

VILLA MASTER ASSOCIATION
AMI-HOUSTON
5295 HOLLISTER STREET
HOUSTON, TX 77070

GROUNDS MAINTENANCE AGREEMENT/CONTRACT

This agreement is effective on the First Day of January in the year of 2010

Between the OWNER:

Villas Master Association
AMI Houston
5295 Hollister Street
Houston, TX 77070

And the CONTRACTOR:

Rojas Contractors, Inc.
P.O. Box 2009
Alief, TX 77584

AREA OF COVERAGE:

Villa Verde Sections 1, 2, & 3,

Villa D'Este
&
Scarsdale Blvd.

The Contractors shall monitor plants materials for pathogens and disease infestations. All plants shall be regularly reviewed for the following infestations and appropriate action shall be instituted.

The Contractor will be expected to institute the appropriate action(s) at said location. The Contractor's performance and the results achieved will be evaluated based upon the specifications described herein and consistent with good horticultural management practices. If any part of the specifications is unclear or determined by the Contractor to be inconsistent with good horticultural practices, AMI must be notified prior to execution of the work.

The Contractor shall furnish in advance of any contract operation, the required insurance policies of each and every kind and amount call for instant contract documents particularly with relation to workman's compensation and liability insurance policies as set forth in the related specifications and shall also agree and warrant that all such policies will be in force and effect on the date of the start of any contract operations whether or not the contract documents have been executed and filled as aforesaid. A carrier licensed to practice in the State of Texas shall write all bond and insurance policies.

All Service will be performed according to Exhibit "A", Standard Service Schedule. all services not included in the schedule will be extra charge.

Term of agreement: This contract shall commence on January 1, 2010, and shall continue in effect for a primary term through December 31, 2012 and thereafter shall be renewed atomically on a yearly basis, by either party, on not less than sixty (60) days notice given prior to the expiration term.

PAYMENT TERMS

Association shall pay the contractor for the regularly schedule work as per Exhibit "A" in the accordance with the following schedule.

Such consideration does not included applicable taxes. there will be listed separately on all invoices as the apply. Seasonal flowers and mulch are to be invoice separately too. Quantities and prices will be determined when the landscaping is completed at the recreation center and entry. Additional charges will be applied for rye see application and additional mowing of the seeded areas if the service is requested or needed.

Association:

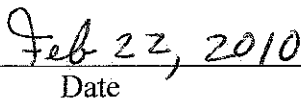
Villas Master Association
AMI Houston
5295 Hollister Street
Houston, TX 77070

Contractor:

Rojas Contractors, Inc.
P.O. Box 2009
Alief, TX 77584
Office: 713.856-8696
Fax 713.856-6880
E-mail: rojascontractors@sbcglobal.net


Villas Master Association
Representative

Rojas Contractors, Inc.
Representative


Date

Date

EXHIBIT "a" STANDARD SERVICE SCHEDULE
VILLA VERDE SEC. 1, 2, 3, VILLA D'ESTE & SCARSDALE BLVD.

SERVICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
LAWN SERVICE													
Mowing	2	2	4	4	5	4	4	5	4	4	2	2	42
Edging/Weedeating	2	2	4	4	5	4	4	5	4	4	2	2	42
Trash Pickup	2	2	4	4	5	4	4	5	4	4	2	2	42
Groundcover Trim	2	2	4	4	5	4	4	5	4	4	2	2	42
Cultivate Beds	2	2	4	4	5	4	4	5	4	4	2	2	42
Spray Lines	2	2	4	4	5	4	4	5	4	4	2	2	42
Blowsweep	2	2	4	4	5	4	4	5	4	4	2	2	42
Ornamental Trees													
Trim Shrubs													AS NEEDED
IRRIGATION													
Inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
CHEMICAL APPLICATION													
Lawn Fertilization			1						1				2
Pre-emergent													AS NEEDED
Post-emergent													AS NEEDED
insect control													AS NEEDED
Fungal Control													
Shrub Fertilization			1						1				2
Tree Deep Root													
Shrub insect/disease													
Fire Ant Control													
Seasonal Fertilization													AS NEEDED
DETENTION POND													
Mowing													
Trash													
OTHER SERVICE													
Seasonal Color													AS NEEDED
Mulch													AS NEEDED

* Seasonal color and mulch are not included in the monthly charge. That will be an extra charge. *

Villa Verde Section 1, 2, & 3
 Price sheet for mowing at common area

*For January 1, 2010-December 31, 2012

	Visits per month	Price per visit	Total for Month
January	2	\$170.00	\$340.00
February	2	\$170.00	\$340.00
March	4	\$170.00	\$680.00
April	4	\$170.00	\$680.00
May	5	\$170.00	\$850.00
June	4	\$170.00	\$680.00
July	4	\$170.00	\$680.00
August	5	\$170.00	\$850.00
September	4	\$170.00	\$680.00
October	4	\$170.00	\$680.00
November	2	\$170.00	\$340.00
December	2	\$170.00	\$340.00
	42		\$7,140.00
	Total Visits per year		Total for Year

Villa D'Este
 Price sheet for mowing at common area

	Visits per month	Price per visit	Total for Month
January	2	\$90.00	\$180.00
February	2	\$90.00	\$180.00
March	4	\$90.00	\$360.00
April	4	\$90.00	\$360.00
May	5	\$90.00	\$450.00
June	4	\$90.00	\$360.00
July	4	\$90.00	\$360.00
August	5	\$90.00	\$450.00
September	4	\$90.00	\$360.00
October	4	\$90.00	\$360.00
November	2	\$90.00	\$180.00
December	2	\$90.00	\$180.00
	42		\$3,780.00
	Total Visits per year		Total for Year