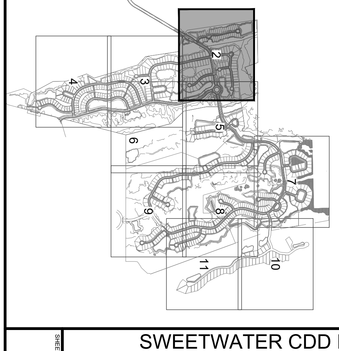
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REGISTERED ENGINEER
ALEX R. ACREE, P.E.
CA#26535 FL #73155

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- METER READING LOCATION
- STAFF READING LOCATION
- WELL INSTALLED W/OUT METER

GRAPHIC SCALE
1"=100'
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150
200

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SHEET No. 2 OF 11

SWEETWATER CDD EXHIBIT

SWEETWATER CDD

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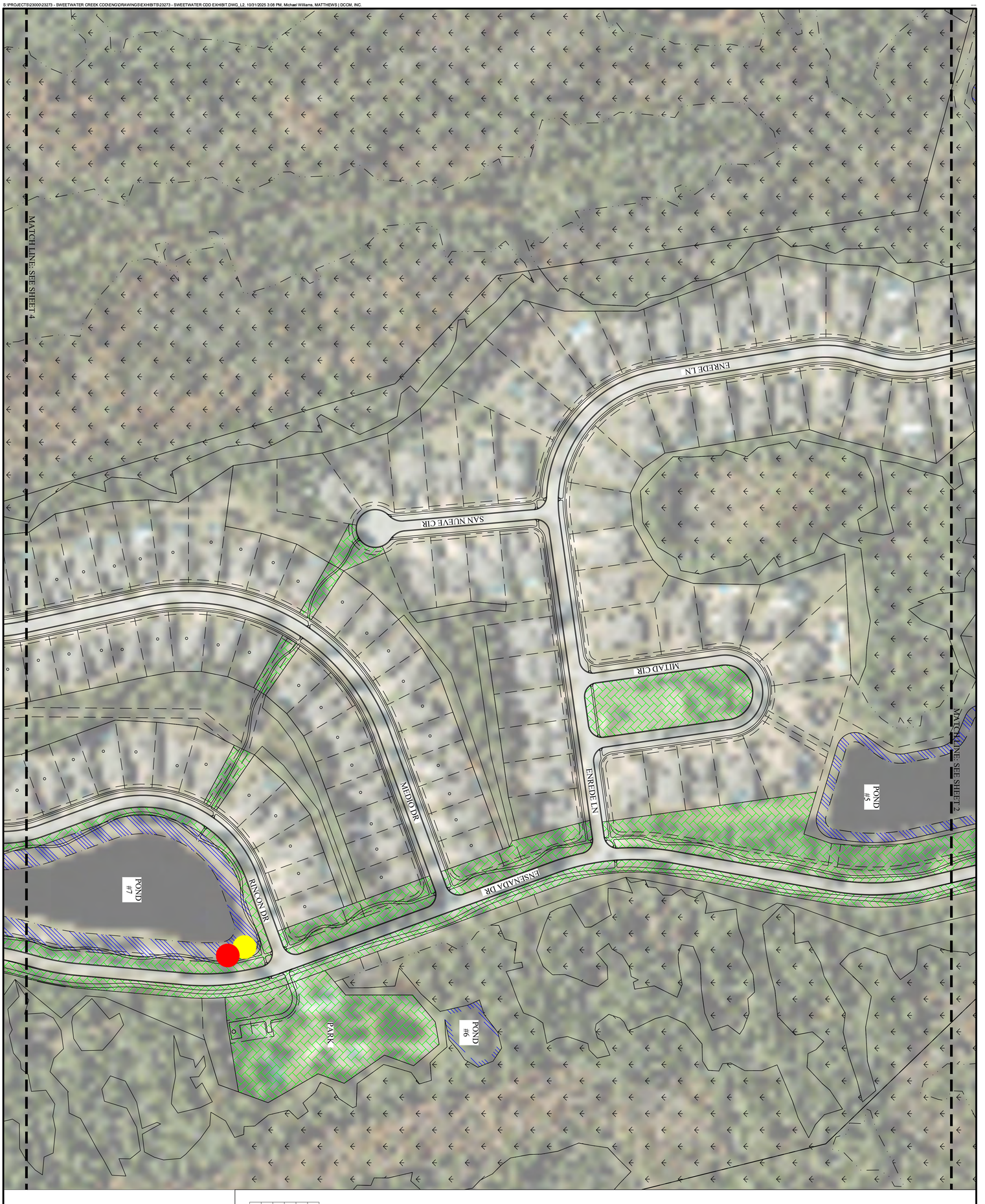
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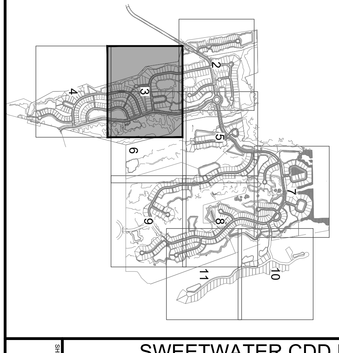
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- METER READING LOCATION
- STAFF READING LOCATION
- WELL INSTALLED W/OUT METER

