

KEESEN LANDSCAPE

A HEARTLAND COMPANY

Snow & Ice Management Agreement

Property/Client Name and Contact Information:

Property Address:	Billing Address:	Community Resource Service of Colorado, LLC
1357 Castlepoint Circle Castle Pines, CO 80108	7995 E. prentice Avenue, Suite 103E Greenwood Village, CO 80111	Mat Birkeness
		mbirkeness@crsofcolorado.com
		303-381-4960 x 4984

Castle Pointe HOA, ("Client"), hereby engages Keesen Landscape Management, Inc., ("Company"), to provide certain snow and ice management services ("Services") in accordance with this Snow & Ice Management Agreement (this "Agreement"). Client and Company hereby agree to the terms and conditions of this Agreement, including the General Terms and Conditions attached hereto (the "General Terms"), and the Snow & Ice Services and Pricing Addendum attached hereto and any attachments thereto (the "Addendum"), which are part of this Agreement and incorporated herein by this reference.

Services will be performed by Company for Client during the term of this Agreement at the driving, parking and walking areas specified in the Addendum (collectively, "Service Areas") during each snow or ice event ("Event"), subject to all of the terms and conditions of this Agreement.

Each Event will be deemed to start when accumulations of snow and/or ice at the Service Areas reach the depth specified in the Addendum as the "Trigger Depth", or other Services-initiation factors as described in the Addendum and will continue until 24 hours after increases in such accumulations first end. Services will be performed prior to or after an Event to the extent expressly provided for in the Addendum or otherwise agreed in writing by Client and Company.

Services during the term of this Agreement will include the following, subject to the specifics as described in the Addendum:

- Snow Plowing/Clearing** - Snow will be plowed/cleared in Service Areas during each Event, as provided for in the Addendum.
- De-icing** - De-icing materials will be applied in Service Areas during each Event, as provided for in the Addendum.



Pricing of amounts payable by Client to Company for the Services is set forth in the Addendum. Company's invoices will be due and payable by Client upon issuance by Company. A 3% surcharge will be added for all invoices paid by credit card. Invoices not paid in full within 30 days of issuance will accrue interest, compounded monthly, beginning on the 31st day following issuance at the rate of 1.5% per month (or if lower, the highest rate permitted by law), plus an additional \$25 late fee.

The term of this Agreement will be effective upon signing by both parties and will continue for the number of Winter Seasons specified below and as described in the Addendum, or until terminated by either party upon thirty (30) days prior written notice to the other party (regardless of any specified term), or until terminated by mutual written agreement of Client and Company.

Term of Agreement (Select One): 2021-2022 Snow Season 2022-2023 Snow Season 2023-2024 Snow Season

~~THE SIGNED COPY OF THIS AGREEMENT REPRESENTS AND WARRANTS THAT HE/SHE HAS THE AUTHORITY TO BIND SUCH PARTY.~~

Client has read, agrees to, and is bound by this Agreement, including the General Terms and the Addendum

Client: Castle Pointe HOA	Company: Keesen Landscape Management, Inc.
By: 	By: 
Name: Mat Birkeness	Name: SHANTE CHISHOLM
Title: Property Manager Date: 10/20/2021	Title: BRANCH MANAGER Date: 10-20-2021

GENERAL TERMS AND CONDITIONS

Based upon weather forecasts, existing conditions at the time and the Client's property profile as included in the Addendum to this Agreement, or otherwise prepared by Company based on information provided by Client, further subject to the scope of Services and related specifications in the Addendum and according to instructions provided by Client or Client's representative as provided below, and subject to any express limitations and requirements in this Agreement, Company may exercise its reasonable discretion in the applicable manner, timing, type of equipment, materials and labor for performance of any Services.

