

This is a formal contract between John C. Kane Enterprises and Cobblestone Condominium Association, Inc., located in Frisco CO 80443. J.C.K. inc. will perform general maintenance for the building and the grounds for a fee of \$400 a month. This will include grass cutting, trimming, asphalt repair, painting, tile repair, stone work and any other maintenance that the association needs done. This fee will include up to 14 hours of labor each month. As a convenience J.C.K.inc. will use any equipment that is currently available and stored on the premise to maintain the grounds. All materials will be at the expense of C.C.A.inc. The summer maintenance will be from May 1<sup>st</sup> until October 31<sup>st</sup>. Winter maintenance will start on Nov 1<sup>st</sup> until April 31<sup>st</sup> and include snowplowing when it snows more than 4 inches and a once a week inspection. Any work done above and beyond will be charged at \$27.50 and hour plus materials. This contract can be canceled at any time by either party with written notice. An invoice will be submitted during the summer maintenance at the end of each month with a summary of work that was performed. No invoices will be submitted for snowplowing unless additional work is performed.

Additional charges will be incurred if 45 visits are exceeded for snowplowing. When requested snow removal may also be performed to steps, patios, decks, and walkways. Push backs and removal of snow to off site locations may also be included for an additional charge. The following is an itemized list of the cost of production affiliated with the snow removal from Nov. 1<sup>st</sup> through April 30<sup>th</sup> at the above location:

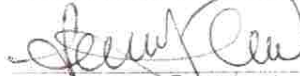
Equipment charge.....	\$ 75 per hour
Disposal Fee.....	\$ 100 per load
Exceeding 45 visits per season.....	\$ 50 per removal

John C. Kane Enterprises inc. will not be held responsible for damage to driveway, utilities, irrigation, landscaping, walls, trees, shrubs, or features less than four feet tall that are not clearly marked. Payment will be due by the 10<sup>th</sup> of each month. Any invoice for additional services will be due upon receipt.

John C. Kane Enterprises

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Cobblestone Condominium Association, Inc.



10/12/2009

Audrey Wee, President

Address for notices and invoices:

Cobblestone Condominium Association, Inc.

PO Box 1503

Frisco, CO 80443