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SWEETWATER CDD EXHIBIT

SWEETWATER CDD

ST. JOHNS COUNTY, FL

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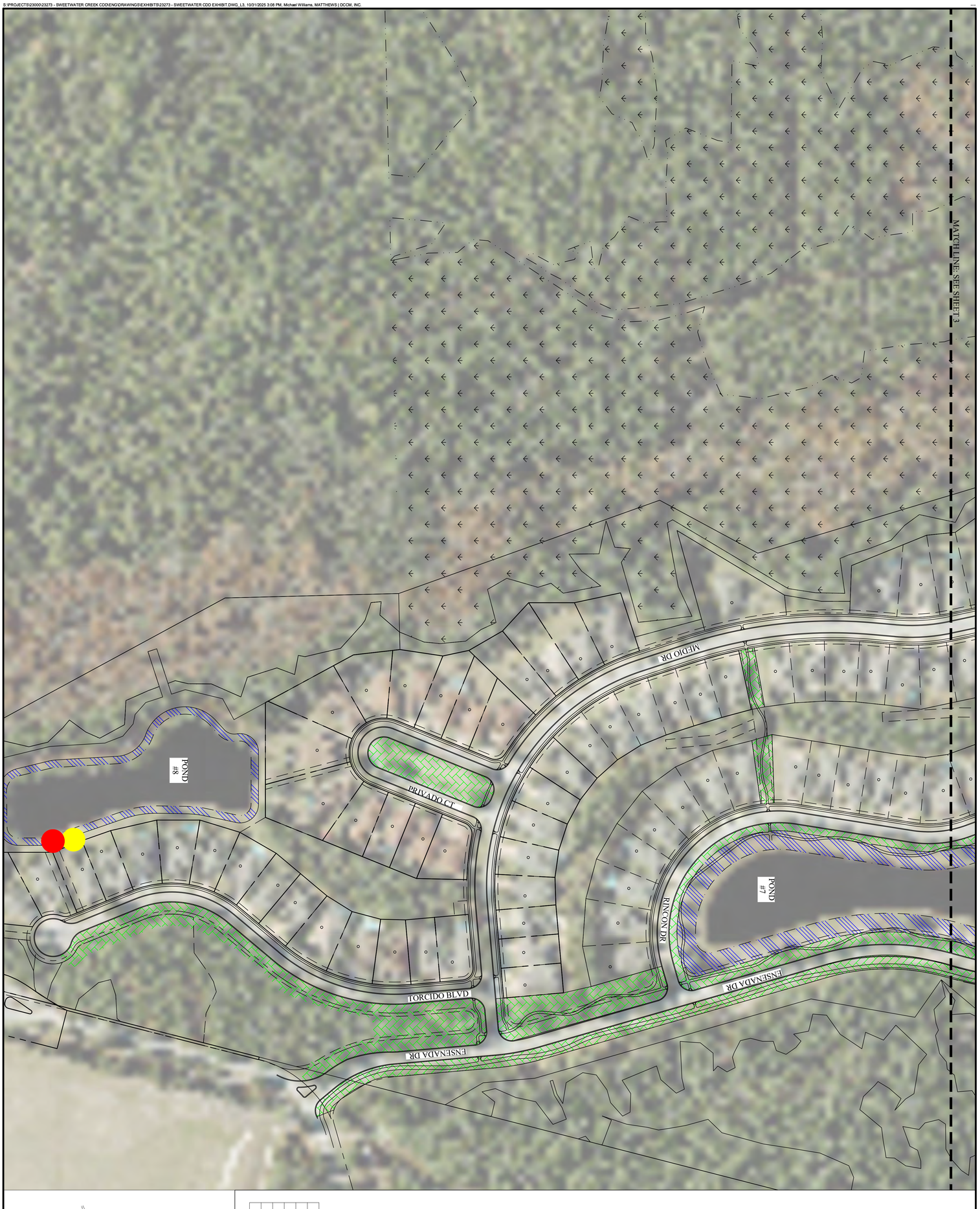
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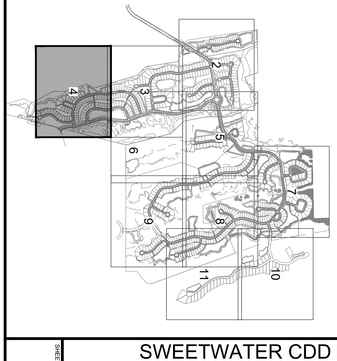
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- POND BANK
- METER READING LOCATION
- STAFF READING LOCATION
- WELL INSTALLED W/OUT METER

GRAPHIC SCALE
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1"=100'