If Client or Client's representative instructs Company not to perform any specific Service(s) at any time, Company will not have any liability for any resulting consequences of complying with said instructions. All such instructions must be made in writing and must be received and acknowledged by Company, a minimum of four (4) hours ahead of time in order for Company to make adjustments to Services. Any change in level or scope of Services as specified in the Addendum must be requested by Client in writing and agreed to by Company in writing. Any such changes will be implemented and prioritized by Company after all of Company's other previously contracted services with its clients have been completed. If client becomes aware of a snow related incident of accident, it is the duty of the Client to immediately notify the Company.

Any property damage caused by Company must be reported to Company in writing within fifteen (15) days after applicable Services are performed (or within such longer period as such damage remains obstructed from view by snow accumulations or pilings). Company will have no responsibility for any such damage if not reported to Company in writing within such timeframe. Surface contact and scraping by plow and shovel blades is required in the process of snow and ice removal and normal wear and tear of surfaces occurs in the process. It is normal to expect landscape and/or vegetation damage when salt and/or de-icing materials are applied to melt snow/ice on Service Areas. Any damage by Company for which it is responsible will be limited to the repair or replacement of the damaged property by Company. Company is not responsible for:

Repairing or replacing curbing, asphalt, brick pavers, concrete or other hard surfaces or parking lot that are scratched, gouged, or otherwise broken, displaced, or "worn" as a result of normal wear and tear from plowing or clearing;

Repairing or replacing curbing, asphalt, brick pavers, concrete or other hard surfaces or borders that are damaged due to corrosion from salt or de-icing materials or which are already in disrepair, well-worn, crumbling, or otherwise not in adequate condition to withstand the impact of removing and melting snow and ice;

Damage to landscaping caused by salt or de-icer run off or by the piling of snow;

Damage done to speedbumps (removable speedbumps are recommended to be removed prior to winter); or

Damage done to concealed items, whether concealed by snow or other factors.

indemnification: To the fullest extent permitted by law, Client agrees to indemnify, defend and hold harmless Company, its owners and employees, its subcontractors and their employees, and agents of any such parties, from and against any and all liabilities that may arise directly or indirectly in connection with performance of Services under this Agreement, including, without limitation, any liabilities (tort or otherwise), losses, damages or claims due to property damage or personal injury resulting from occurrences caused by thawing and refreezing of snow or ice in Service Areas after plowing or clearing of such Service Areas and any loss, liability, damage or claims that are the result of any actions, inactions, instructions or requests by Client or any limits on the scope of Services contracted for under this Agreement; provided, however, that the foregoing will not apply to any loss, liability, damage or claims resulting from the negligent (or other tortious) acts or omissions of Company or Company's agents or employees.

insurance: A certificate of insurance for insurance coverage maintained by Company will be provided to Client upon Client's written request.

Client understands and agrees that it is impracticable for Company to achieve total clearing and elimination of snow and ice from all Service Areas and that the Services may not clear Service Areas to bare concrete or other surface, or otherwise to "bare pavement", and that slippery conditions may continue to prevail even after Services are performed, and Company will have no liability for such conditions. Company is not responsible for snow or ice in areas that are blocked by parked vehicles, otherwise obstructed or not reasonably accessible for the Services.

Weather and Service Area conditions may change rapidly and without adequate warning and Company will not have any liability or responsibility for such changes. Company is not engaged, nor does it accept engagement, as a continuing monitor of potentially dangerous or unsafe conditions that may arise by reason of any Event or accumulation or related thawing and refreezing at previously plowed/cleared or treated Service Areas. Upon reasonable written notice from Client of any such condition, Company will use its reasonable efforts to provide applicable Services for such condition. Company will not be responsible for Services to potentially dangerous or unsafe conditions for which it has not been given such reasonable written notice or for which it has not had reasonable time to respond.

Company will not be responsible for any damage, injury, or accident that is the result of or to damaged or worn Service Areas or protrusions in them, and Company will not be responsible for any consequences arising from poor drainage, the lack of storage space for snow or the failure or refusal of Client to permit or provide for removal or

relocation of snow from the Service Areas as part of the Services. Company is not responsible for melting and refreezing of snow and ice from roofs, awnings, gutters, gutter drains, icicles, trees or drifting or piled snow.