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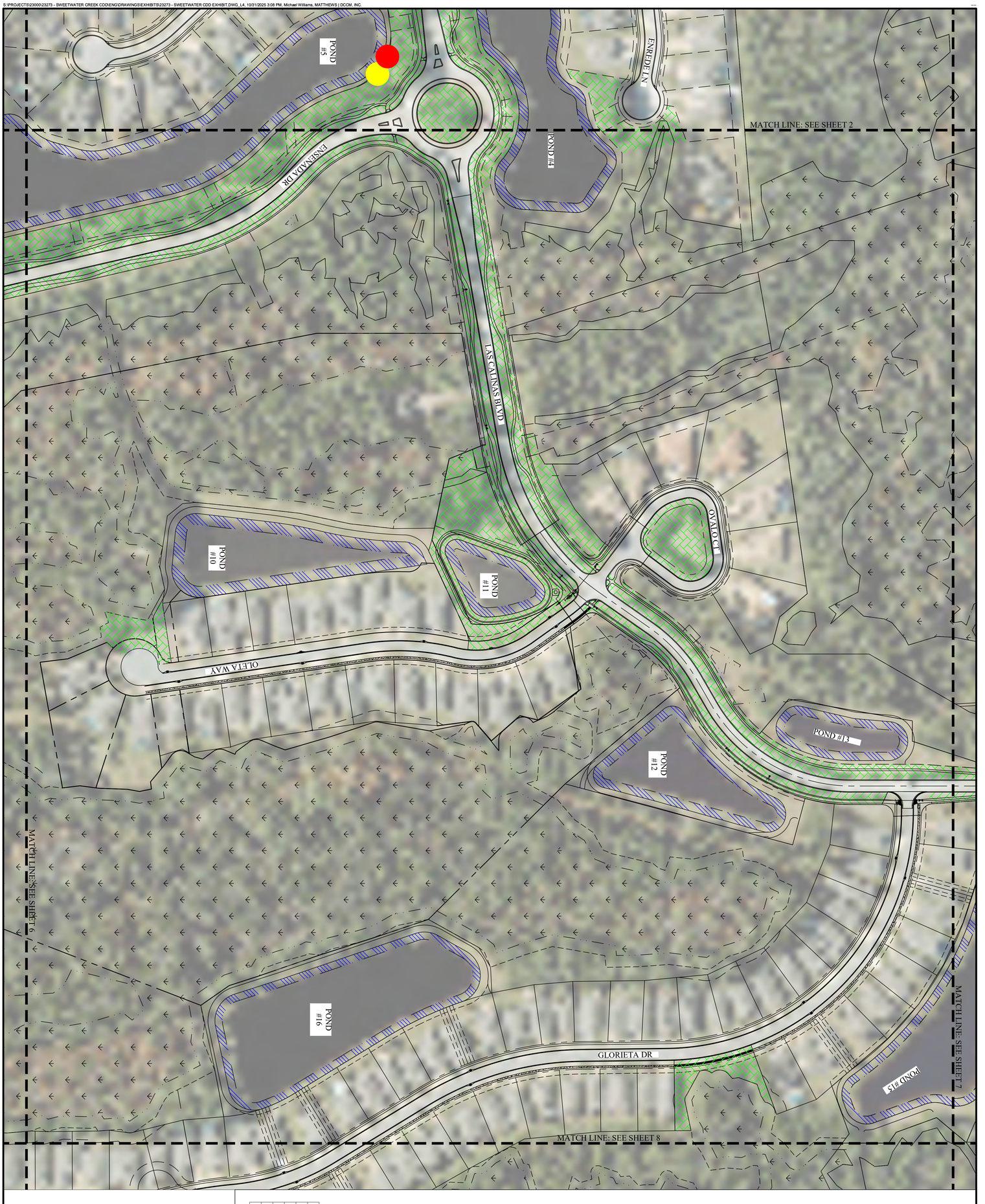
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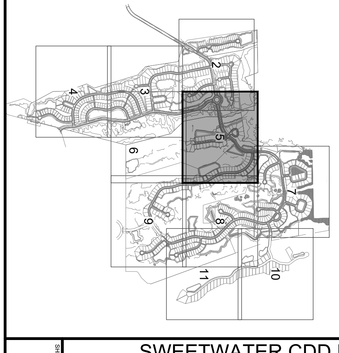
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- METER READING LOCATION
- STAFF READING LOCATION
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GRAPHIC SCALE
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1"=100'

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SHEET No.: 5 OF 11

SWEETWATER CDD EXHIBIT

SWEETWATER CDD

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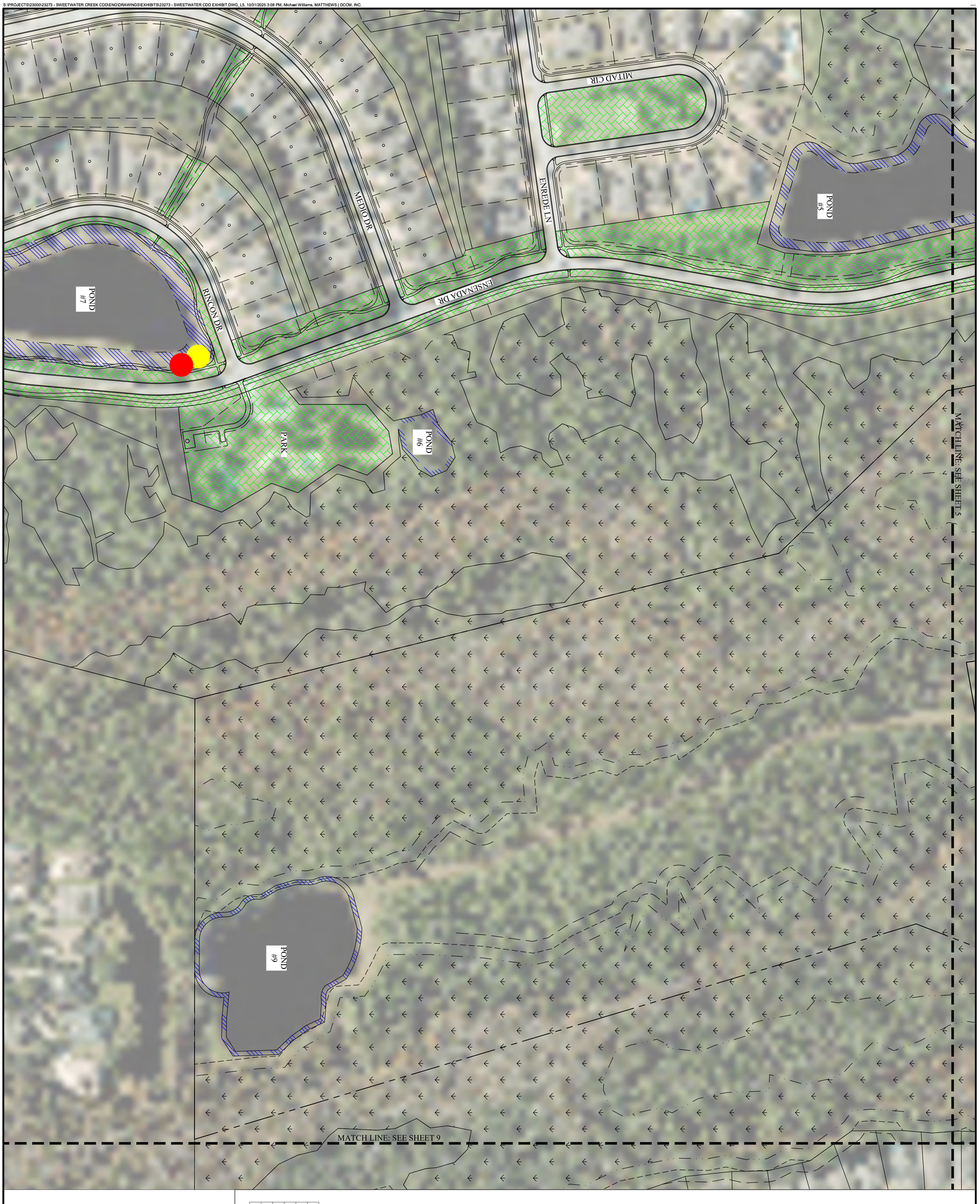
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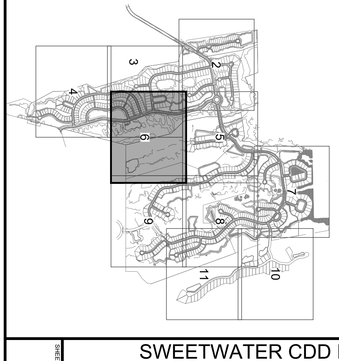
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- WELL INSTALLED W/OUT METER

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1"=100'