Company will not be responsible for any damages, expenses or injuries that are the result of limitations on or refusal of Services by Client or its duly appointed agent or representative, failure of Client to comply with this Agreement, or caused by the negligence or misconduct of Client, pedestrians, motorists or other third parties. Company will not be responsible for any consequential, incidental or indirect damages.

Company will only be responsible for Services as specified in this Agreement until the applicable Event ends as defined above and it will be the responsibility of Client to notify Company and obtain Company's agreement for any additional Services to any Service Areas.

Company is not responsible for any damages, delays or consequences that are directly or indirectly caused by Acts of God, unusual weather conditions, poor site drainage conditions, vandalism, or other events, circumstances or conditions beyond the commercially reasonable control of Company.

Company makes no representations or warranties except as expressly provided in this Agreement.

In addition to all other rights and remedies of Company, Client will pay to Company all legal fees and expenses incurred by Company to collect any amounts due from Client. Company may suspend and need not perform any Services if Client fails to pay Company as specified in this Agreement. If any invoice reaches 45 days past due, Company has the right to terminate this Agreement upon ten (10) days' written notice to Client. Upon termination of this Agreement, all open invoices and completed work not yet invoiced, will be due upon receipt of invoice.

Client is responsible for providing to Company reasonably detailed diagrams or maps of the Service Areas, clearly indicating the boundaries of the Service Areas, any obstructions in areas to be plowed, and any specific location requirements regarding where to pile or remove snow. If requested by Company, Client will have a Client representative meet with a Company representative at the Service Areas to inspect and verify Service Areas and related conditions and issues.

Except to the extent otherwise expressly provided for in this Agreement, any notice, instruction, request, consent or required communication under this Agreement will be deemed given only if it is in writing and (a) personally delivered, (b) delivered by a reputable courier / overnight delivery service, with delivery confirmed, or (c) sent by email or text, provided that the intended recipient of such email or text promptly receives and responds to such email or text.

This Agreement contains the entire agreement between the parties and supersedes all previous agreements and all verbal representations and commitments, and no course of performance, purchase orders or agreements purporting to amend, supplement or explain this Agreement shall be effective unless in writing and signed by authorized representatives of both parties.

This Agreement is solely for the benefit of the parties hereto and will not be deemed to confer upon or give to any other third party any remedy, claim right, reimbursement right, cause of action or other right. Client may assign its rights under this Agreement only to any successor-in-interest with respect to the Service Areas, which assignment will also require Company's consent. Company may assign its rights under this Agreement to any affiliate or any successor-in-interest to any assets or business of Company, and Company may subcontract any of its obligations under this Agreement.

This Agreement is deemed made at Company's principal place of business and governed by the laws of the state in which the Service Areas are located. In the event any dispute, controversy or claim arises between the parties with respect to this Agreement (referred to herein as a "dispute"), the parties agree to review, discuss and negotiate in good faith (and with involvement of the most senior officer/representative of each party or their designee if necessary) to resolve it within 30 days after first notice of the dispute. If the parties fail to resolve the dispute within 30 days, the parties will submit it to non-binding mediation to commence within 30 days. If the parties are unable to mutually agree on a mediator, each of the parties will promptly designate a mediator and those mediators will jointly select a mediator who will be the sole mediator. Any mediation proceedings will take place at the Company's principal place of business, or such other location as may be mutually agreed to by the parties, and the mediator's fees, expenses and incidental costs will be shared equally between the parties. If the parties fail to resolve a dispute within 30 days following the commencement of mediation proceedings, each party may pursue any rights or remedies available at law or in equity, provided that any litigation must be brought only in the federal or state judicial district in which Company's principal place of business is located.

No delay of or omission in the exercise of any right, power or remedy accruing to any party under this Agreement will impair any such right, power or remedy, nor will it be construed as a waiver of any future exercise of any right, power or remedy.