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OF 11

SWEETWATER CDD EXHIBIT

SWEETWATER CDD

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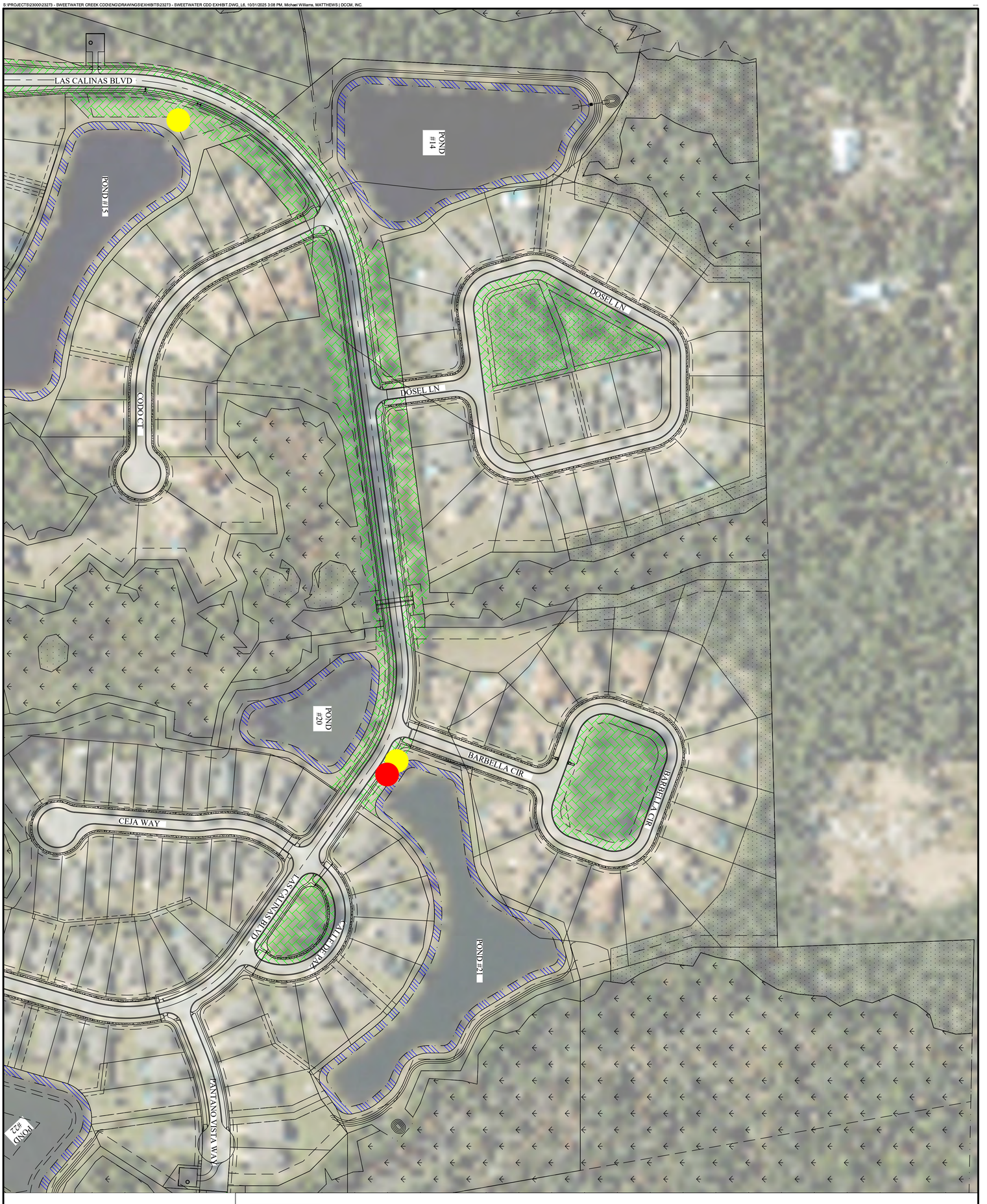
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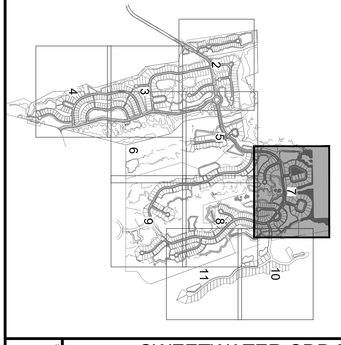
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HATCH & SYMBOL LEGEND

- COMMON AREA
- POND BANK
- METER READING LOCATION
- STAFF READING LOCATION
- WELL INSTALLED W/OUT METER

GRAPHIC SCALE
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1"=100'

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SHEET No. 7 OF 11

SWEETWATER CDD EXHIBIT

SWEETWATER CDD

ST. JOHNS COUNTY, FL

PREPARED FOR

SWEETWATER CDD

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PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DSGN BY:	MTW
DWG BY:	MTW
CHK BY:	ARA
DATE:	XX-XX-XX
JOB No.:	23723

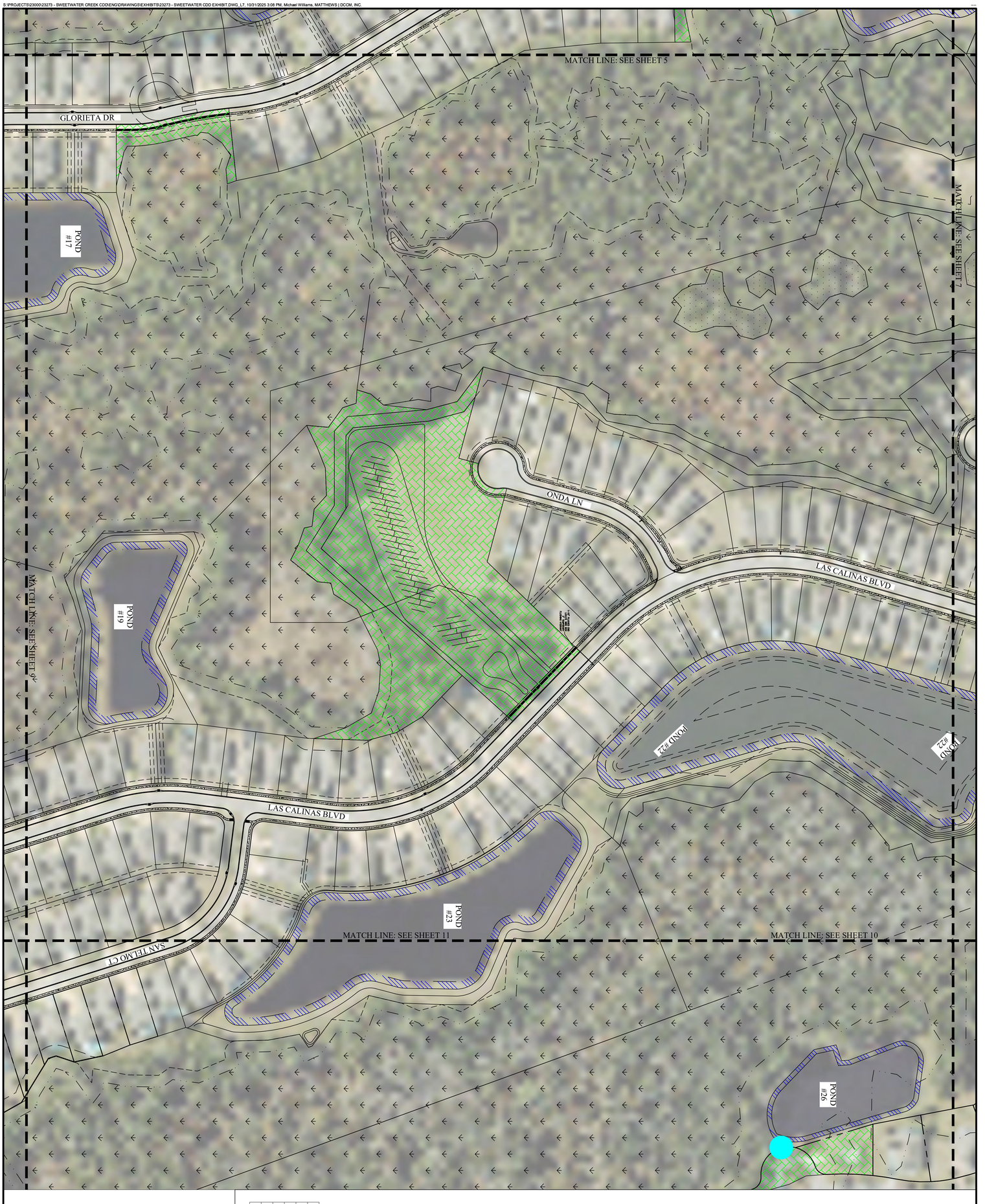
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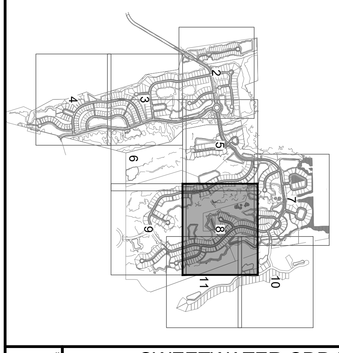
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REGISTERED ENGINEER
ALEX R. ACREE, P.E.
CA#26535 FL #73155

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S:\PROJECTS\23000-23273 - SWEETWATER CREEK CDD\ENG\DRAWINGS\EXHIBITS\23273 - SWEETWATER CDD EXHIBIT.DWG, L7, 10/31/2025 3:08 PM, Michael Williams, MATTHEWS | DCCM, INC





HATCH & SYMBOL LEGEND

- COMMON AREA
- POND BANK
- METER READING LOCATION
- STAFF READING LOCATION
- WELL INSTALLED W/OUT METER

GRAPHIC SCALE
1"=100'
0
100'
150'
200'

N

SWEETWATER CDD EXHIBIT

SWEETWATER CDD

ST. JOHNS COUNTY, FL

PREPARED FOR

SWEETWATER CDD

SHEET No.: 8 OF 11

Matthews | DCCM

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DSGN BY:	MTW
DWG BY:	MTW
CHK BY:	ARA
DATE:	XX-XX-XX
JOB No.:	23723