If a provision of this Agreement is held invalid under any applicable law, such invalidity will not affect any other provision of this Agreement that can be given effect without the invalid provision and the invalid provision will be deemed reformed and enforceable to the fullest extent permitted by applicable law.

This Agreement may be executed and delivered in counterparts, including by email, facsimile, pdf, or other electronic means.

SNOW & ICE SERVICES AND PRICING ADDENDUM

Property Address:
1357 Castlepoint Circle
Castle Pines, CO 80108

Contract Effective Date: October 1, 2021
(or upon execution of Agreement)
End Date: May 31, 2022
Winter Season: 2021 - 2022

Primary Contact:
Mat Birkeness
303-381-4960 x 4984
mbirkeness@crsofcolorado.com
Opp# 77337 - SNOW 2021-2022

The company will commence services at Castle Pointe HOA only after the "Trigger" depths listed on page listed on page 5 are reached. Any services required before "Trigger" depths are met will need to be requested by the Client in writing. Please also indicate any special requests or property specifics under the "Special Instructions" section on page 5.

The Company, by use of heavy duty 4-wheel drive trucks or other heavy equipment, will plow Service Areas as direct by the Client. This does not include unpaved surface areas. Plowing is accomplished by mechanically pushing snow to side boundaries and/or with windrowing snow into landscaped areas. The Company, at its sole discretion, will supply the most efficient type of equipment for the property. This Agreement does not provide for physical removal or hauling of snow from site, these services can be completed upon written request by Cleint.

The Company, by use of labor with snow shovels, snow blowers, Snow Rator, ATVs or UTVs, will clear sidewalks as directed by the Contracting Officer. This does not included unpaved surface area. Clearing is accomplished by pushing snow to side boundaries. All permiter walks will be cleared unless instructed otherwise by the Client in writing. The Company, at its sole discretion, will supply the most efficient type of equipment. This Agreement does not provide for physical removal or hauling of snow from site, these services can be completed upon written request by Client.

Unless otherwise noted by the Client in the "Special Instructions" section on page 5, deicing products will be applied to Service Areas as conditions dictate and the Company's sole discretion. It is important to note that deicing products may be corrosive and potentially damaging to pets, plants and turf. Colored concreted and pavers may particularly be susceptible to staining. It is the Client's responsibility to notify the Company of any concrete that is less than one year old or any other areas of concern where deicing products should not be applied. The Company is not responsible for damage caused by deicing products.

Each Event will be deemed to start when accumulations of snow at the Service Areas reaches the specified "Trigger" depth. Once initial services are complete, the Company will monitor the Service Areas and provide any additional services deemed necessary for 24 hours after initial accumulation has ended. Any necessary services prior to the "Trigger" depth being met, or after the 24-hour Event timeframe has ended, will require a written request by the Client.

Blizzard conditions or heavy snowfall in excess of 10" will require an adjusted initial service plan. When these conditions are present, as much snow as possible will be cleared from sidewalks, parking lots, drive lanes, and driveways during the initial visit to keep areas "open". Internal sidewalks will be cleared to one shovel width to allow access and perimeter walks (greenbelts, walkways, and sidewalks along City streets) will be cleared post event and after City/County/State snowplows have complete their street removal. Perimeter walks may require specialty equipment due to the depth and severity of plowed up snow on perimeter walks from the City plows. A secondary visit will be done to complete any additional services that were not complete during the initial clearing.

Addendum to Castle Pointe Snow Removal Agreement

Contract period 10/1/21 - 5/31/22

42 homes, remove snow from driveways, sidewalks, front door porch, concrete streetlets, streetlet house addresses (1315 - 1309), (1315 - 1309), (1269 - 1281).