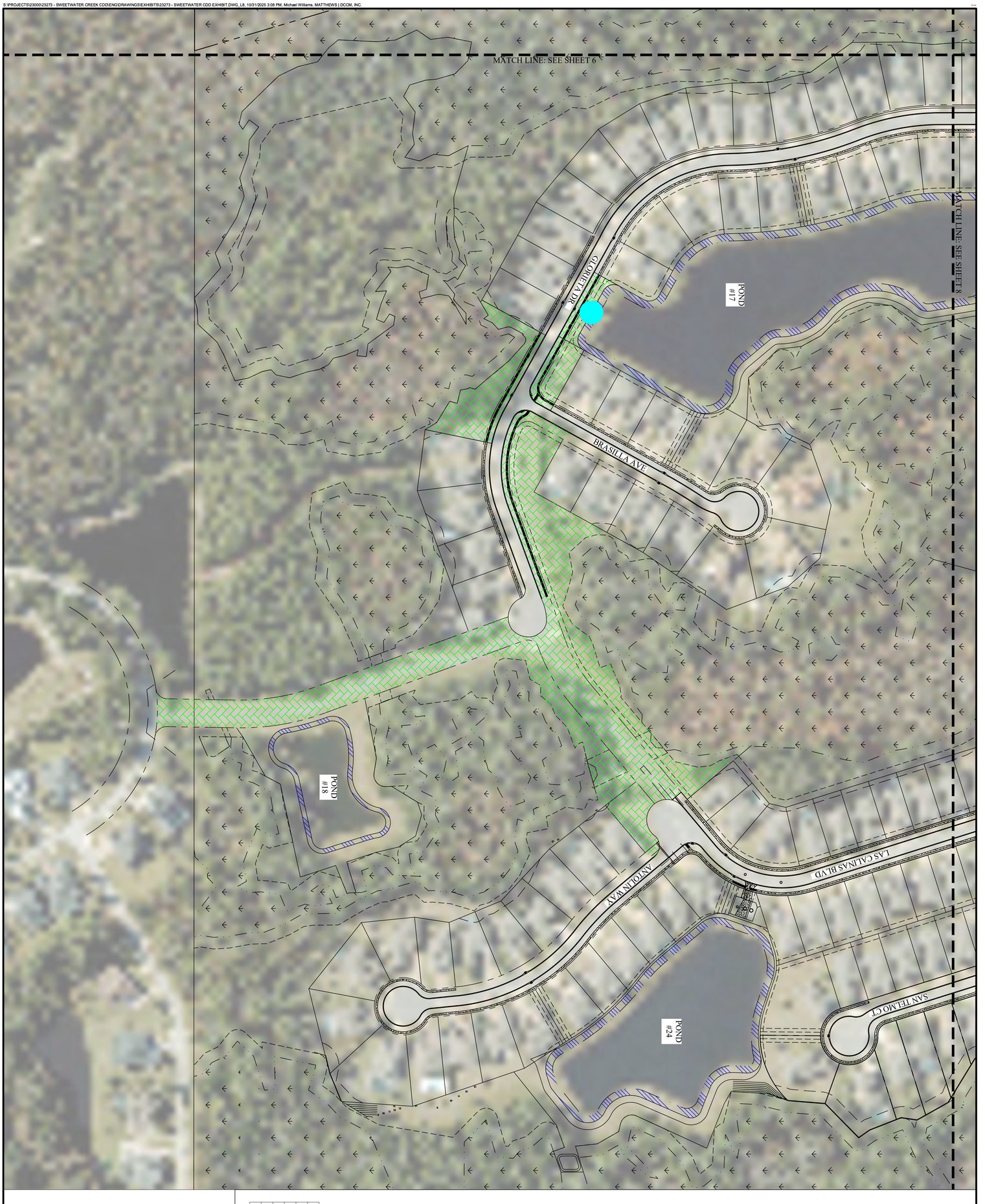
REVISIONS

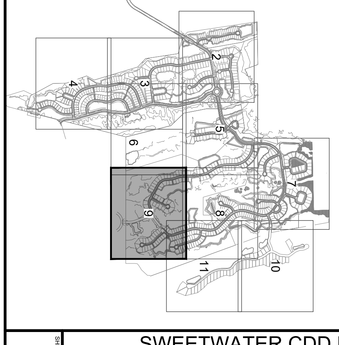
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CA#26535 FL #73155

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HATCH & SYMBOL LEGEND

- COMMON AREA
- POND BANK
- METER READING LOCATION
- STAFF READING LOCATION
- WELL INSTALLED W/OUT METER

GRAPHIC SCALE
0 100 150 200
1"=100'

N

SHEET No. 6 OF 11

SWEETWATER CDD EXHIBIT

SWEETWATER CDD

ST. JOHNS COUNTY, FL

PREPARED FOR

SWEETWATER CDD

Matthews | DCCM

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DSGN BY:	MTW
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JOB No.:	23723

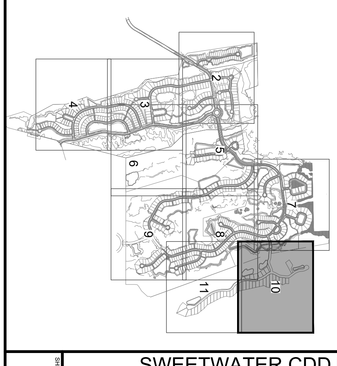
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REGISTERED ENGINEER
ALEX R. ACREE, P.E.
CA#26535 FL #73155

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HATCH & SYMBOL LEGEND

- COMMON AREA
- POND BANK
- METER READING LOCATION
- STAFF READING LOCATION
- WELL INSTALLED W/OUT METER

GRAPHIC SCALE
0 100 150 200
1"=100'

N

SHEET No.: 10 OF 11

SWEETWATER CDD EXHIBIT

SWEETWATER CDD

ST. JOHNS COUNTY, FL

PREPARED FOR

SWEETWATER CDD

Matthews | DCCM

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
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REVISIONS

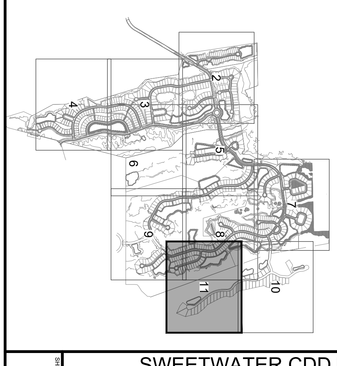
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HATCH & SYMBOL LEGEND

- COMMON AREA
- POND BANK
- METER READING LOCATION
- STAFF READING LOCATION
- WELL INSTALLED W/OUT METER

GRAPHIC SCALE
0 100 150 200
1:100

N

SHEET No.
11
OF 11

SWEETWATER CDD EXHIBIT

SWEETWATER CDD

ST. JOHNS COUNTY, FL

PREPARED FOR

SWEETWATER CDD

Matthews | DCCM

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
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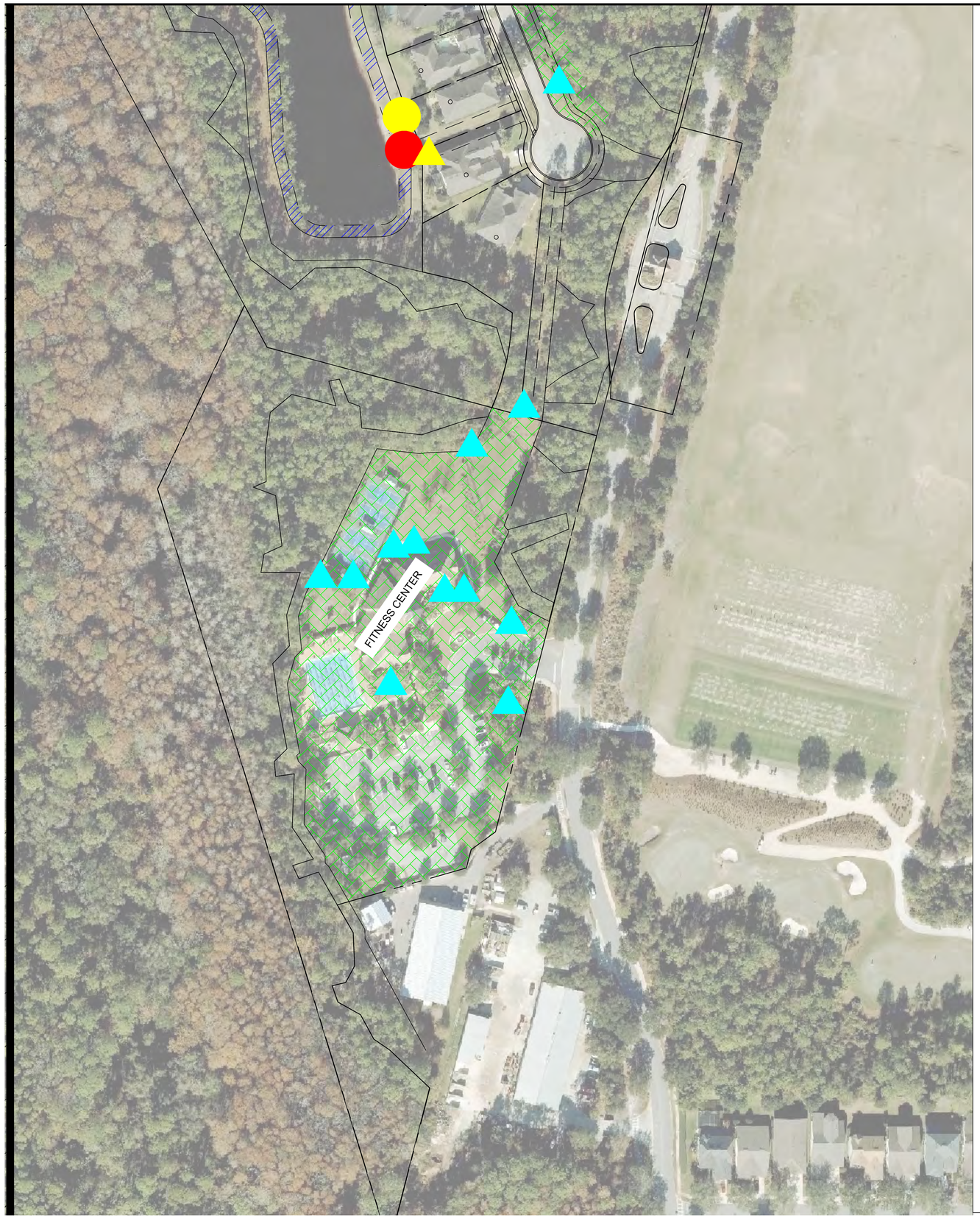
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CHK BY:	ARA
DATE:	XX-XX-XX
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REVISIONS

NO.	DATE	DESCRIPTION
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N

GRAPHIC SCALE

0 100' 150' 200'

1:100

HATCH & SYMBOL LEGEND	
COMMON AREA	
POND BANK	
METER READING LOCATION	
STAFF READING LOCATION	
WELL INSTALLED W/OUT METER	
CONTROLLER AND PUMP LOCATION	
IRRIGATION VALVE LOCATION	

REVISIONS

DSGN BY: MTW

EXHIBIT