Keesen will provide snow removal when snow depths average 4+ inches on 4-6 driveway measurements. We recommend measuring two driveways of the 4-6 to be 1401 and 1302 given traditional snow accumulations. The removal process will typically begin at or near the storm ending and removal will occur within 24 hours. In the event snow accumulations exceed 8+ inches both Keesen and the Castle Pointe representatives will determine a removal frequency. Keesen will email Doug Moen (dmoen7@gmail.com), Dean MacCarter (krisniktor@att.net) and Steve Baska (stevebaska@yahoo.com) with the decision to remove or not to remove the accumulated snow. Included in Keesen's removal decision communication will be an anticipated arrival time to begin the removal process.

Hand shoveling will be provided for all driveways, walkways and front porches. The use of snow blowers and ATV's with a poly blade can be used on the driveways. All snow removal will direct all snow away from the houses and streets. Snow will be piled on the rocks and grass of the individual houses.

Plow trucks will only be used on the streetlets with the above hand shoveling, snow blowers and ATV's used to clear the associated driveways. A plow truck should be used to clear the snow and ice from the entrance to our HOA upon departure from the property.

The use of ice melt or liquid magnesium chloride is prohibited for all driveways, sidewalks, porches or streetlets.

Invoicing must include: number of hand shovelers, equipment used, service hours performed and rates of service itemized.

Keesen will spot their equipment and personal in the vicinity of house addresses 1324, 1323 and 1327. This will accommodate Castle Pointe personnel confirming manning, equipment and service hours on the provided invoice.

If Keesen subcontracts snow removal of Castle Pointe Circle our HOA will hold them accountable and responsible for the trigger decision, communication with the HOA, equipment used to remove the snow, correct invoicing, streetlet and entrance blade truck use in removing the snow and ice. Keesen is responsible for any and all damages caused by the snow removal

service. In the event of damages, Keesen will repair to the original state of any damage caused by the snow service at their own cost. This includes hardscape and or landscape areas.



Hourly & Unit	2021-2022 Season	2022-2023 Season	2023-2024 Season
Plow Truck	\$120.00/hr	\$120.00/hr	\$125.00/hr
Skid Steer	\$135.00/hr.	\$135.00/hr.	\$142.00/hr.
Front End Loader	\$250.00/hr.	\$250.00/hr.	\$260.00/hr.
SnowRator or UTV	\$120.00/hr.	\$120.00/hr.	\$125.00/hr.
ATV or Sidewalk Blade	\$98.00/hr.	\$98.00/hr.	\$102.00/hr.
Snow Blower	\$70.00/hr.	\$70.00/hr.	\$75.00/hr.
Hand Shoveling	\$65.00/hr.	\$65.00/hr.	\$68.00/hr.
Ice Melt	\$.90 lbs.	\$.90 lbs.	\$.95 lbs.
Ice Melt Application	\$65.00/hr.	\$65.00/hr.	\$68.00/hr.
Liquid Magnesium Chloride	\$2.75 gal	\$2.75 gal	\$2.90 gal
Liquid Mag. Chloride Application	\$120.00/hr.	\$120.00/hr.	\$125.00/hr.
Ice Slicer	\$285.00 Ton	\$285.00 Ton	\$300.00 Ton
Ice Slicer Application	\$120.00/hr.	\$120.00/hr.	\$125.00/hr.
Snow Stake Labor	\$48.00/hr.	\$48.00/hr.	\$50.00/hr.
Snow Stakes	\$3.00/hr.	\$3.00/hr.	\$3.25/hr.

All Services are billed on a Time and Material basis, including port to port travel time to the property.

Company's invoices will be due and payable by Client upon issuance by Company. Payments may be made by ACH or mail payments to:

Keesen Landscape Management, Inc. 14156 E. Easter Ave. Centennial, CO 80112

Snow Management Agreement valid for 30 days unless approved by Keesen Landscape Management, Inc.

Castle Pointe HOA (Client):		Keesen Landscape Management, Inc. (Company):	
By: 	By: 	Name: Mat Birkeriess	Name: SHANE CUSHMAN
Title: Property Manager	Date: 10/20/2021	Title: Branch Manager	Date: 10-20-2021